

**CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION**

Minutes from Regular Meeting
Wednesday, January 6, 2016

Commissioners present:

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

Staff present:

Michael Stoldt – City Manager
Patti Worfe – Asst. City Manager/Eco. Dev. Director
Mary Kay Fischer – City Attorney
Shelly Deisher – City Secretary
Alyssa Deaton – Asst. City Secretary
Laurie Rodriguez – Code Enforcement Officer

Others in attendance:

Those listed on the registry.

- 1.) Declaration of quorum and call to order at **12:05pm.**
- 2.) Discussion and Possible Action on Approving the January 6, 2016 Meeting Minutes.

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

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

- 3.) Public Hearing on a Request to Rezone a 9.99 acre tract being the south one-half (1/2) of tract 45 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, also known as Buchta Road/County Road 428 from SF-7.2 – Single-Family Residential-7.2 District to SFA – Single-Family Attached Residential District (Townhomes).

Motion by Commissioner Perez to open the public hearing;

Second by Vice-Chairman Munson.

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

Zion Lovingier with Diokonos Holdings:

I've got my partner here, Matt Sherman.

I think Alyssa mentioned that there were some callers that were concerned with... they just didn't want some run down, dingy townhome project. We build very beautiful homes; these are more like a luxury townhome, rather than your typical low budget type of a project. I have some pictures of some other projects that we've done if anyone had concerns.

Chairman Garwood asks if there is anyone else that wants to speak.

No one wished to speak.

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

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor) ; one vacant position.

- 4.) Discussion and Possible Action on a Request to Rezone a 9.99 acre tract being the south one-half (1/2) of tract 45 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, also known as Buchta Road/County Road 428 from SF-7.2 - Single-Family Residential-7.2 District to SFA - Single-Family Attached Residential District (Townhomes).

Chairman Garwood: So you guys have done this before?

Zion Lovingier: We've done residential homes before; townhomes would be a new project for us, however, right now, our main project is in the Beechwood subdivision which is just north of Henderson Drive, just north of Angleton. Obviously, we know there is a huge need in Brazoria County and in Angleton for housing and we came across this piece of land and we thought it would be great to get a little bit of a higher density by doing a townhome project. In meeting with the engineers, the numbers work great and we can really be able to provide a good product at an affordable price. Nobody seems to be building entry level housing in Brazoria County or even in Angleton, so anybody who is building is building a higher line product. In order to make the numbers work, and get that price to where it's affordable for entry level housing, that higher density would be required. This is something we could (inaudible) everybody to be able to do that.

Vice Chairman Munson: How many units per...?

Zion Lovingier: 108

Vice Chairman Munson: Your townhomes that I'm familiar with will have like four units or so under a roof.

Zion Lovingier: This would be eight per section, with greenbelts in between.

Vice Chairman Munson: Do you propose two story?

Zion Lovingier: Two story with a tandem garage. Meaning you'd be able to... we still have to work with the engineer... you'd be able to get one car for sure, we're trying to design it so you could actually park two cars in those garages so you could relieve any type of parking on the street, but the cars would be tandem, so they'll pull in behind each other.

Vice Chairman Munson: But, it would be in the unit itself?

Zion Lovingier: In the unit, not stand-alone garages, correct. The design also provides locations for visitor parking as well, so that it's not pushing people parking on the curb.

Commissioner Bieri: Is there going to be an HOA or maintenance fee to go along? What's the price range of your townhomes?

Zion Lovingier: We are anticipating and still working, we are thinking we can hit the price point, being able to sell these between 160,000 and 180,000 per unit. We still have to meet with the Attorney to devise the community documents, but it would involve being able to provide an HOA that could maintain the front yards and the exteriors of the property.

Vice Chairman Munson: And the square footage?

Zion Lovingier: They're going to range between 1300 sq. ft. and 1500 sq. ft.; everything is going to be at least 3 bedroom, 2 bath.

Commissioner Bieri: We get a lot of requests for townhomes in our business, in real estate, and we don't have but I think two here in Angleton.

Zion Lovingier: Yeah, and even those, they're pretty old.

Commissioner Bieri: They are.

Zion Lovingier: What we've noticed, even building in Beechwood is... if you look at what's available on the market, for anything that's built newer than 2010, under 200,000, it's almost non-existent.

Commissioner Bieri: Right and y'all build some nice homes out there.

Zion Lovingier: So, that's really the demographic that we really want to be able to serve.

Munson: So this Angleton Boulevard over here, which I guess is on the Eastside, does that go all the way through? Or would you put it all the way through and have that as an access?

Zion Lovingier: In meeting with the City Engineers, we are actually planning to cul-de-sac it but having an emergency access out the back because they would require that. I have the drawings here if you want me to bring those up to you.

Commissioner Perez: Will there be any amenities, swimming pools, little playgrounds?

Zion Lovingier: Strictly housing.

Michael Stoldt, City Manager: The two entrances are for emergency access. That's why we told them, if you're going to do a cul-de-sac, you'll have to provide an emergency access. It would be a locked gate, but EMS and Fire Department would both have access. It's an emergency access only.

Vice Chairman Munson: So this linear detention is just kind of like a ditch?

Zion Lovingier: A dry detention, yeah. And in that case, you have a better barrier for these residents here because that first building... I mean that space there is a good 60 to 80 feet or more. So, that's a significant buffer there for those property owners to the north.

