

CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION
Meeting @ 12 p.m., Wednesday, January 4, 2017
Located at 120 S. Chenango in the Council Chambers,
Angleton, Texas 77515

- 1.) Declaration of Quorum and Call to Order.
- 2.) Discussion and Possible Action on approving the December 7, 2016 meeting minutes.
- 3.) Public Hearing on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), a 1.500 acre tract being all of Lots 33 & 34 in the Exline & Kiber Subdivision.
- 4.) Discussion and Possible Action on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), a 1.500 acre tract being all of Lots 33 & 34 in the Exline & Kiber Subdivision.
- 5.) Discussion and Possible Action on the Heritage Court Section 3 Preliminary Plat, a Subdivision containing 5.271 Acres out of the J. De J. Valderas Survey, Abstract 380, Brazoria County, Texas.
- 6.) Discussion and Possible Action on the replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas, According to the Recorded Plat thereof in Volume 4, Page 99 of the Plat Records of Brazoria County, Texas, which includes 2113 South Velasco Street and 105 Iden Road.
- 7.) Public Hearing on a request to rezone Lot 1 (replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas), which includes 2113 South Velasco Street, from LI – Light Industrial District (westerly portion) and SF-7.2 – Single Family-7.2 District (northeast portion) to C-G – Commercial-General District.
- 8.) Discussion and Possible Action on a request to rezone Lot 1 (replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas), which includes 2113 South Velasco Street, from LI – Light Industrial District (westerly portion) and SF-7.2 – Single Family-7.2 District (northeast portion) to C-G – Commercial-General District.
- 9.) Public Hearing on a request to rezone 234 South Arcola Street; 227, and 335 South Chenango Street; and 212 and 216 East Peach Street from MFR-29 – Multifamily Residential-29 District (Apartments) to CBD – Central Business

District; AND 218 South Chenango Street from C-G – Commercial-General District to CBD – Central Business District.

10.) Discussion and Possible Action on a request to rezone 234 South Arcola Street; 227, and 335 South Chenango Street; and 212 and 216 East Peach Street from MFR-29 – Multifamily Residential-29 District (Apartments) to CBD – Central Business District; AND 218 South Chenango Street from C-G – Commercial-General District to CBD – Central Business District.

11.) Discussion and Possible Action on the Angleton Commercial Subdivision No. 7, a replat of 12.038 acres out of Tract 2 & including Reserve “A” of the Rancho Isabella Subdivision, Section 4; and 12.96 acres out of the residue of a 151.971 acre tract out of the Oliver & Barrows Subdivision; in the City of Angleton, Brazoria County, Texas (located at the northeast corner of Campus Drive).

12.) Adjourn.

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending Planning and Zoning Meetings. To better serve you, requests should be received 24 hours prior to the meeting. Please contact Shelly Deisher, City Secretary, at 979-849-4364, extension 2115.

CERTIFICATION

I certify that copies of this agenda of items to be considered by the Planning and Zoning Commission were posted in the following locations:

City Hall Bulletin Board: Date: _____ Time: _____

City of Angleton Website: Date: _____ Time: _____

Alyssa Deaton, Assistant City Secretary





Planning and Zoning Commission

City of Angleton, Texas
Meeting Minutes
Wednesday, December 7, 2016

COMMISSIONERS, STAFF & GUESTS

Bill Garwood - Chairman
Henry Munson - Vice-Chairman
Regina Bieri - Commissioner
Jason Perez - Commissioner (Absent)
Deborah Spoor - Commissioner (Absent)
Dorothy Hernandez - Commissioner (Absent)
Travis Townsend - Commissioner

Michael Stoldt - City Manager
Mary Kay Fischer - City Attorney
Karen Barclay - Building Services Department Director
Martha Eighme - Economic Development & Tourism Director
Alyssa Deaton - Assistant City Secretary

AGENDA

1. Declaration of Quorum and Call to Order at **12:01 pm**.
2. Discussion and Possible Action on Approving the Minutes from the November 2, 2016 meeting.

**Motion by Vice-Chairman Munson to approve the minutes;
Second by Commissioner Townsend.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

3. Public Hearing on a request for a Specific Use Permit to operate a Private School, K through 12, on a 36.728 acre tract at 976 Anchor Road, Angleton, Texas.

