



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: August 6, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an Ordinance Annexing and **assigning a Commercial- General (C-G) Zoning to District** to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: **Matthew T. Peter**, *on behalf of the Thottiyil Group LLC*, a Texas Limited Liability Company is requesting consideration of an annexation and the assigning of aa Commercial- General (C-G) Zoning to District to an approximately 5.234 acres tract, within the Angleton ETJ into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

The applicants participated in a Pre-Development meeting in April of 2026 and were introduced to the development requirements for the subject 5.234 acre site, which lies within the 288 Industrial Agreement Impact Fee Zone. This application and petition is subject to a required Service Agreement, Ordinance consideration of the Annexation and Zoning of the tract, as well as coordination with other referral agencies such as TxDOT and the Angleton Drainage District.

The applicants are proposing to develop a 5,400 S.F. Convenience Gas Station with 42 parking spaces, 12 gas pumps (6 for cars/6 for Commercial Trucks).

The necessary exhibits are attached for your review and consideration, including the Survey Plat, Legal Description, Vicinity Map, and Site Development Plan. The layout demonstrates two (2) access points- one driveway off SH35 Bypass, and one off of service road adjacent and parallel of SH288 southbound off ramp.

The City ordinances require sidewalks to be installed along all frontages; however, any variance requests require approval by the City Council, taking into account any established hardship(s).

