



CITY OF ANGLETON
BOARD OF ADJUSTMENT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, JUNE 24, 2026 AT 12:00 PM

Members | Danielle Graham, Chair, Janie Schwartz-Shaw, Todd Guenther, Gary Dickey, Michelle Townsend

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, JUNE 24, 2026 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 the following Board Members: Ms. Janie Schwartz-Shaw, Ms. Danielle Graham, Mr. Todd Guenther, and Mr. Gary Dickey. Absent was Mrs. Michelle Townsend.

- 1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, June 24, 2026.**

Motion to approve the meeting minutes from June 24, 2026, was made by Board Member Janie Schwartz-Shaw; Motion was seconded by Board Member Gary Dickey. Motion carried unanimously 5-0, 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. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Drive.**

DS Director Otis Spriggs presented this item, noting that the applicant filed a variance request to the Code of Ordinances, Sec. Code of Ordinances, Section 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Dr. The proposed sign location will represent the most logical main entry way into the new subdivision off the major CR 44 /Anchor Road collector corridor. Mr. Spriggs added that the standard two corner lot configuration would not adequately allow for the proposed monumentation.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

The Public Hearing was opened unanimously by the Board (Note that the audio for this portion of the meeting was not audible).

The applicant, Mr. Wayne Sandy Rea, appeared before the Board in support of the variance.

The Public Hearing was closed unanimously by the Board (Note that the audio for this portion of the meeting was not audible).

Board Member Michelle Townsend made a motion that we, the Board of Zoning Adjustments, have established findings of fact and has determined that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. Code of Ordinances, Section 28:110 (2), for the canopy replacement at 728 W. Mulberry.

Motion was seconded by Board member Janie Schwartz-Shaw. The motion carried unanimously (5-0), the variance was granted.

- 3. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Section 28:110 (2), which prohibits a canopy less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St.**

DS Director Otis Spriggs introduced the item, applicant, Jose Sosa, who is present, is requesting a variance to rebuild a 49'x37' (approx..) front canopy that was previously destroyed due to hurricane Beryl. The original canopy existed for over 30 years. The applicant hopes to rebuild a more heavy-duty one with additional support posts, and a heavier gauge metal to keep customers and employees out of the rain & sun.

The original canopy distance from the TXDOT right of way appeared to be approximately 5 ft. from the right of way. Staff cautions and recommends that the new canopy should at least to the same setback distance and by no means shall encroach into any right of way or highway easement.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

Mr. Spriggs stated that Staff confirms that granting the variance will not interfere nor prevent the orderly use of other land within the area.

He also adds that staff agree that the findings of undue hardship in granting this canopy setback variance are properly established. Staff agree that the findings of undue hardship in granting this canopy setback variance are properly established.

The Public Hearing was opened by a Motion by Board Member Todd Guenther; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was opened.

The applicant, Mr. Joe Sosa, appeared before the board regarding the rebuilding of the canopy due to hurricane Beryl and spoke in favor.

The Public Hearing was closed by a Motion by Board Member Danielle Graham; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, and the public hearing was closed.

Commission Action

Motion by Board Member Michelle Townsend that the Board of Zoning Adjustments has established findings of fact and determines that hardship has been proven for the requested variance to the Code of Ordinances, Sec. 28.1102 for canopy replacement at 728 W Mulberry. Motion was seconded by Board Member Janie Schwartz-Shaw. The motion passed unanimously 5-0 in favor; the variance was approved.

4. **Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus).**

DS Coordinator Grace Garcia introduced the item, stating that the applicant, UTMB filed a Variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. Because, the wall signage will project above the parapet walls of the various buildings as illustrated below, a sign variance will be required.

The property consists of a large, multi-building hospital campus with expansive building facades and limited vertical sign mounting space below the parapet due to the existing architectural design.

Additionally, the campus layout requires clear identification of individual buildings for patient and visitor navigation, creating a unique condition where standard sign placement is below the parapet.

Most nearby commercial properties are smaller in scale and include sufficient vertical mounting space for compliant wall signage. The subject property is different due to its large hospital buildings, extended facade widths, and limited sign band areas, which create visibility challenges not typically encountered on standard commercial sites.

Additionally, the size and layout of the campus require clear and highly visible building identification to effectively guide patients, visitors, and emergency responders. Standard

sign placement below the parapet does not provide adequate visibility at this scale, particularly given the setback distances and building massing.

That the granting of the variance will not have the effect of preventing the orderly use of other land within the area. In fact, improved visibility of hospital identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus.

Ms. Garcia confirmed that staff agrees that a hardship exists and that variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.

Staff recommends approval.

The Public Hearing was opened by a Motion by Board Member Janie Schwartz-Shaw; Seconded by Board Member Gary Dickey. The motion carried unanimously, the public hearing was opened.

Ms. Jacqueline Cosgrove, project manager, appeared on behalf of UTMB and explained the need for the variance. She addressed questions and concerns over the methods of construction. Kyle Reynolds added that the project signage will be required to meet Texas Windstorm requirements.

The Public Hearing was closed by a Motion by Board Member Janie Schwartz-Shaw; Seconded by Board Member Gary Dickey. The motion carried unanimously, the public hearing was opened.

Commission Action:

Board member Michelle Townsend made a motion that we, the Board of Zoning Adjustments, have established findings of fact and determine that a hardship has been proven for the requested variances to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus) and does hereby grant the requested variances. Motion was seconded by Board Member Todd Guenther. The motion carried unanimously (5-0), the variance was granted.

ADJOURNMENT: Chair Danielle Graham adjourned the meeting at 12:34 PM.

CITY OF ANGLETON, TEXAS

Chair Danielle Graham