



**CITY OF ANGLETON, TEXAS  
PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING  
THURSDAY, MAY 2, 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, May 2, 2019, 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.

**PUBLIC HEARINGS:**

2. Public Hearing to consider the assignment of permanent zoning to 5.4675 acres located at the northwest corner CR 48 and FM 523 from Agricultural (AG) upon annexation, scheduled for May 28, 2019, to Commercial-General (CG).

**REGULAR AGENDA:**

3. Discussion and possible action regarding the rezoning of 5.4675 acres located at the northwest corner CR 48 and FM 523 from Agricultural (AG) upon annexation, scheduled for May 28, 2019, to Commercial-General (CG).
4. Discussion and possible action regarding the minutes from the April 4, 2019 Planning and Zoning Commission meeting.
5. Adjournment

***In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. To better serve you, requests should be received 24 hours before the meetings. Please contact the City Secretary at 979-849-4364, extension 2115 or email [faguilar@angleton.tx.us](mailto:faguilar@angleton.tx.us).***

**CERTIFICATION**

I, Frances Aguilar, City Secretary, do hereby certify that this Notice of a Planning and Zoning Commission Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.cityofangleton.tx.us](http://www.cityofangleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, April 26, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*/s/ Frances Aguilar*  
Frances Aguilar, TRMC, CMC  
City Secretary



**PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**Meeting Date: May 2, 2019**

Public Hearing to consider to consider the assignment of permanent zoning to 5.4675 acres located at the northwest corner CR 48 and FM 523 from Agricultural (AG) upon annexation, scheduled for May 28, 2019, to Commercial-General (CG).

Consent item                       Discussion item  
 Discussion and possible action     Public Hearing

**REQUESTED BY:** Sugar Creek Baptist Church

**EXECUTIVE SUMMARY:**

The applicant has submitted a petition requesting the Voluntary Annexation of the subject property in to the City. The City Council, on April 23, 2019, accepted the petition and scheduled a Public Hearing on May 28, 2019 to hear testimony regarding the annexation. Following the Public Hearing, the City Council will consider the annexation of the site and can assign permanent zoning to the site following annexation. The property will be zoned Agricultural, per the Zoning Ordinance, if it is annexed. The purpose of this Public Hearing is to consider public testimony regarding the assignment of permanent zoning to Commercial-General (CG) if the property is annexed.

**Public Notice:** Notice of the requested zoning was not sent to any adjoining property owners within 200-feet of the subject property because only other property owned by the applicant is located in the City within the notice area. Notice was published in *The Facts* as required by statute and posted at City Hall and on the City webpage, each as required by statute. Staff has received no comments in opposition or in support of the request.

**P&Z Action:** The Commission will make a motion to open a Public Hearing to solicit testimony on this item and motion to close the Public Hearing when testimony is completed.

**Randy Anderson, Assistant City Manager**  
Name

**May 2, 2019**  
Date



**PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**Meeting Date: May 2, 2019**

Discussion and action regarding the rezoning of 5.4675 acres located at the northwest corner CR 48 and FM 523 from Agricultural (AG) upon annexation, scheduled for May 28, 2019, to Commercial-General (CG).

Consent item                       Discussion item  
 Discussion and possible action    Public Hearing

**REQUESTED BY:** Sugar Creek Baptist Church

**EXECUTIVE SUMMARY:**

**Subject Property:** The subject property is undeveloped and will be zoned Agricultural upon its annexation into the City.

**Surrounding Uses:** The remainder of the subject property is located in the City and is zoned Commercial-General (CG). The entire subject property is undeveloped.

**Surrounding Zoning:** Property to the west and south are zoned Commercial-General (CG). All other surrounding property is outside the City Limits and is not zoned.

**Comprehensive Plan Recommendation:** The Future Land Use Map in the Comprehensive Plan recommends commercial use of the subject property.

**Planning Analysis:**

1. The proposed rezoning would be consistent with the recommendations of the Comprehensive Plan.
2. The proposed rezoning would be consistent with the zoning of the adjoining property and property on the opposite side of FM 523.

**Staff Recommendation:** Based on the above planning analysis, staff recommends that the Commission make a motion to recommends **approval** of the requested permanent zoning of the subject property to Commercial General (CG).

**P&Z Action:** The Commission will make a recommendation to the City Council regarding the permanent zoning of the subject property.

**Randy Anderson, Assistant City Manager**  
Name

**May 2, 2019**  
Date



## Minutes for 04/04/19 Planning and Zoning Commission Meeting

### AGENDA

1. Declaration of a quorum and call to order.

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

Randy Anderson, Assistant City Manager, and Frances Aguilar, City Secretary were present representing staff.

### **PUBLIC HEARING ITEMS**

2. Public hearing to consider the rezoning of 0.41 acres located at the northeast corner of Crossing Road and North Valderas Street from Commercial-General (CG) to Single-Family Residential (SF-7.2).

*Motion by Commissioner Bieri to open a Public Hearing.*

*Second by Commissioner Spoor.*

*Motion carries 4 for; 0 against.*

Mrs. Gutierrez was present as the property owner. Mrs. Gutierrez indicated that the rezoning was requested to construct a single-family residence on the subject site. Randy Anderson indicated that staff had not received no letter, e-mails, or phone calls in opposition, or in support of the application. No other persons were present to speak regarding the Public Hearing.

*Motion by Commissioner Spoor to close the Public Hearing.*

*Second by Commissioner Bieri.*

*Motion carries 4 for; 0 against.*

### **ACTION ITEMS**

3. Discussion and possible action regarding the minutes from the March 7, 2019 Planning and Zoning Commission meeting.

*Motion by Commissioner Townsend to approve the minutes as submitted.*

*Second by Commissioner Bieri.*

*Motion carries 4 for; 0 against.*

4. Discussion and action regarding the rezoning of 0.41 acres located at the northeast corner of Crossing Road and North Valderas Street from Commercial-General (CG) to Single-Family Residential (SF-7.2).

Randy Anderson indicated that the proposed rezoning would be consistent with the zoning of the surrounding neighborhood and the recommendations of the Comprehensive Plan. Staff also indicated that the small size of the site and its shape may have resulted in issues that have prevented the development of the site for commercial use. Based on those considerations, staff was recommending approval of the request.

*Motion by Commissioner Bieri to recommend approval of a permanent SUP.*

*Second by Commissioner Townsend.*

*Motion carries 4 for; 0 against.*

5. Discussion regarding the City Council designation of the Planning and Zoning Commission as the CIP Advisory Committee.

Randy Anderson told the Commissioners that the City Council, on March 26, 2019, designated the Planning & Zoning Commission as the CIP Advisory Committee to formulate recommendations for the City Council with respect to capital improvement program planning. Staff indicated that no Commission action was required on this item, and explained that the City would be regularly more active in an annual CIP planning process as a part of the budget and that the Commission would have an important role in that process.

6. Adjourn.

*Vice Chairman Munson, by declaration, adjourned the meeting at approximately 12:25 p.m.*

**CERTIFICATION**

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Bill Garwood, Chairman

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Frances Aguilar, City Secretary