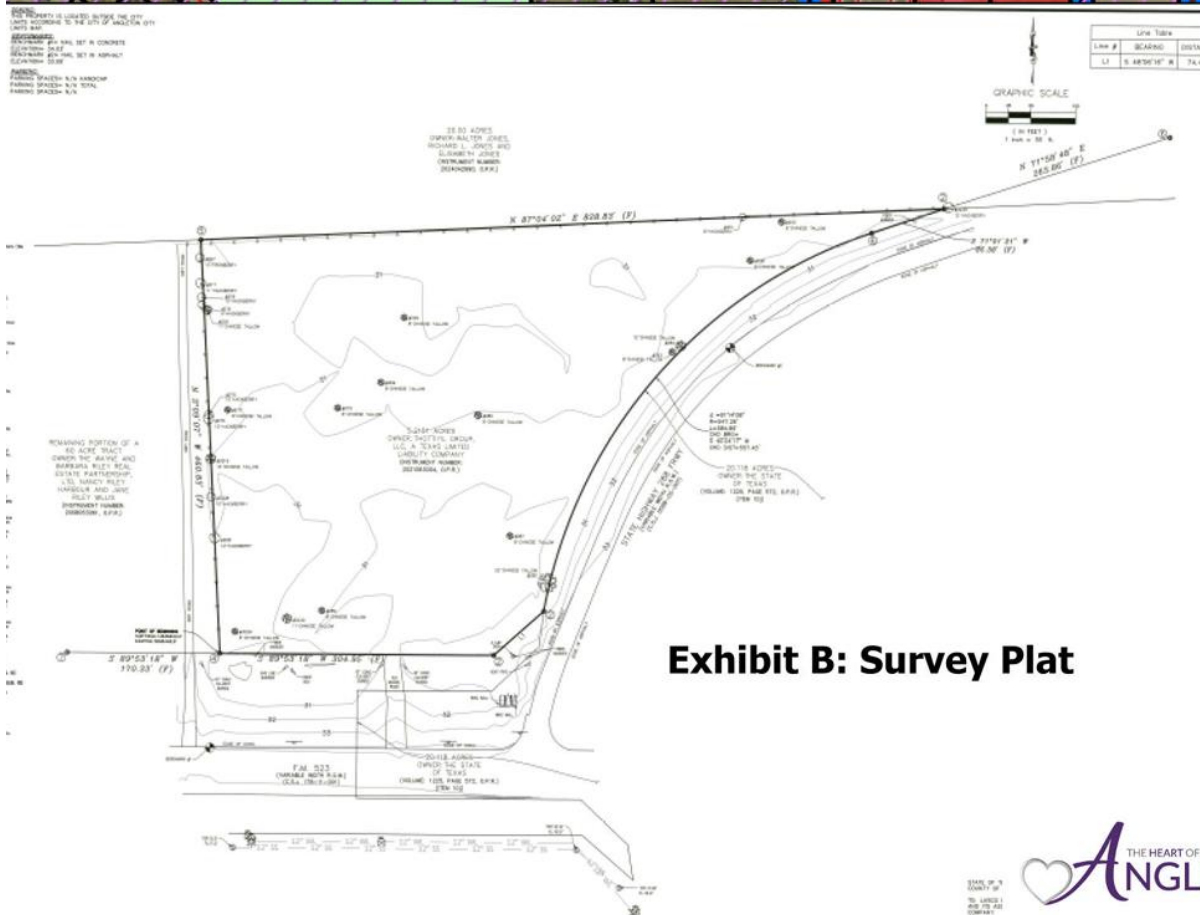
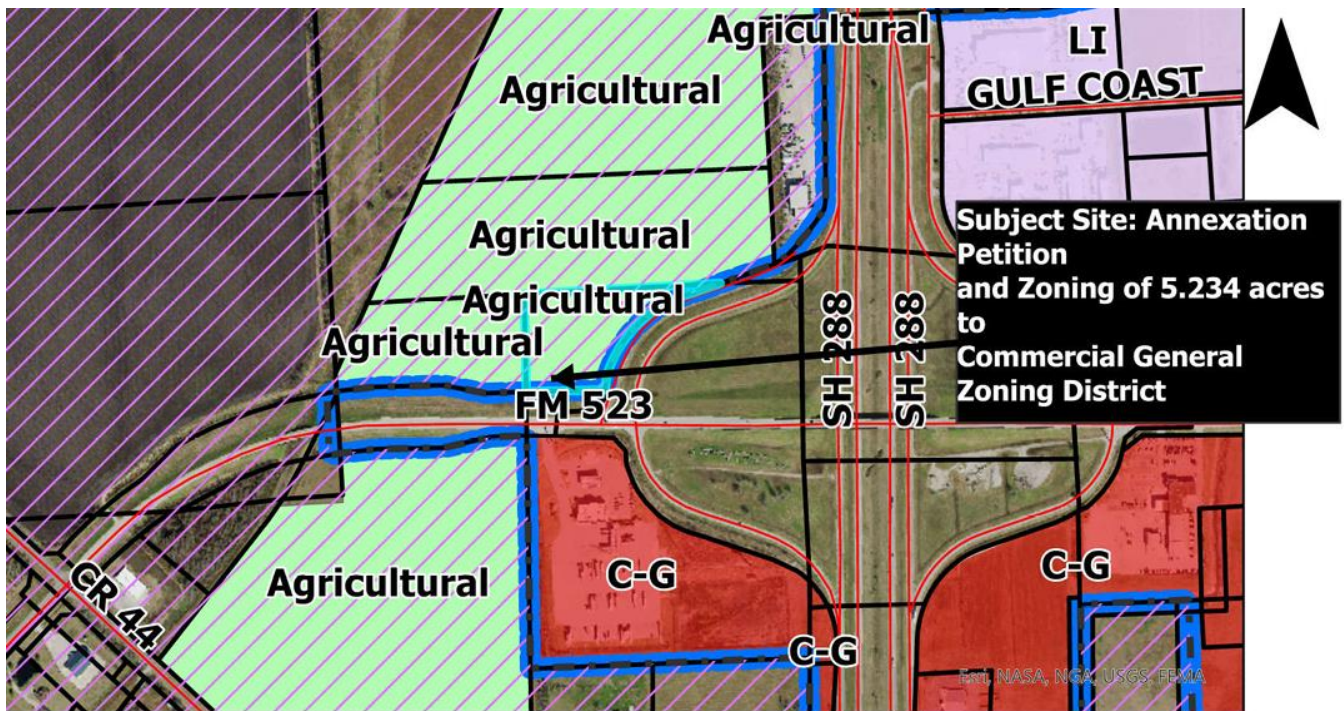
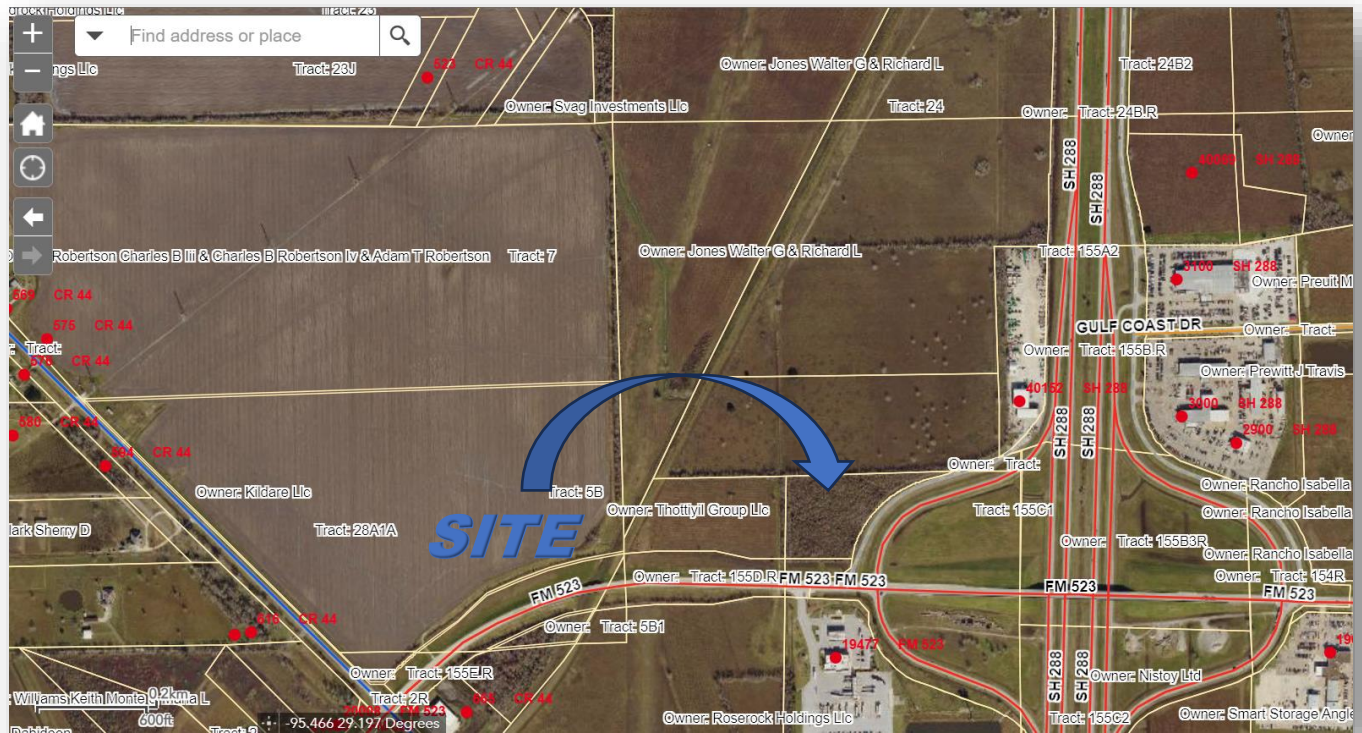


