

CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION
Meeting @ 12 p.m., Wednesday, April 6, 2016
Located at 120 S. Chenango in the Council Chambers,
Angleton, Texas 77515

- 1.) Declaration of Quorum and Call to Order.
- 2.) Discussion and Possible Action on approving the March 8, 2016 meeting minutes.
- 3.) Public Hearing on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District.
- 4.) Discussion and Possible Action on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District.
- 5.) Public Hearing on a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R – Commercial-Office/Retail District to SF-6.3 – Single-Family Residential-6 District.
- 6.) Discussion and Possible Action on a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R – Commercial-Office/Retail to SF-6.3 – Single-Family Residential-6 District.
- 7.) Adjourn.

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending Planning and Zoning Meetings. To better serve you, requests should be received 24 hours prior to the meeting. Please contact Shelly Deisher, City Secretary, at 979-849-4364, extension 2115.

CERTIFICATION

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

City Hall Bulletin Board: Date: _____ Time: _____

City of Angleton Website: Date: _____ Time: _____

Alyssa Deaton, Assistant City Secretary





Planning and Zoning Commission

City of Angleton, Texas

Meeting Minutes

Tuesday, March 8, 2016

COMMISSIONERS, STAFF & GUESTS

Bill Garwood - Chairman
Henry Munson - Vice-Chairman
Regina Bieri - Commissioner (Absent)
Dorothy Hernandez - Commissioner
Jason Perez - Commissioner (Absent)
Deborah Spoor - Commissioner
Travis Townsend - Commissioner (Absent)

Michael Stoldt - City Manager
Mary Kay Fischer - City Attorney
Patti Worfe - Assistant City Manager, Economic Development Director
Karen Barclay - Building Services Department Director
Alyssa Deaton - Assistant City Secretary

AGENDA

1. Declaration of Quorum and Call to Order at **12:00pm**.
2. Discussion and Possible Action on Approving the February 3, 2016 meeting minutes.

**Motion by Vice-Chairman Munson to approve the minutes;
Second by Commissioner Spoor.**

Motion carries 4 for; 0 against; 3 absent (Perez, Bieri, Townsend)

3. Public Hearing on proposed changes to the Zoning Ordinance by changing regulations for visitor and supplemental parking regulations and refuse facilities in the MH - Manufactured Home District of Section 28-54 of the Code of Ordinances.

**Motion by Vice-Chairman Munson to open the public hearing;
Second by Commissioner Hernandez.**

Motion carries 4 for; 0 against; 3 absent (Perez, Bieri, Townsend)

No one wished to speak at the public hearing

**Motion by Vice-Chairman Munson to close the public hearing;
Second by Commissioner Hernandez.**

Motion carries 4 for; 0 against; 3 absent (Perez, Bieri, Townsend)

4. Discussion and possible action on proposed changes to the Zoning Ordinance by changing restrictions for visitor and supplemental parking regulations and refuse facilities in the MH - Manufactured Home District of Section 28-54 of the Code of Ordinances.

Michael Stoldt, City Manager: This is the same change that we made to the townhome section, saying that if you provide four spaces per lot, you don't need to do guest parking and, if you're going to do curbside pickup, you don't have to do the dumpster. It's just being consistent in the way we do that, with the two sections we've crossed so far that have had it.

**Motion by Vice-Chairman Munson to recommend approval of the proposed changes to the MH - Manufactured Home District in the Zoning Ordinance;
Second by Commissioner Spoor.**

Motion carries 4 for; 0 against; 3 absent (Perez, Bieri, Townsend)

5. Adjourned at 12:10pm.

**Motion by Commissioner Spoor to adjourn;
Second by Commissioner Hernandez.**

Motion carries 4 for; 0 against; 3 absent (Perez, Bieri, Townsend)

CERTIFICATION

Bill Garwood, Chairman

Alyssa Deaton, Asst. City Secretary



PLANNING AND ZONING AGENDA ITEM
Meeting Date: April 6, 2016 12:00 PM

SUBJECT: Public Hearing on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY:

Budgeted amount:

Funds requested:

Fund:

Attachments: (Attachment description)

Public Hearing notice for the Facts and for property owners within 200' of subject property.

Executive Summary:

Recommendation:

Staff recommends approval.

Alyssa Deaton

March 9, 2016

Name

Date

Public Hearing Notice

The City of Angleton has received a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, April 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, April 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: Shelly Deisher, City Secretary

For additional information concerning this rezone, please contact Alyssa Deaton at (979) 849-4364 ext. 2114.

Date: March 10, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY: Sunday, March 20th, 2016 (Can be published before)

Please provide publisher's affidavit and total amount to be billed

If you have any questions, please contact Alyssa @ 979-849-4364 ext. 2114.



