



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 06, 2026 AT 12:00 PM

Chair | William Garwood

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

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 THURSDAY, AUGUST 6, 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, Planning and Zoning Commission Members Deborah Spoor, Andrew Heston, , Regina Bieri, Jeff Roberson, and Harold Goodin; absent was Commission Member Michelle Townsend.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on July 6, 2026.**

A motion was made to approve the minutes as presented by Commissioner Andrew Heston, seconded by Commissioner Jeff Roberson. The motion carried unanimously, and the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. 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.**

DS Director Otis Spriggs presented this item, stating that it for the purposes of an annexation of the 5 or so acres of property. The applicant is proposing to develop a convenience store at this particular location off of the FM 523 off-ramp, as described. There's a graphic right below that gives us an overall aerial view and zoning. The red area would be the city limits and what's across the Highway 288, is within the city limits.

This area in which you're entertaining today would be for the purposes of zoning it to possibly to Commercial General District, for the purposes of the convenience store/gas station. The applicants are proposing this development, which falls within our impact fee zone. So as part of the annexation, they will be subjected to a utility service plan, in which I have included both

drafts of the ordinance of annexation, the assigning of the district classification, as well as accepting the service utility plan for the site.

Mr. Spriggs noted that the applicants will bore under FM 523, in order to connect the utilities. As seen in the aerial map, shows the Loves Truck Stop across the street. They are proposing something similar in which I think a layout is attached, for the 5,400 square foot convenience store and gas station, that would be placed on the site.

Staff has properly noticed and advertised this particular item, as required, including property owners within 200 ft. The ownership to the rear of the property is present today. Specifically, the Planning and Zoning Commission does not have to deal with the annexation itself, but your decision of zoning it to commercial general would be contingent upon City Council first passing the annexation ordinance.

Mr. Spriggs showed some views of the site and vicinity, and reiterated the decision made is subject to the Council successfully approving the annexation.

Public Hearing:

Motion was made by Commissioner Deborah Spoor, seconded by Commissioner Roberson the open the public hearing. The motion passed unanimously, the **public hearing was opened**.

None appeared.

Motion was made by Commissioner Deborah Spoor, seconded by Commissioner Harold Goodin to close the public hearing. The motion carried unanimously, the **public hearing is closed**

Applicant Justin Weathers, with Lasko Development, appeared before the Commission. He stated that this is listed as a convenience store/mini truck stop. It does have diesel, but it does not have things like shower and laundry services. Typically, and very seldom, is there even overnight parking. Usually, it's kind of a fuel-and-go type of deal, as opposed to Loves with the long-term parking and things of that nature.

Mr. Weavers stated that this is a typical 7-Eleven; there are several up and down SH 288. And, the only difference in this one is that it will have diesel pumps in the rear, so they can go around fuel and then loop around and come back out. It is the prototype store, with Laredo Taco within the 7-Eleven.

Planning and Zoning Commission Action:

A motion made by Commissioner Heston and seconded by Commissioner Jeff Roberson to recommend rezoning the property to Commercial General, contingent on annexation. And successful execution of the utilities agreement.

Roll Call Vote: Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston-Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Harold Goodin- Aye; and Chair William Garwood- Aye.

REGULAR AGENDA

3. Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

DS Director Otis Spriggs presented the Final Plat item, noting that the City Engineer has reviewed the submission and forwarded a no-objection letter; all comments and issues have been cleared. And, the development is within a SPA, strategic partnership agreement which deals with the MUD and in terms of the Brazoria County agreement on any County streets, but the local roads would eventually become a part of the city once accepted from the MUD.

Planning and Zoning Commission Action:

A motion was made by Commission Member Heston and a second by Commission Member Goodin. The motion carried unanimously, the final plat was approved.

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

DS Director Otis Spriggs presented this item, noting that this Final Plat covers the section is just off the street which you just considered: Section 7. There are 117 lots as noted in the report, with 50-Ft. lots, with a few 55-Ft. fronting lots. at 120- Ft.

The City Engineer reviewed the Final Plat and issued a letter of no objection regarding the final plat. All of the items were noted were cleared.

Planning and Zoning Commission Action:

A motion was made by Commission Member Deborah Spoor; seconded by Commission Member Goodin to approve Ashland Development Section 7 Final Plat and refer it to City Council for final consideration. Motion carried unanimously, the final plat was approved.

5. Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item and explained that a limited annexation will occur once the land is used for commercial so that the City would receive the sales taxes for the commercially used property within the development per the SPA and Development Agreement.

Planning and Zoning Commission Action:

A motion was made by Commissioner Heston and a seconded by Commissioner Goodin. Motion passed unanimously, the Preliminary Plat was approved.

Is there any further discussion? If not, all those in favor of the motion indicate so by saying Opposed, same sign. Motion carries. And we are adjourned at 1214

ADJOURNMENT- Chair adjourned the meeting at 12:14 PM.

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, July 31, 2026, by 5:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.