**Motion by Commissioner Bieri to open the Public Hearing;
Second by Vice-Chairman Munson.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

No one wished to speak.

**Motion by Vice-Chairman Munson to close the Public Hearing;
Second by Commissioner Townsend.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

4. Discussion and Possible Action on ORDINANCE NO. 2016-O-12C; AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING A SPECIFIC USE PERMIT TO ALLOW OPERATION OF A PRIVATE SCHOOL, K THROUGH 12, ON A 36.728 ACRE TRACT IN AN AG-AGRICULTURAL DESIGNATED ZONE LOCATED AT 976 ANCHOR ROAD, IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Steve Hazelwood, representative, explains that they would like to have the school complete for the following school year, but realize they may not make that deadline. He also states that the church will come at a later date on the same property.

**Motion by Vice-Chairman Munson to approve Ordinance 2016-O-12C;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

5. Public Hearing on a request to rezone a 14.136 acre tract of land in the T.S. Lee Survey, Abstract No. 318, Brazoria County, Texas, being situated in Lots 9 and 10 of the Oliver and Barrows Subdivision as recorded in Volume 2, Page 97 of the Plat Records of Brazoria County, Texas and being a portion of an unimproved 60 foot right-of-way as recorded in Volume 2, Page 97 of the Plat Records of Brazoria County, Texas from AG - Agricultural District to MFR-36 - Multi-Family Residential-36 District (Apartments).

**Motion by Commissioner Townsend to open the Public Hearing;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

Terry Singletary, representative explains that the owner is undecided on what exactly he wants to put in, but hopes that the addition will be beneficial to the City of Angleton.

**Motion by Vice-Chairman Munson to close the Public Hearing;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

6. Discussion and Possible Action on ORDINANCE NO. 2016-O-12D; AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING THE

“ZONING MAP OF THE CITY OF ANGLETON” BY CHANGING THE ZONING DISTRICT DESIGNATION AND PROVIDING FOR A ZONING CHANGE TO A 14.136 ACRE TRACT OF LAND IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, BEING SITUATED IN LOTS 9 AND 10 OF THE OLIVER AND BARROWS SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 97 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF AN UNIMPROVED 60 FOOT RIGHT-OF-WAY AS RECORDED IN VOLUME 2, PAGE 97 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS FROM AG - AGRICULTURAL DISTRICT TO MFR-36 - MULTI-FAMILY RESIDENTIAL-36 DISTRICT (APARTMENTS); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR AN OPEN MEETINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Michael Stoldt, City Manager: Staff certainly supports this. They say they don't know exactly whether it's going to be apartments, but the thing is, it's not going to be single family. If they do duplexes, or four-plexes, it would be multiple of those on one lot; so that's why the multi-family would still apply whether they do a lower density multi-family or whether they do the traditional apartments.

**Motion by Vice-Chairman Munson to approve Ordinance 2016-O-12D;
Second by Commissioner Townsend.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

7. Discussion and Possible Action on an amended plat of the Rab Estates, a Subdivision of 63.986 Acres of Land, Situated in Lots 6, 11, 22, and 27 of the New York and Texas Land Company Subdivision in the T.S. Lee Survey, Abstract 318, Brazoria County, Texas, according to the plat recorded in Volume 42, Pages 164-166, Deed Records of Brazoria County, Texas.

Steven Adams, Jr., presents Michael Stoldt with corrected plats that address staff comments.

Michael Stoldt, City Manager, explains that they are combining lots, not creating more lots, which is why it is labeled as an amended plat. He then goes over the comments with Commissioners to show that they have been addressed.

**Motion by Vice-Chairman Munson to approve the amended plat as presented;
Second by Commissioner Bieri.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

8. Discussion and Possible Action on an Amended Plat of 0.66 Acres, being Lots 12 Thru 14, Block 4 of the Beechwood Subdivision (Re-plat), according to the map or plat thereof recorded in Volume 17, Page 138 of the Plat Records of Brazoria County, Texas.

Michael Stoldt, City Manager, goes over the comments with Commissioners to show they have been addressed in the amended plat.

