



**CITY OF ANGLETON, TEXAS  
PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING  
THURSDAY, JANUARY 3, 2019  
@ 12:00 P.M.  
120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

*Notice is hereby given pursuant to V.T.C.A., Government Code, Chapter 551, that the Planning & Zoning Commission for City of Angleton will conduct a meeting, open to the public, on **Thursday, January 6, 2018, at 12:00 p.m.**, at the City of Angleton **Council Chambers** located at **120 S. Chenango Street, Angleton, Texas 77515.***

**AGENDA**

1. Declaration of a quorum and call to order.

**ACTION ITEM**

2. Discussion and action regarding the minutes from the December 6, 2018 Planning and Zoning Commission meeting.

**WORK SESSION ITEMS**

3. Discussion about roles and responsibilities of the Planning and Zoning Commission and the discretion of the Commission in the review of applications pertaining to projects in the City and in the ETJ, subdivision plats, and zoning applications under the Texas Local Government Code. (Randy Anderson, Assistant City Manager)
4. Discussion about the 2019 Work Program of the Commission. (Randy Anderson, Assistant City Manager)
5. Adjourn.

*In compliance with the Americans with Disabilities Act, the City of Angleton will provide for reasonable accommodations for persons attending Planning & Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Scott L. Albert, City Manager, at 979-849-4364, extension 2112.*

**CERTIFICATION**

I certify that copies of this agenda of items to be considered by the City of Angleton Planning & Zoning Commission were posted in the following locations:

City Hall Bulletin Board:            Date: \_\_\_\_\_            Time: \_\_\_\_\_

City of Angleton Website:            Date: \_\_\_\_\_            Time: \_\_\_\_\_

\_\_\_\_\_  
Randy Anderson, Assistant City Manager



## **Minutes for 12/06/18 Planning and Zoning Commission Meeting**

**CITY OF ANGLETON, TEXAS**

**THURSDAY, DECEMBER 6, 2018**

**@ 12:00 P.M.**

**120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

### **AGENDA**

1. Declaration of a quorum and call to order.

Commissioners Spoor, Townsend, Garwood, Bieri, and Gingrich were present. Commissioners Munson and Stulberg were absent.

#### **ACTION ITEMS**

2. Discussion and possible action regarding the Preliminary Plat of Green Trails.  
(Randy Anderson, Assistant City Manager)

Randy Anderson explained that the proposed replat would combine every two 20-foot wide lots originally platted into 40-foot wide lots. The density of development would therefore decrease by 50%, as would traffic. Staff explained that the SFA zoning of the site allowed townhomes, as originally proposed, but also allowed patio homes and detached single-family residences. As a result, the proposed use was allowed by right at this location and there were no zoning issues with the plat, including lot width. Staff went on to explain that since the plat complied with all zoning and subdivision requirements, state law required that the plat be approved. Celeste Esparza, on behalf of the applicant, presented the application and indicated that she didn't have information regarding the size or design of homes proposed in the development. The Commission discussed the issues of lot widths, permitted uses in the SFA district, and the statutory requirements of the review of a plat.

Motion by Commissioner Bieri to approve the plat.

Second by Commissioner Gingrich.

Motion carries 4 for; 1 against (Commissioner Spoor).

3. Discussion and possible action regarding the Preliminary/Final Plat of Gifford Meadows. (Randy Anderson, Assistant City Manager)

Randy Anderson explained that the proposed plat complied with the Subdivision Ordinance and all requirements of the Zoning Ordinance, and that a sizeable portion of land was reserved for future development, with a cul-de-sac street, that additional right-of-way was dedicated to widen Gifford Road, and that driveway access was restricted by the plat to prevent backing from lots onto Gifford Road.

Motion by Commissioner Bieri to approve the plat.

Second by Commissioner Townsend.

Motion carries 5 for; 0 against.

4. Discussion and possible action regarding the adoption of the proposed Land Development Code (LDC). (Randy Anderson, Assistant City Manager)

Randy Anderson reviewed the steps taken by staff to include the development community and the rest of the public into the process of reviewing and commenting on the proposed LDC. Staff indicated that there had been no opposition to LDC, as presented for Commission consideration.

Motion by Commissioner Bieri to approve the proposed LDC.

Second by Commissioner Townsend.

Motion carries 5 for; 0 against.

5. Discussion and action regarding the minutes from the November 1, 2018 Planning and Zoning Commission meeting.

Motion by Commissioner Bieri to approve the minutes.

Second by Commissioner Gingrich.

Motion carries 5 for; 0 against.

6. Adjourn.

Motion by Commissioner Bieri to adjourn the meeting.

Second by Commissioner Townsend.

Motion carries 5 for; 0 against.

The meeting adjourned at approximately 12:23 p.m.

**CERTIFICATION**

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Bill Garwood, Chairman

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Randy Anderson, Assistant City Manager