



CITY OF ANGLETON

PLANNING AND ZONING COMMISSION MINUTES 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515 THURSDAY, JUNE 04, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson,
and Harrold Goodin

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, JUNE 4, 2026, 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 and Commission Members: Andrew Heston, Michelle Townsend, Regina Bieri, and Harrold Goodin; Absent were Commission Members: Deborah Spoor and Jeff Roberson.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on April 2, 2026.

Motion was made by Commissioner Michelle Townsend to approve the minutes; seconded by Commissioner Andrew Heston. Motion Carried the minutes we approved.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Update, Discussion, and Worksession on proposed text amendments to the Angleton Code of Ordinances, regarding the Data Center Use within the City Limits. (No Action Agenda Item)

D.S. Director Otis Spriggs presented the item, which was introduced at City Council during their last session. Staff has conducted some research on Data Centers, and have provided comparisons with our neighboring cities, depicting what each city is doing to address Data Centers. This is a national topic, and counties within Texas, have handled this topic in different ways: Some with a moratorium, others just holding their hands up, and saying we give up, because there is not much authority afforded by the State. Council requested that we gain Planning and Zoning Commission input, as we begin shaping the ordinances, rules, and regulations for the city.

He added that possible approaches could include the S.U.P., Specific Use Process, or the Plan District Development Process.

Mr. Spriggs presented slides showing what authority the City has and does not have in the ETJ. He also presented comparisons from our peer cities. Missouri City, recently adopted an ordinance very similar to what Staff has provided as a draft. With the specific use process, you can actually develop a list of uses that otherwise are not allowed in the district. An applicant requesting a specific use permit would be evaluated and considered on a case-by-case basis.

Buffers and proximity to residential and sensitive uses, such as schools and other uses that are not compatible, the impacts on the electric load, light, traffic, and water consumption have become a major issue from an economic and physical standpoint. Large HVAC equipment on the rooftops and the need for screening often is an issue.

Commission Member Andrew Heston noted that he emailed staff, and feels we need to look at the ETJ and the surrounding areas because we can, although Angleton has not chosen to do so, under the Local Government Code, Angleton could regulate nuisance within 5000 ft of the city limit line (this 5000-foot buffer could allow us to address sound).

Chair Garwood raised concern regarding renewable energy and the pull from the electricity from the general population.

Mr. Spriggs added that we do not have much authority; however, many are creating their own energy power plants, or locating new one. Some use generators, hence the noise issue. This can be coordinated and vetted during the SUP process; *the consensus seemed to support the SUP procedure and process.*

3. Update, Discussion, and Worksession on a proposed amendments to the Angleton Building Code, Zoning and LDC within the Angleton Code of Ordinances. (No Action Agenda Item)

Mr. Spriggs introduced this item, which deals with the upgrade of our building codes, as part of our Comprehensive Plan Update. Staff has provided information of the existing 2015 IBC, Building Codes on up to the 2024 Building and Mechanical Codes.

This item was brought before City Council (May 26, 2026), for feedback as to what level we should move to. The consultants have done the comparisons as requested by Council, of the IBC 2015, 2021, and 2024.

An engagement work session has been planned with the developers and contractors for a lunch and learn next Tuesday at 12:00 PM.

Mr. Spriggs gave a quick slide presentation outlining the bullet points and the proposed amendments to our land development code, as well as the zoning text amendments.

Many of the builders are currently building their new homes in accordance with the IBC 2021 Building Code to comply with insurance requirements from a safety standpoint, ADA, energy efficiency, etc.

Mr. Kyle Reynolds commented that it will add some cost to the price of a new home, but it helps the homeowner with their insurance costs as it relates to windstorm insurance requirements.

ADJOURNMENT: Chair Garwood adjourned the meeting at 12:33 PM.

CITY OF ANGLETON, TEXAS

William Garwood
Chair