**Motion by Vice-Chairman Munson to approve the amended plat as presented;
Second by Commissioner Townsend.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

9. Adjourned at 12:18 pm.

**Motion by Commissioner Bieri to adjourn;
Second by Vice-Chairman Munson.**

Motion carries 4 for; 0 against; 3 absent (Hernandez, Perez, Spoor)

CERTIFICATION

Bill Garwood, Chairman

Alyssa Deaton, Asst. City Secretary



PLANNING & ZONING AGENDA ITEM
Meeting Date: January 4, 2017

SUBJECT: Public Hearing on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), a 1.500 acre tract being all of Lots 33 & 34 in the Exline & Kiber Subdivision.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY: Claire Nichols, designated agent for Stephen Ramsower, property owner

Budgeted amount: **Funds requested:** **Fund:**

Attachments: (Attachment description)
Notice to the facts and to residents within 200ft.

Executive Summary:

Recommendation:
Staff recommends approval

Alyssa Deaton

Name

12/8/16

Date

Public Hearing Notice

The City of Angleton has received a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), a 1.500 acre tract being all of Lots 33 & 34 in the Exline & Kiber Subdivision. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested Specific Use Permit. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

For additional information concerning this Specific Use Permit, please contact Alyssa Deaton at (979) 849-4364, ext. 2114.

Date: December 8, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, December 18, 2016

Please provide publisher's affidavit and total amount to be billed

If you have any questions, please contact Alyssa @ 979-849-4364, ext. 2114.



December 14, 2016

Public Hearing Notice

The City of Angleton has received on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), a 1.500 acre tract being all of Lots 33 & 34 in the Exline & Kiber Subdivision. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested Specific Use Permit. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

This notice has been sent to you as it has been determined that the property you own possibly lies within 200 feet of the above-referenced property. Property owners within 200 feet of this property have the legal right to protest the request by filing a written protest signed by the property owner. In such event, the City will have a surveyor determine which properties are within exactly 200 feet of the subject property. Property owners should be aware that if they oppose or protest the requested Specific Use Permit, such opposition must be submitted in written form, with the property owner's signature and address included.

For additional information concerning this Specific Use Permit, please contact Alyssa Deaton at 979-849-4364, ext. 2114.

Cordially,

Alyssa Deaton
Assistant City Secretary

Alyssa Deaton
Asst. City Secretary

Mayor
Randy Rhyne

Mayor Pro Tem
Hardwick Bieri
Position 1

Council Members
Williams Tigner
Position 2

VACANT
Position 3

Bonnie McDaniel
Position 4

Cody Vasut
Position 5

City Manager
Michael Stoldt

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping

1" = 169'



**Claire's Place
Proposed Site Plan
S. Hwy 2886
Angleton, TX 77515**

Concrete Slab Dim:
60' x 90'

Office Trailer

91'-5 7/8"



77'-7 1/8"

20'-8 3/16"

Grating Drain

31'-6"

17'

31'-6"

104'-2 7/16"

Building Storage

72'-8 13/16"



CITY OF ANGLETON
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 1409 S. Velasco (288B) Angleton

PROPERTY DESCRIPTION (Legal description): See Attached

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:

R.R. Ramsower, Inc.
P.O. Angleton, TX. 77516-0819

DESIGNATED REPRESENTATIVE. ADDRESS AND PHONE

NUMBER: Claire Nichols leton

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED

ABOVE: Lease for Cooks Portable Warehouses

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

SIGNATURE: Stephen Ramsower
DATE: 11-29-16

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

Date received: <u>11/29/2016</u> ^{As} OFFICE USE ONLY <u>3:20pm</u>		Admin Fee Received: <input checked="" type="checkbox"/>
P&Z Public Hearing date: _____	Date to send cert. letters: _____	Date to publish: _____
Site Plan submitted: Yes _____ No _____	Site Plan received & evaluated by City Staff: Yes _____ No _____	
Proof of taxes paid: _____	Date verified: _____	



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as 1409 S. Velasco,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: ~~ST~~ Claire J. Nichols

Mailing Address: F Email: _____

City: Angleton State: TX Zip: 77516

Home Phone: _____ Business Phone: (____) _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Stephen Ramsower for R.K. Ramsower, Inc. Title VP Operations

