

AGENDA ITEM SUMMARY FORM

MEETING DATE: September 22, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a concept plan review for the 7-Eleven Development, proposed for property located just west of the I-288 southbound off-ramp at FM523, Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: None.

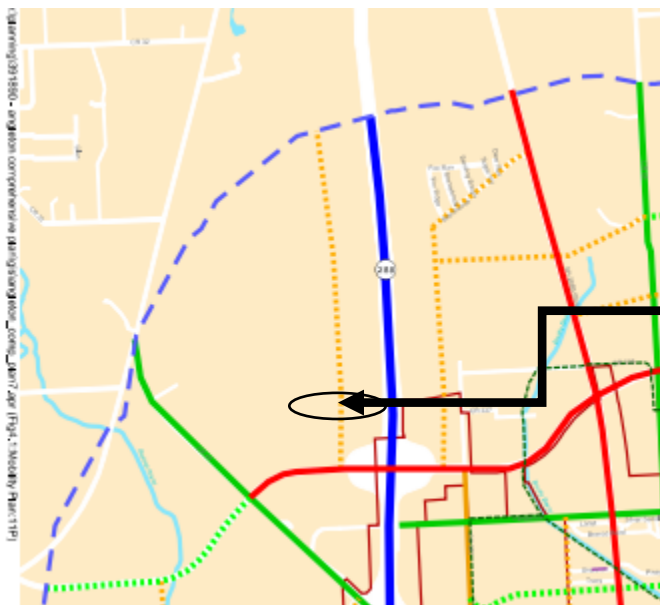
FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY

On August 11, 2026, City Council voted to annex the subject tract containing 5.234 acres, of which the 7-Eleven Gas Station/convenience store will be located. After staff met with the applicants ahead of the subdivision platting process, it was realized that the site is subject to a proposed minor collector right-of-way (See Mobility Plan), to be a future extension to the north and south as shown below.

The applicants have committed to complying with the adopted Impact Fee Zone in which this site is a part, and will extend the water and sewer, boring under FM523, and providing all necessary utility extensions and easements.

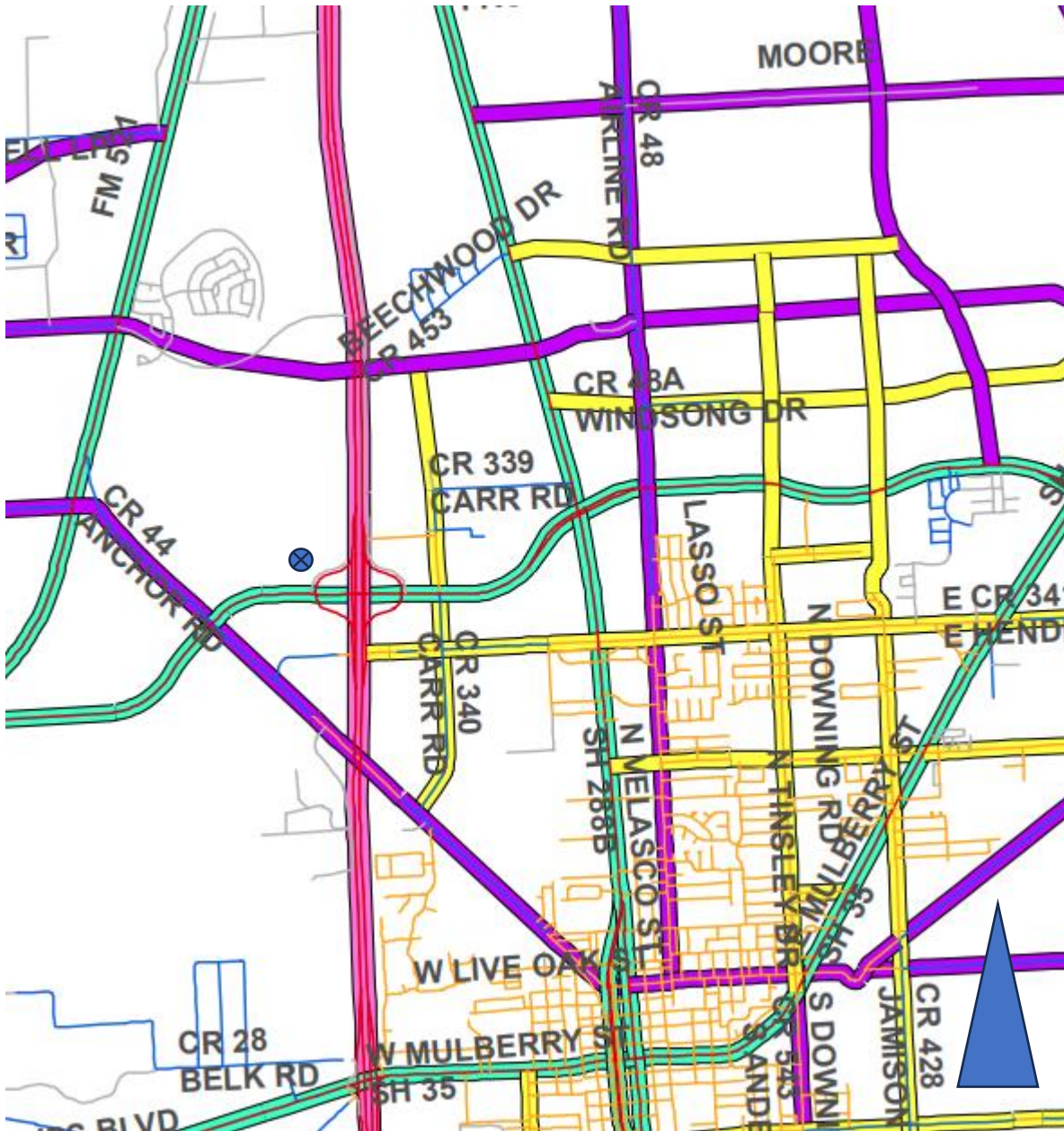


proposed minor collector

**Excerpt Map (Source: Angleton
2005 Comprehensive
Plan/Mobility Plan)**

Staff is requesting City Council's input on the proposed minor collector alignment that was a part of the 2005 Comprehensive Plan, which is currently being updated by the CPAC Commission and by our Planning Consultants- the Ardurra Group.

The recommended preserved right-of-way for a **Minor Collector** is 70 ft. in width, with a pavement width typically of 44 ft. Note that this future corridor does not appear on the Brazoria County Thoroughfare Plan (as shown below).



Brazoria County Thoroughfare Plan

