



**DRAFT**

**CITY OF ANGLETON  
PLANNING AND ZONING COMMISSION MINUTES  
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515  
MONDAY, JUNE 30, 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 THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 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 Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, Commission Member Andrew Heston, Commission Member Jeff Roberson, and Commission Member Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.**

**Commission Action:**

The motion was made by Commission Member Deborah Spoor to approve the meeting minutes for June 5, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (7-0).

**PUBLIC HEARINGS AND ACTION ITEMS**

- 2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.**

D.S. Otis Spriggs introduced the item: Mr. Spriggs displayed the Land Use Map, pointing out the area in blue as the Central Business District, where SH 35 sort intersects with Velasco St., and the subject property to the east of the blue area, where you see the red circle. Staff finds consistency with the Land Use Plan.

As seen in the Staff Summary, there are a number of homes with a mix of uses that have been converted from residential to low-intensity office and low-intensity retail commercial uses. The table included gives you an idea of the type of uses just described. The Christensens are looking to further market the property to have a mix of residential and low-intensity commercial.

Currently, the property, as I stated, is zoned Commercial General, and as you know, commercial general has a wide list of available uses in which the property owner has no intent to put such higher-intensity commercial uses at this location.

The tax assessment level for such properties can be overestimated in terms of the use category on the zoning side. If the Commission has any questions on that, the applicant can further explain.

Mr. Spriggs further showed photographs and described the surrounding conditions and expressed the vast improvements that the applicants have made to the property, which includes the residential use in the rear.

Staff also looked at the criteria for rezonings and provided the analysis showing consistency and no negative impact.

As required, staff notified all property owners within 200 feet and posted the legal advertisement for the rezoning in the newspaper.

### **Public Hearing:**

The motion was made by Commission Member Regina Berri, seconded by Commission Member Andrew Heston, to open the Public Hearing.

No one appeared before the Commission to speak.

Motion was made by Commission Member Regina Berri; Seconded by Commission Member Michelle Townsend to close the Public Hearing.

### **Commission Action:**

The motion was made by Commission Member Michelle Townsend to approve the ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St., and forward it to the City Council for final action. Commission Member Will Clark seconded the motion.

### **Roll Call Vote:**

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The rezoning was approved.

## REGULAR AGENDA

3. **Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.**

D.S. Otis Spriggs introduced the item, noting that Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks.

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and all textual comments were corrected and submitted by the applicant since the agenda posting. The plat is now cleared of all comments.

### **Commission Action:**

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 7, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Jeff Roberson seconded the motion.

### **Roll Call Vote:**

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The preliminary plat was approved.

4. **Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.**

D.S. Director Otis Spriggs presented this item and stated that this section has 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land.

Mr. Spriggs noted that the plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 6. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked if the distribution of lot sizes is compliant with the development agreement that Council executed. Mr. confirmed yes.

### **Commission Action:**

The motion was made by Commission Member Will Clark to approve Windrose Green Section 6, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Regina Berri seconded the motion.

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

### **5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.**

*D.S. Otis Spriggs introduced the item and stated that this section* consists of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land.

Mr. Spriggs noted that he plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 7. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked do we have any concerns about the consistency of the Concept Plan and the lot sizes? Mr. Spriggs confirmed it is consistent.

### **Commission Action:**

The motion was made by Commission Member Michelle Townsend to approve the Windrose Green Section 7 Final Plat, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

### **Roll Call Vote:**

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

### **ADJOURNMENT:**

**Chair Garwood adjourned the meeting at 12:18 P.M.**

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**William Garwood**  
**Chair**