



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, AUGUST 27, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Board Members Gary Dickey, Michelle Townsend, Janie Schwartz-Shaw, and Todd Guenther.

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, October 27, 2024.

The motion was made by Board Member Michelle Townsend to approve the minutes. The motion was seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously; the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-45. - SF-7.2—Single-family Residential-7.2 Zoning District,.d.2., (Minimum Front Yard Setback) to allow for a carport to be placed in the front yard, within a reduced front yard line of 15 feet +/- from the right-of-way. The subject property is located at 304 Farrer St., Angleton, TX 77515.

D.S. Director Otis Spriggs presented the variance case to the Board noting that the owner applied for the appeal for the carport, which is a replacement for an existing carport that was unfortunately destroyed by the last storm. They are requesting that the carport be replaced in the same position because of our ordinances, Code of Ordinances Section 7.2 District, the minimum front yard requirement would deem this not possible. The owner is asking that it be placed 15+/- feet from the right of way. We have provided you with the staff report and all the attachments in terms of the surrounding conditions of the property.

As you see from the aerial view, there are several carports that are similarly along the right of way which would not comply with today's ordinance requirements. The applicant is here along with a couple of neighbors, and they will present the request.

Mr. Spriggs added that the views shown are taken prior to the storm and also some current views along the street right away that show a number of other carports and existing conditions. We have also looked at the criteria for granting appeals and in terms

of impact on the surrounding community, there are none. This is a reasonable request, as we stated, because of the storm event and there are more than five homes in the immediate vicinity of the area in which the carports do exist. The applicant is seeking relief of this to rebuild the carport due to accessibility and walking assistance needed and for protection from the weather. They are not asking for anything that would be detriment to public health and safety of the surrounding area.

Kyle Reynolds explained that the setback measures from the property line, back toward the home, not the street or curb or the center of the street like some cities (the water meter is the point of reference).

Public Hearing:

Board member Michelle Townsend made motion to open the public hearing. Second, by Board Member Janie Schwartz-Shaw, the motion carried, the public hearing was opened.

Ronnie Hamlet, spoke in favor of the appeal. He lives adjacent from the project site. And my greatest concern is I've watched her when it's raining really hard. It is hard watching her experience a terrible time getting from her house to her car. But I just hope that you folks can find it your heart to grant this in favor of rebuilding the car, because she's already ordered the thing

Percy Moons lives across the streets. He is in favor of granting variance due to her handicap.

Board Member Janie Schwartz-Shaw made motion to close the public hearing. Second, by Board Member Todd Guenther, the motion carried, the public hearing was closed.

Board Member Janie Schwartz-Shaw made motion to that we find the hardship exists and grant the variance according to our code of ordinances to allow for a carport to be placed back in the front yard within a reduced frontline yard of 17 feet, give or take of the right away; motion was seconded by Board Member Todd Guenther.

Roll Call Vote: Board Members Todd Guenther-Aye, Gary Dickey-Aye, Michelle Townsend-Aye, Janie Schwartz-Shaw-Aye. (4-0) Appeal was granted.

3. Conduct a public hearing, discussion, and take possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for use of a compacted parking surfaced lot, to allow for a temporary overflow parking lot for the adjacent Hope Animal Hospital, located at 41360 SH 288. The subject property is located on P.I.D. 693187 BCC, Lot 1, Blk 1, COCHRAN (A0699 M C Tobin), Sebesta Dr., Angleton, TX 77515.

D.S. Director, Mr. Otis Spriggs presented this item noting that this is a parking lot surface variance being requested for Hope Animal Hospital as noted in the introduction; the applicant will be able to explain to you the need for this. We refer to it as shared parking because it's on a shared lot within a certain number of feet from the subject property.

The animal clinic is dealing with growth and also possible expansion of the facility, but in the interim, they're looking for a way to help with their overflow of employee parking. We notified those property owners within 200 ft. of the property, as well as duly noticed and posted the legal advertisement.

Motion to open the public hearing was made by Board Member Janie Schwartz-Shaw; seconded by Board Member Gary Dickey. Motion carried, the public hearing was opened.

The applicant explained that they have been opened for a little over five years, and are growing rapidly. On most days our parking lot is completely full with staff and client parking, and we're now having to park in the grass clients were having to park in the grass, of course, walking their dogs a long way.

Drainage is not an issue for this small parking lot, and it is temporary. Once we expand, our plan is to expand, then we will meet the requirements for the expansion for the parking lot at that time.

The applicant explained that the plan is to have a walkway to the hospital, and we will have a bridge over those drainage ditches.

The Chair entertained a motion to close the public hearing and make a motion to close the public hearing. Board Member Janie Schwartz-Shaw made the motion, seconded by Board Member Gary Dickey. The motion carried, the public hearing was closed.

Board Action: Board Member Board Member Janie Schwartz-Shaw moved that we find the criteria of Section 28-23.f of the Code of Ordinances of the City of Angleton are met, and we grant the variance to Section 28-101.1 parking lot paving requirements to allow for the overflow parking lot use of a compacted chat lot for the hope animal hospital with the recommended conditions to be the asphalt surface.

The motion was seconded by Board Member Gary Dickey. The motion passed unanimously 4-0; the variance was granted.

REGULAR AGENDA: None.

ADJOURNMENT: Board member Michelle Townsend adjourn meeting at 12:15 PM.

CITY OF ANGLETON, TEXAS

Chair