



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MARCH 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MARCH 6, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Deborah Spoor, Commission Member Regina Bieri, Commission Member Jeff Roberson, and Commission Member Will Clark.

Absent were: Commission Member Andrew Heston and Commission Member Michelle Townsend.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on February 6, 2025.

Commission Action:

The motion was made by Commission Member Rick Clark to approve the meeting minutes for February 6, 2025; Commission Member Regina Bieri seconded the motion. The motion carried, and the minutes were approved (5-0).

PUBLIC HEARINGS AND ACTION ITEMS: None.

REGULAR AGENDA

2. Discussion and possible action on the Preliminary Plat of Section 1B of Austin Colony Subdivision, located west of the terminus of Tigner St.

DS Director Otis Spriggs presented this item, giving the following summary:

We are entertaining a preliminary plan for Section 1B of Austin Colony Subdivision as described. The property is part of a major development that's in the (PD) Plan District Development District for 561 residential lots with potentially Section 9, lots possibly being marketed for commercial.

The preliminary plat was forwarded to our City Engineer, and we have copied the P&Z Commission on the preliminary comments, which, since posting, have been submitted with a response letter from Baker and Lawson. All of those textual items have now been cleared.

Mr. Doug Roesler, Baker & Lawson appeared before the Commission and explained the Tigner Road concept and East/West connection. Tigner will be a boulevard with a medium and 2 lanes in each direction to this point here and run to CR44 where the church is at the intersection. The city will have to deal with adjacent property owner for coordination.

Mr. Wayne “Sandy” Rea appeared before the Commission and answered Mr. Clark’s question regarding the timing of the road extension from Walmart.

Mr. Rea added that the plan today is to start on Section 1A as soon as possible with the approved final plat, hopefully within 60 days. Once that section is completed, we would then move to Section 1B and then open it up to Tiger Street, which will cost \$3 million. The question was asked of the first 50 lots of whether they are 50-ft. or 60-ft. wide. Mr. Rea explained that along the Austin Colony Blvd., there are to be 60-ft. wide lots.

Commission Action:

The motion was made by Commission Member Rick Clark to approve Section 1B, Preliminary Plat for Austin Colony, subject to any and all the engineering comments and concerns being addressed, and to forward it to the City Council for final action and consideration. Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark-Aye; and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat was approved.

3. Discussion and possible action on the Windrose Green Section 4 Final Plat, located near Parks Edge Ln. and Windrose Green Bend.

DS Director Otis Spriggs presented this item, giving the following summary:

This is a proposal for the final plat as stated for Windrose Green Section 4, for 65 lots on 2 reserves, 3 blocks on 13.5 acres. The Land Plan was displayed for orientation of Sections 4 & 5.

Mr. Spriggs added that we forwarded this Plat to the City Engineer for review and we copied you on the minor textual comments of which they have been cleared to-date, with city staff’s review, we are requesting that you would approve this final plat subject to the Council’s final consideration and action.

Commission Action:

Commission Member Rick Clark made the motion to approve the Windrose Green Section 4 Final Plat, subject to any outstanding engineering staff recommendations being cleared and satisfied by the applicants and forward it to the City Council for final consideration and approval; the motion was seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye;
Commission Member Jeff Roberson- Aye; Commission Member Will Clark-Aye; and Chair
William Garwood- Aye. (5-0) vote, the Windrose Green Section 4 Final Plat was approved.

4. Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

DS Director Otis Spriggs presented this item, giving the following summary:

To orient everyone, looking for Section 4, just to the right of that would be Section 5; 67 lots are being considered for approval in this final plat, having one reserve and three blocks on 13.4 acres. The City Engineer has reviewed the plat and provided comments on the final plat, which have all been corrected and cleared. We ask that the P&Z Commission move this to the City Council with approval for final action and consideration.

Commission Action:

Commission Member Rick Clark motioned to approve the Windrose Green Section 5 Final Plat, subject to any outstanding engineering staff recommendations being cleared and satisfied by the applicants and forward it to the City Council for final consideration and approval; Commission Member Regina Bieri seconded the motion.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Regina Bieri- Aye;
Commission Member Jeff Roberson- Aye; Commission Member Will Clark-Aye; and Chair
William Garwood- Aye. (5-0) vote, the Windrose Green Section 5 Final Plat was approved.

5. Discussion and possible action on the Serenity Oaks Section 1 Preliminary Plat, located on CR28, just west of the SH35 exit/intersection, off SH288 Interstate. This item was removed from the agenda with no discussion.

ADJOURNMENT: The meeting was adjourned at 12:17 PM.

The meeting minutes were approved by the Planning and Zoning Commission on this the 3rd day of April 2025.

CITY OF ANGLETON, TEXAS

William Garwood
Planning and Zoning Commission Chair