Exhibit B: Survey Plat





Aerial Map

Public Notification

Staff sent public notices to the local newspaper and to the property owners within 200 feet of the subject property under consideration for the Annexation petition.

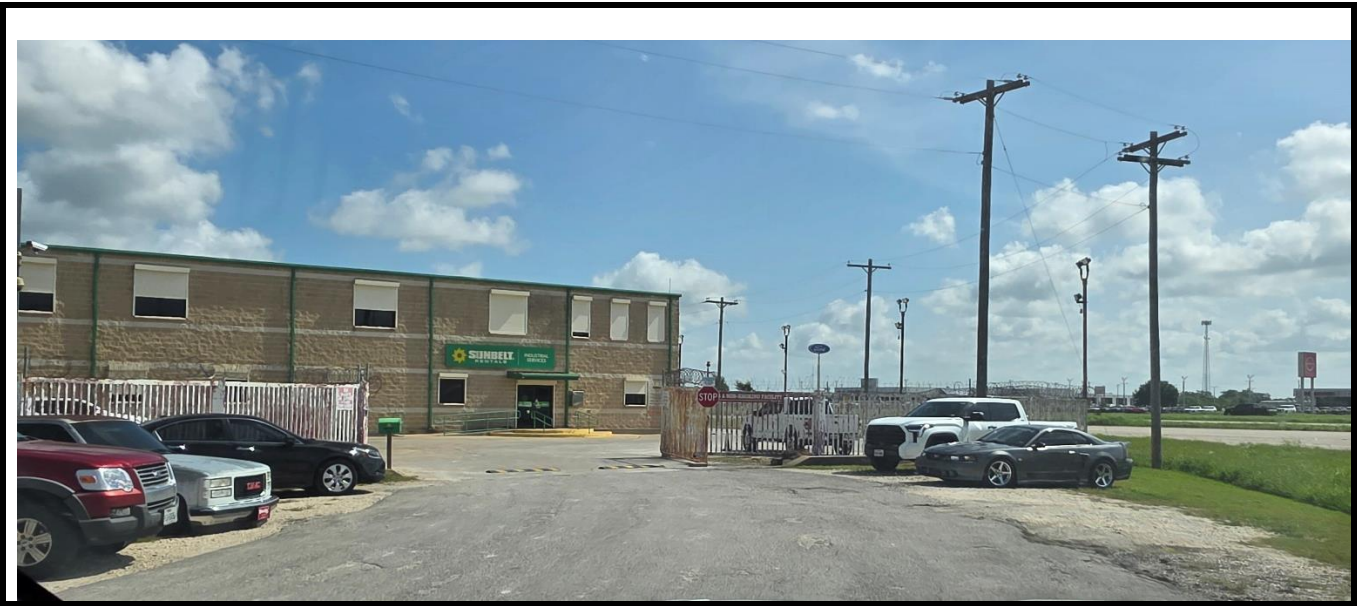
SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Sunbelt Rentals Power & HVAC Equipment rental agency, 23898 State Hwy 288	ETJ
South	Commercial General- Loves Truck Stop	C-G Commercial General
West	Vacant	ETJ
East		SH288

