



## Planning and Zoning Commission

City of Angleton, Texas  
Meeting Minutes  
Wednesday, April 6, 2016

### COMMISSIONERS, STAFF & GUESTS

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

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

Those listed on the registry.

### AGENDA

1. Declaration of Quorum and Call to Order at **12:00pm**.
2. Discussion and Possible Action on Approving the March 8, 2016 meeting minutes.

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

**Motion carries 6 for; 0 against; 1 absent (Perez)**

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.

**Motion by Vice-Chairman Munson to open the Public Hearing;  
Second by Commissioner Hernandez.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

Cynthia Comins, designated agent for the property in discussion, explained that she was working toward cleaning up the property and that a mini storage facility was one of her ideas for the long term. In the short term, she proposed new windows, a privacy fence, and re-skinning the building that is currently on the property.

Several property owners within 200 feet of the subject property explained their concerns with the proposed rezone and expressed that they were strongly against it. Some concerns were; the past and present use of the property; and the issues that a storage facility could bring such as, bright lights, impervious cover, thieves and attracting vermin. Another major concern they expressed in rezoning to commercial general was that Commercial General is a 'loose' zone that would open up the property for a wide variety of uses that the property owners feel would be inappropriate for the area.

**Motion by Vice-Chairman Munson to close the Public Hearing;  
Second by Commissioner Spoor.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

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.

Vice-Chairman Munson urged Ms. Comins to speak with the owner and ask that she move toward improving it from what it is now, and that whatever she does do, do so in conjunction with the neighborhood.

Ms. Comins agrees and suggested perhaps her first idea is not the right idea and invited the property owners to help her with coming up with ideas.

**Motion by Vice-Chairman Munson to deny the requested rezone of Tract 110A3 at 2850 North Valderas Street;  
Second by Commissioner Bieri.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

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.

**Motion by Commissioner Spoor to open the Public Hearing;  
Second by Commissioner Hernandez.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

Ms. Brown, representative from Habitat for Humanity, explains that they will need to rezone the property in order to build two new Habitat homes. She reassured the Commissioners that Habitat home owners have always been reliable and that Habitat has a good reputation within the community. She stated that they run the homeowners prior to purchasing to ensure they are stable, financially secure, the families go through classes and that it takes three years to get awarded a home.

**Motion by Vice-Chairman Munson to close the Public Hearing;  
Second by Commissioner Bieri.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

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.

Chairman Garwood asked if there had been any opposition to the rezone.

Alyssa Deaton, Assistant City Secretary states that there had been no opposition.

Karen Barclay, Building Services Dept. Director, explained that the reason for having to combine the four lots into two lots is to meet minimum square footage requirements for the SF-6.3 zoning classification.

**Motion by Vice-Chairman Munson to recommend approval of the rezoning of lots 10-13 at the northeast corner of West Myrtle and North Erskine;  
Second by Commissioner Bieri.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

7. Adjourned at 12:30pm.

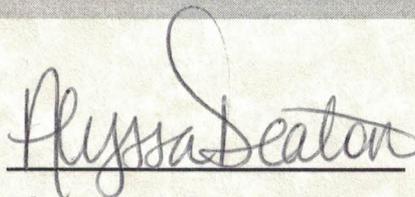
**Motion by Commissioner Hernandez to adjourn;  
Second by Commissioner Spoor.**

**Motion carries 6 for; 0 against; 1 absent (Perez)**

CERTIFICATION

A stylized, cursive handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Bill Garwood, Chairman

A cursive handwritten signature in black ink that reads "Alyssa Deaton". The signature is written over a horizontal line.

Alyssa Deaton, Asst. City Secretary