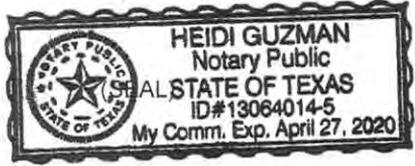
Printed/Typed Name of owner Stephen Ramsower Date 6/1/2016

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF BRAZORIA

Before me, Heidi Guzman, on this day personally appeared Stephen Ramsower known to me (or proved to me on the oath of TXDL or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 2nd day of June, 2016



Heidi Guzman
Notary Public Signature
04-27-2020
Commission Expires

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
A subdivision containing 5.280 acres out to the J. de J. Valderas Survey, A-380 Brazoria County, TX

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: CobbFendley - Tyler Broom

ADDRESS: 13430 Northwest Freeway, Suite 1100, Houston, TX

APPLICANT PHONE # _____ E-MAIL: _____

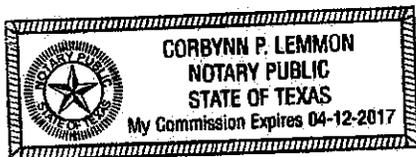
PRINTED NAME OF OWNER: Blake Robertson

SIGNATURE OF OWNER:  DATE: _____

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 14 day of December, 2016.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 4-12-17

PROJECT SUMMARY FORM

Address of property 1308 Laurel Loop, Angleton, TX 77515

The subject property fronts _____ feet on the _____ side of _____

Depth: _____ Area: 5.280 Acres: 229,605 square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

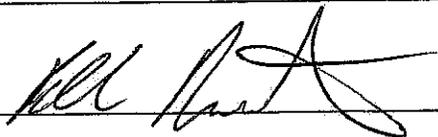
Preliminary Plat Approval for Heritage Court Section 3

Is this platting a requirement for obtaining a building permit? YES NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

Final section of the Heritage Court Subdivision

Name: _____



Date: _____

12.14.16



PLANNING AND ZONING AGENDA ITEM
Meeting Date: January 4, 2017 12:00 PM

SUBJECT: Discussion and Possible Action on the replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas, According to the Recorded Plat thereof in Volume 4, Page 99 of the Plat Records of Brazoria County, Texas, which includes 2113 South Velasco Street and 105 Iden Road.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY: Brian Fambrough, Designated Agent

Budgeted amount: **Funds requested:** **Fund:**

Attachments: (Attachment description)
Application, appointment of agent, plat

Executive Summary:
Originally this consisted of four lots. Mr. Momin is replatting into just two lots – Lot 1 containing the gas station, pumps and proposed parking area and Lot 2, the rear portion along Iden Rd. that has his home on it.

Recommendation:
Staff recommends approval.

Alyssa Deaton

Name

December 12, 2016

Date

MAGLION PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPEAT OF LOTS 1, 2, 13, AND 14, BLOCK 1, LEE & MCBRIDE SUBDIVISION, CITY OF ANGLETON WAS APPROVED AND THE DAY OF _____, 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ANGLETON.

BILL CARROLL, CHAIRMAN
 WITNESS MY HAND THIS _____ DAY OF _____, 2018.

RANDY L. STROUD, CITY SECRETARY

MAGLION CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPEAT OF LOTS 1, 2, 13, AND 14, BLOCK 1, LEE & MCBRIDE SUBDIVISION, CITY OF ANGLETON WAS APPROVED THIS THE _____ DAY OF _____, 2018 BY THE CITY COUNCIL, OF THE CITY OF ANGLETON, TEXAS.

SAYD BRYAN, MAYOR

SAYD BRYAN SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

RANDY L. STROUD, CITY SECRETARY

RECITATION

I, RAHMATULLAH MOHIN, OWNER OF THE PROPERTY SUBDIVIDED IN THIS REPEAT OF LOTS 1, 2, 13, AND 14, BLOCK 1, LEE & MCBRIDE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON AND RESERVE FOR MY PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON AND RESERVE FOR MY PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOR THE USE OF HERETOFOR AND HERETOBE. I HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ELEVATION OF GRADES AS APPROVED FOR THE STREETS AND PARKS. ELEVATION REQUIREMENTS SHALL BE DETERMINED BY THE ELEVATION OF THE SURFACE OF ANY PORTION OF THE STREET OR GRADIENT AGREEMENTS TO SUCH GRADES, AND TO HERETOFOR AND HERETOBE, MY HEIRS, SUCCESSORS AND ASSIGNS TO MAINTAIN AND EXTEND THE TITLE TO THE LAND SO DESCRIBED.