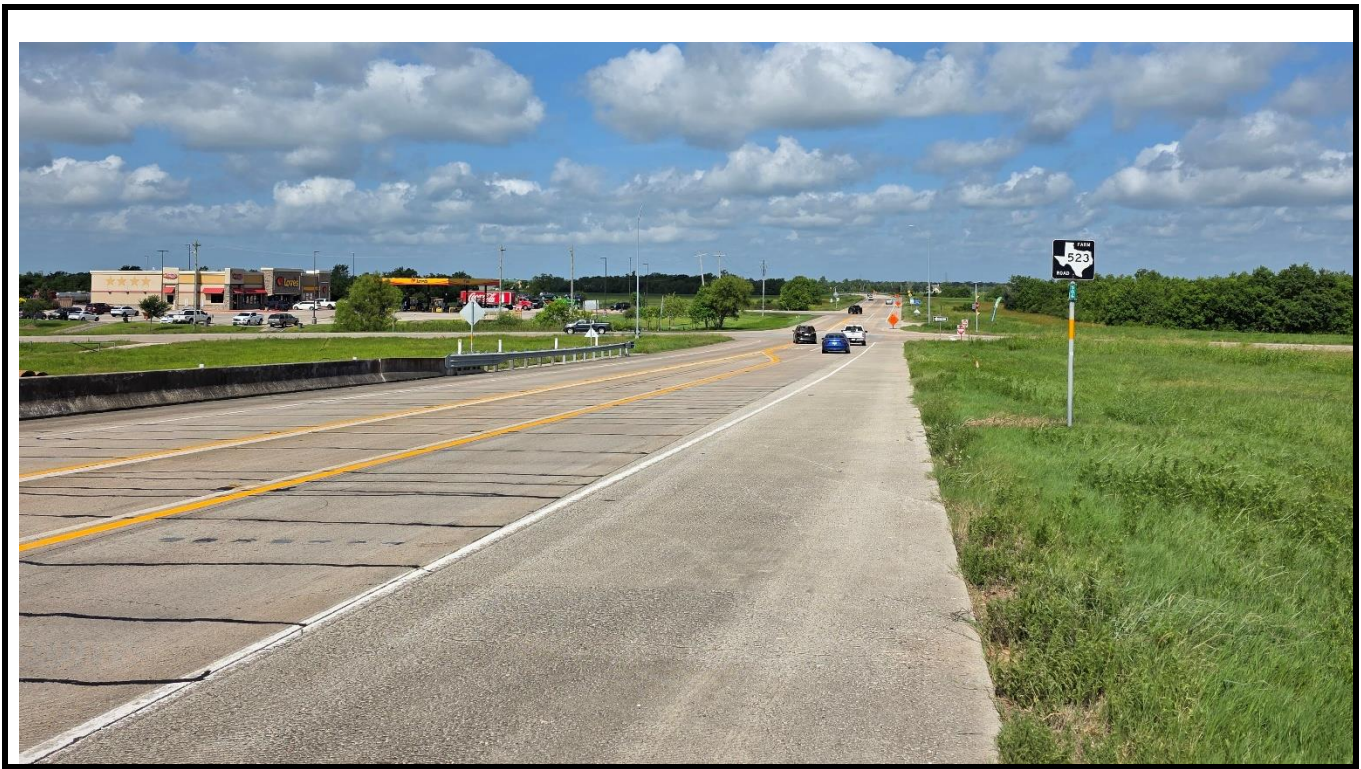
Sec. 28-6. Zoning upon annexation.

- (a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however, zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council in this instance.

Site Photographs







Recommended Action:

The Planning Commission should vote in favor of the approval of the Ordinance, annexing the 5.234 acres, and assigning of the C-G, Commercial General Zoning District, for the proposed convenience store, as presented, and forward the item to City Council for final consideration.