March 10, 2016

Public Hearing Notice

The City of Angleton has received a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, April 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, April 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary’s Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary’s Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

Alyssa Deaton
Asst. City Secretary

Mayor
Randy Rhyne

Mayor Pro Tem
Roger Collins
Position 5

Council Members
Hardwick Bieri
Position 1

Williams Tigner
Position 2

Wesley Rolan
Position 3

Bonnie McDaniel
Position 4

City Manager
Michael Stoldt

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: Shelly Deisher, City Secretary

Property owners should be aware that if they oppose or protest the requested rezone, such opposition should be submitted in written form, with the property owner’s signature and address included. Failing to provide a written protest for the requested rezone may reduce the legal impact of such opposition.

For additional information concerning this rezone please contact Alyssa Deaton at 979-849-4364, ext. 2114.

Sincerely,

Alyssa Deaton
Assistant City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



PLANNING AND ZONING AGENDA ITEM
Meeting Date: April 6, 2016 12:00 PM

SUBJECT: Discussion and Possible Action on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R – Commercial-Office/Retail District to C-G – Commercial-General District.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY: Helen Stevens, Property Owner

Budgeted amount: **Funds requested:** **Fund:**

Attachments: (Attachment description)
Application, zoning map

Executive Summary:
Ms. Stevens owns two separate one acre tracts, the corner lot being zoned C-G. The adjacent lot is C-O/R and needs to be zoned C-G in order for the owner to proceed in starting a permitted business on the property.

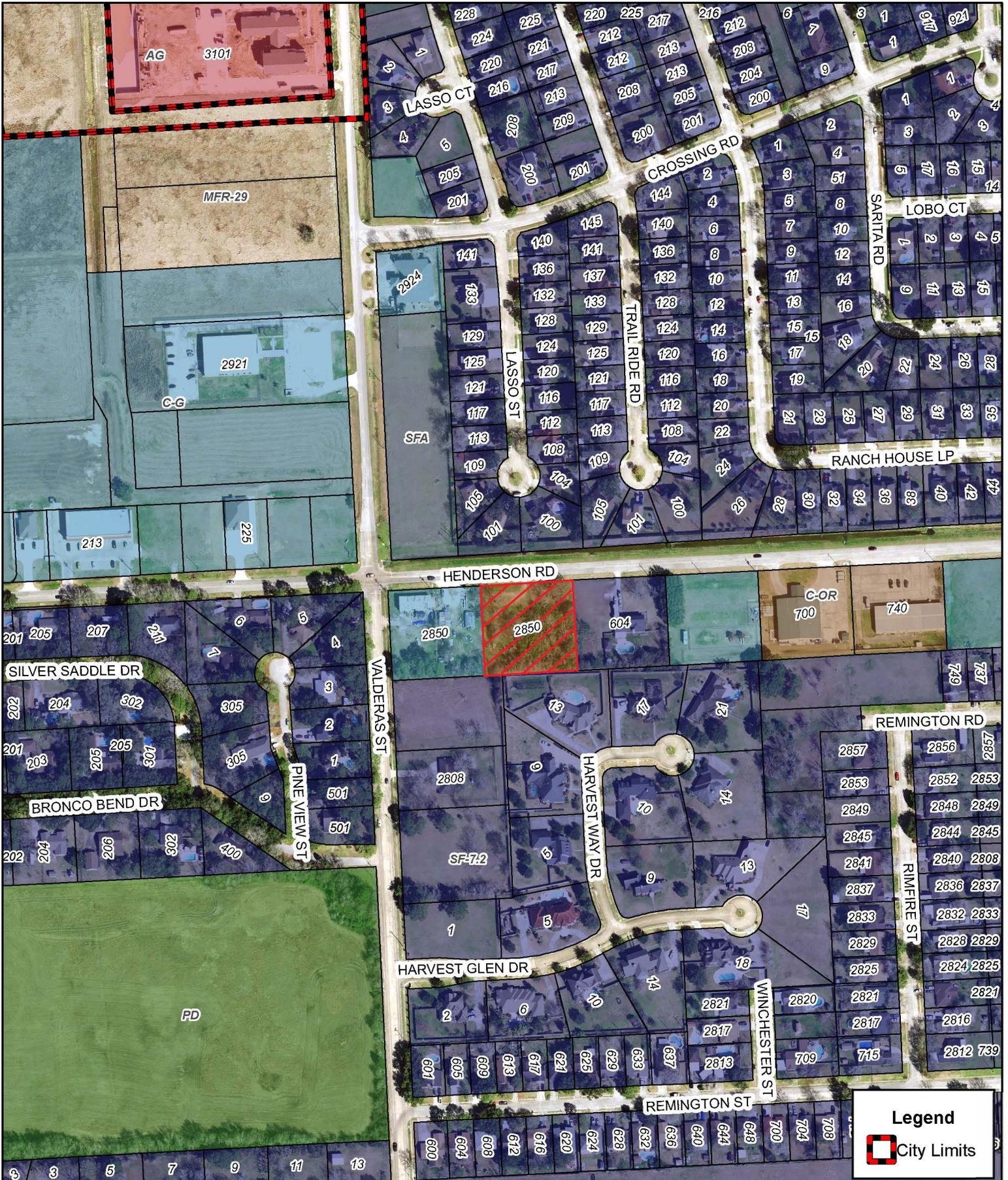
Recommendation:
Staff recommends approval.