RAHMATULLAH MOHIN

NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAHMATULLAH MOHIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC BY AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRIAN C. FARMERSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8011, DO HEREBY CERTIFY THAT I PREPARED THIS DEED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON SHALL BE SUFFICIENT PLACES USED BY PERSONAL SURVEYORS, IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF ANGLETON, TEXAS.

BRIAN C. FARMERSON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8011



OWNER:
 RAHMATULLAH MOHIN
 2113 S. VELASCO ST
 ANGLETON, TEXAS 77515

FROM THE OFFICE OF:
 RANDY L. STROUD, P.E.
 TITLE FIRM NO. 10025990
 TYPE FIRM NO. F372
 201 SOUTH VELASCO
 ANGLETON, TEXAS 77515
 978-648-3141

MAGLION ZONING CODES

ACCEPTED THIS _____ DAY OF _____, 2018.

THE BOARD OF SUPERVISORS OF THE ANGLETON DISTRICT DOES NOT WARRANT, REPRESENT, OR GUARANTEE:

1. THAT DRAWINGS FACIATED OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAN ARE AVAILABLE TO RECENT READER FROM THE FACILITIES DESCRIBED IN THIS PLAN.
2. THAT DRAWINGS FACIATED DESCRIBED IN THIS PLAN ARE ADEQUATE FOR ANALYSIS IN EXCESS OF A-ZO REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON ZONING DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TITLE REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT A GUARANTEE AND WILL SERVE AS A SUBSTITUTION OF THE ORIGINAL RESPONSIBILITY AND A-ZO ZONING MARKING POWER OF THE PARTY SUBMITTING THE PLAN OR PLAN HEREIN, THEIR OR ITS PERSONALS OF AGENTS.

