



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 03, 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, APRIL 3, 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 Regina Bieri, Commission Member Jeff Roberson, and Commission Member Michelle Townsend; **Absent were:** Commission Member Will Clark, Commission Member Deborah Spoor, and Andrew Heston.

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

Commission Action:

The motion was made by Commission Member Regina Bieri, to approve the meeting minutes for March 6, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (4-0).

PUBLIC HEARINGS AND ACTION ITEMS: None

REGULAR AGENDA

2. **Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.**

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

This is the final plat from Ashland Project. Sapphire Springs Trail St. Dedication. The vicinity map was shown of the sections that will be considered today. This particular plat was approved as a preliminary by City Council back in September of 2023 and was forwarded to the city engineer who has reviewed the plat. There were some minor

adjustments that needed to be corrected, and the applicant has since corrected those eight textual changes. The plat is ready to move forward to Council for final action. So our recommendation is for approval.

Commission Action:

The motion was made by Commission Member Rick Clark to approve the final plat, 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 Michelle Townsend - Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; and Chair William Garwood- Aye. (4-0) vote, the Final Plat was approved.

3. Discussion and possible action on the Final Plat of Ashland Section 3, located east of sections one and two off Aladeen Dr.

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

This is a final plat of Section 3. The noted location is shown on the vicinity map we have 19.43 acres with the 75 lots that are situated in this particular section with the utility reserves at eight, for use for drainage and landscaping. This was forwarded to the city engineer for review and consideration of the textual changes, and the applicant has responded with the complete changes that will move on to Council. With your approval, we are recommending the final plat, Section 3 of Ashland Development.

Commission Action:

Commission Member Michelle Townsend made the motion to approve the 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 Jeff Roberson.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; and Chair William Garwood- Aye. (4-0) vote, the Final Plat was approved.

4. Discussion and possible action on the Final Plat of Ashland Development , Section 4, located south of Section 3.

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

This is Section 4 of Ashland, located just South of Section 3. In which this particular section has 19.38 acres with 88 lots and 6 Utility reserves, with landscaping and drainage, with six blocks. This section is also located off of Almaden Drive, just east of Sections 1 and 2. This section was approved as a preliminary back in July of 2024. The city engineer has reviewed this particular section. There are 11 textual changes that needed to be corrected by the applicants, who were responsive in getting all of those completely done and we are recommending approval to City Council for final action.

Commission Action:

Commission Member Michelle Townsend made the motion to approve the 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 Michelle Townsend - Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; and Chair William Garwood- Aye. (4-0) vote, the Final Plat was approved.

5. Discussion and possible action on the Final Plat of Ashland Development Section 5, located directly east of Section 4.

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

You have Section 5 Final plat, located directly east of section 4 , which we just considered this plat has 102 lots on 22.75 acres, with the four reserves and five blocks being proposed. This plat was approved by City Council as a preliminary back in July of 2024.

Commission Action:

Commission Member Regina Bieri made the motion to approve the 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 Michelle Townsend.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; and Chair William Garwood- Aye. (4-0) vote, the Final Plat was approved.

6. **Discussion and possible action on the Final Plat of Ashland Section 6, located south of future Sapphire Springs Trail.**

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

This is section 6. Located just South of that future set fire. Springs Trail that we consider. Comprised of 15.2 acres, 62 lots 3 reserves and four blocks. This application as a preliminary, was approved July of 2024 for the preliminary. The city engineer reviewed the final plat for section 6, came back with eight textual changes that needed to be made. The applicant responded accordingly and we do have those submitted corrections. The final plat is ready for consideration of City Council by your approval.

Commission Action:

Commission Member Michelle Townsend made the motion to approve the 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 Jeff Roberson.

Roll Call Vote:

Commission Member Michelle Townsend - Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; and Chair William Garwood- Aye. (4-0) vote, the Final Plat was approved.

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

The meeting minutes were approved by the Planning and Zoning Commission on this the 1st day of May, 2025.

CITY OF ANGLETON, TEXAS

William Garwood
Planning and Zoning Commission Chair