Vice Chairman Munson: So the outlet for the detention is across Buchta?

Zion Lovingier: Yes, the ditch runs along Buchta.

Vice Chairman Munson: So out from the detention and under Buchta.

Chairman Garwood: Any other questions?

Lee Mullins: I live on Austin Street and the whole length of Austin Street is a full length street for half a block. Between Bastrop and Houston Street, coming down toward Austin off of Bastrop is like an alley-way. Will they widen that up to a full width street?

Gentleman with Zion Lovingier: There's no access into the subdivision down Austin.

Lee Mullins: So that will just remain an alleyway?

Gentleman with Zion Lovingier: It remains just the way it is. Yes, for emergency only.

Michael Stoldt, City Manager: There will be access off of Austin, but it will be gated, for emergency purposes only.

Chairman Garwood: So you shouldn't see any additional traffic on your street.

Lee Mullins: Well we'd like to see it made into a full width street, because the traffic hitting each other coming... you know.

Chairman Garwood: That's something you probably want to talk to City Council about.

**Motion by Commissioner Perez to recommend approval of the rezone of the 9.99 acre tract;
Second by Vice-Chairman Munson.**

Is there any further discussion or comments?

Mike Katz, property owner has concerns about the one way strip off Austin Street as well. He also wants a full street.

Chairman Garwood: Our charge this afternoon is to decide whether or not we want to recommend to City Council to rezone this specific property to allow them to do their townhomes. We really don't have any, literally any, influence whatsoever when it comes to City Council's budget in improving or widening Austin street. I would strongly encourage you all to have a presence, much like you all have this afternoon, at the City Council meetings to express your desires as wishes as citizens of this community.

Michael Stoldt, City Manager: We're not approving the plat layout tonight, once they get the rezoning they'll have to formalize that plat and go through the platting process. I didn't realize that part of the problem with that half street is maybe the City didn't have the right-of-way to make it a full width street. If that's the case, as part of this platting, we may require that they dedicate the other half of that right-of-way so that at some point, we could make it a full width street.

Mike Katz: They tried to build that as a full street, but the owner of that property back there on Austin didn't realize that he didn't own that. The guy came out and put barricades up and tore all their forms up. That was in '79.

Michael Stoldt, City Manager: That's something we can look at in the platting process, but their desire was they wanted a cul-de-sac, just a quieter neighborhood because the only ones going through there are the people that live there. Now, whether or not they get to do that would be up to Planning and Zoning and City Council during the platting process.

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor) ; one vacant position.

- 5.) Public Hearing on a Request to Rezone 2851 North Downing Rd., with a legal description of A0318 T S Lee, Tract 33B1, Acres 0.31, Angleton from SF-7.2 - Single-Family Residential-7.2 District to C-G - Commercial-General District.

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

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

Nick Panjwani, property owner is present and is for the rezone.

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

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

- 6.) Discussion and Possible Action on a Request to Rezone 2851 North Downing Rd., with a legal description of A0318 T S Lee, Tract 33B1, Acres 0.31, Angleton from SF-7.2 - Single-Family Residential-7.2 District to C-G - Commercial-General District.

**Motion by Commissioner Perez to recommend approval of the rezone of 2851 North Downing Rd. from SF-7.2 to C-G;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

- 7.) Public Hearing on a Request to Replat 2 Texian Trail North with a legal description of Texian S/D (A0375 I T Tinsley) (Angleton) Lot Commercial Reserve A into Lot A1 (0.1687 acres) and Lot A2 (0.2976 acres).

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

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

Aaron Ward: I'm with Censeo homes. We're under contract on this piece of property and we're requesting to have it replatted into two single-family residential lots.

Motion by Vice-Chairperson Munson to close the public hearing; Second by Commissioner Bieri.

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

- 8.) Discussion and Possible Action on a Request to Replat 2 Texian Trail North with a legal description of Texian S/D (A0375 I T Tinsley) (Angleton) Lot Commercial Reserve A into Lot A1 (0.1687 acres) and Lot A2 (0.2976 acres).

Motion by Commissioner Perez to recommend approval of the replat of 2 Texian Trail North; Second by Vice-Chairman Munson.

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

- 9.) Discussion and Possible Action on Appointing a Board Member to the Planning and Zoning Commission to fill a vacant position.

Commissioner Perez: I think the question is; can we allow one person to sit on two boards?

Mary Kay Fischer, City Attorney: I don't see why we can't. I didn't find anything that would prohibit it.

Vice Chairman Munson: Well my thought is, if Marion is functioning well and enjoys what she's doing on the other board; I'd like to get somebody else involved.

Does anybody know Travis Townsend?

Commissioner Bieri knows him and tells the commissioners a little bit about him and his background and thinks he would be an asset to the Planning and Zoning commission.

Motion by Commissioner Bieri to recommend appointing Travis Townsend to fill the vacant position; Second by Vice-Chairman Munson.

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

10.) Adjourn.

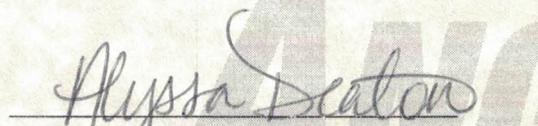
**Motion by Commissioner Perez to adjourn;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.

Adjourned at 12:33 pm.



Bill Garwood, Chairperson



Alyssa Deaton, Asst. City Secretary