Alyssa Deaton

Name

March 9, 2016

Date



Legend

 City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS, (2) assumes all responsibility for the use thereof, and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping

1" = 295'





OFFICE USE ONLY	
Date received: <u>2/22/16</u>	Fee: \$ <u>150⁰⁰</u>
P&Z Public Hearing date: <u>4/6/16</u>	<u>c/c 4-26-16</u>
Date to send cert. letters: _____	
Date to publish: _____	
Proof of taxes paid: <input checked="" type="checkbox"/>	date verified: <u>2/22/16</u>

**CITY OF ANGLETON
RE-ZONE APPLICATION**

Name(s) of Property Owner: Helen S. Stevens

City: Angleton State: TX Zip: 77515
864 Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: Helen S. Stevens
(If different than Property Owner)

n State: TX Zip: 77515
Cell: _____

Address/Location of Property to be Re-zoned: 2850 Valderas Rd
Angleton TX 77515

Legal Description: Tract One & two out NY & TX LAND Sub. see
Metes & Bounds Lot(s) Block Subdivision attached
legal desc.

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
Current Zoning: Retail/office Current Use: Flea Market

Proposed Zoning: General Commercial Proposed Use: very nice storage facility

Application Fee: \$150.00 (must be submitted with application)



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as 2850 Valderas,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: CYNTHIA A Comins

Mailing Address: _____ Email: _____

City: Angleton State: TX Zip: 77515

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Helen S. Stevens Title Governer

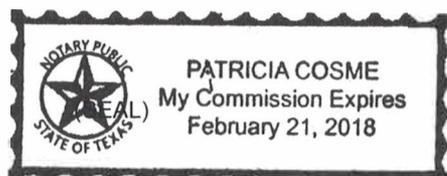
Printed/Typed Name of owner Helen S. Stevens Date Feb 18, 2016

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF Brazoria §

Before me, Pat Cosme, on this day personally appeared Helen S. Stevens known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 18th day of February, 2016



Patru Cosme
Notary Public Signature
Feb 21, 2018.
Commission Expires



PLANNING AND ZONING AGENDA ITEM
Meeting Date: April 6, 2016 12:00 PM

SUBJECT: Public Hearing on a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R – Commercial-Office/Retail District to SF-6.3 – Single-Family Residential-6 District.

- Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY:

Budgeted amount: **Funds requested:** **Fund:**

Attachments: (Attachment description)
Public Hearing notice for the Facts and for property owners within 200’ of subject property.

Executive Summary:

Recommendation:
Staff recommends approval.

Alyssa Deaton

Name

March 14, 2016

Date

Public Hearing Notice

The City of Angleton has received a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R – Commercial-Office/Retail District to SF-6.3 – Single-Family Residential-6 District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, April 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, April 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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Attn: Shelly Deisher, City Secretary

For additional information concerning this rezone, please contact Alyssa Deaton at (979) 849-4364 ext. 2114.

Date: March 15, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY: Sunday, March 20th, 2016 (Can be published before)

Please provide publisher's affidavit and total amount to be billed

If you have any questions, please contact Alyssa @ 979-849-4364 ext. 2114.



March 15, 2016

Public Hearing Notice

The City of Angleton has received a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R – Commercial-Office/Retail District to SF-6.3 – Single-Family Residential-6 District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, April 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, April 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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Sincerely,

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Assistant City Secretary

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City of Angleton GIS Mapping

1" = 233'





AD

OFFICE USE ONLY	
Date received: <u>3-14-16</u>	Fee: \$ <u>150.00</u>
P&Z Public Hearing date: <u>4-6-16</u>	
Date to send cert. letters: <u>3-18-16</u>	
Date to publish: <u>by 3-20-16</u>	
Proof of taxes paid: <u>yes</u>	date verified: <u>3-14-16</u>

CITY OF ANGLETON RE-ZONE APPLICATION

Name(s) of Property Owner: Irene L. Hatfield

City: Houston State: Texas Zip: _____

Home Phone: _____ Business Phone: _____ Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: _____
(If different than Property Owner)

Address: _____ Email: _____

City: ANGLETON State: TX Zip: _____

Home Phone: _____ Business Phone: _____ Cell: _____

Address/Location of Property to be Re-zoned: Lot 10-13 Black 45 Angleton

Legal Description: _____ 10-13 45 Angleton
Metes & Bounds Lot(s) Block Subdivision

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO

Current Zoning: Commercial Current Use: Vacant

Proposed Zoning: REsidential Proposed Use: Homes

Application Fee: \$150.00 (must be submitted with application)