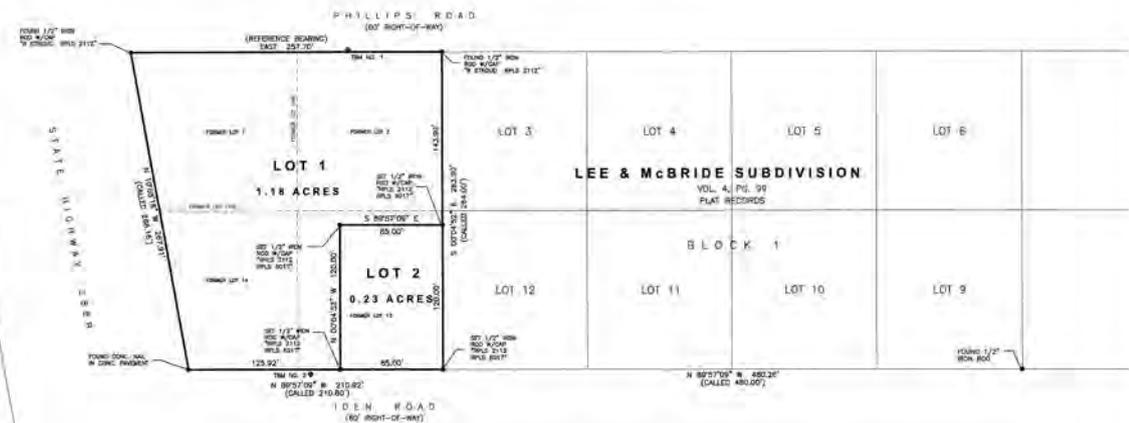
GARY SPIDOR, CHAIRMAN

WELDON ZAGAR, VICE-CHAIRMAN

BRIAN MOHIN, SECRETARY

NOTES

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 48050A001A, DATED JUNE 2, 1998, FIRM BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, THE PROPERTY LIES WITHIN ZONE "A" AND IS NOT IN THE 100 YEAR FLOOD PLAIN.
2. REFERENCE BENCHMARK: WGS 84/NAVD83 "3-INCH" ELEVATION=2941.1 FEET (2000 1928)
3. TBM NO. 1 DESCRIPTION: 800 MM ILM IN POWER POLE ON THE SOUTH SIDE OF PHILLIPS ROAD, LOCATED APPROXIMATELY 110 FEET WEST OF THE NORTHWEST CORNER OF THE PROPERTY. ELEVATION=48.00 FEET (2000 1928)
4. TBM NO. 2 DESCRIPTION: 800 MM ILM IN POWER POLE ON THE NORTH SIDE OF IOWA ROAD, LOCATED APPROXIMATELY 110 FEET WEST OF THE SOUTH WEST CORNER OF THE PROPERTY. ELEVATION=48.00 FEET (2000 1928)



REPEAT OF LOTS 1, 2, 13, AND 14, BLOCK 1 LEE & MCBRIDE SUBDIVISION

2 LOTS 1 BLOCK

REPEAT OF LOTS 1, 2, 13, AND 14, BLOCK 1 LEE & MCBRIDE SUBDIVISION OUT OF LOT 20, DIVISION 4, OF THE SUBDIVISION OF THE EAST ONE-HALF (1/2) OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, CITY OF ANGLETON, BRAZORIA COUNTY TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 4, PAGE 99 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.



Lee & McBride Subdivision Amended Plat
Staff
December, 2016

Staff Comments

- 1) Label as an amended plat
- 2) Provide metes and bounds description on plat
- 3) Show building setback lines on plat



**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
2113 S. Velasco, Angleton, Tx. 77515

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Brian Fambrough

ADDRESS: 201 S. Velasco, Angleton, Tx. 77515

APPLICANT PHONE # _____ E-MAIL: _____

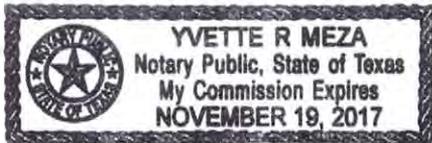
PRINTED NAME OF OWNER: Rahmatullah Moim

SIGNATURE OF OWNER: Rahmatullah DATE: _____

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 3rd day of October, 2016.

(SEAL)



Yvette R. Meza
Notary Public for the State of Texas
Commission Expires: 11-19-17

PROJECT SUMMARY FORM

Address of property 2113 S. Velasco, Angleton, Tx. 77515

The subject property fronts 268 feet on the East side of SH 288B

Depth: 257.7' Area: 1.41 Acres: _____ square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Extending building for c-store and/or
demolishing old store. Replat the existing 4
lots into 2 lots. One lot will be for the convenience
store and the other one will be for an existing house.

Is this platting a requirement for obtaining a building permit? YES NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

The site currently consists of 4 lots in the Lec + McBride
Subdivision. Lots 1 and 14 are zoned light industrial and
Lots 2 and 13 are zoned residential. After this replat,
Lot 1 will be 1.18 Acres and contain the convenience
store. Lot 2 will be 0.23 Acres and with an existing
house located on it.

Name: Bryan Fimbrough
Bin Farley

Date: 12-7-16



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as Rahmatullah Momin,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Brian Fambrough

Mailing Address: 201 S. Velasco Email: _____

City: Angleton State: Tx. Zip: 77515

Home Phone: (____) _____ Business Phone: (____) _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Rahmatullah Momin Title Owner

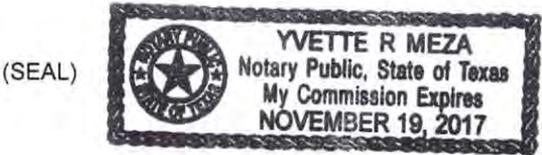
Printed/Typed Name of owner Rahmatullah Momin Date 10/10/16

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF Brazoria §

Before me, Yvette R. Meza, on this day personally appeared Rahmatullah Momin known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of October, 2016



Yvette R. Meza
Notary Public Signature
Nov. 19, 2017
Commission Expires

Public Hearing Notice

The City of Angleton has received a request to rezone Lot 1 (replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas), which includes 2113 South Velasco Street, from LI – Light Industrial District (westerly portion) and SF-7.2 – Single Family-7.2 District (northeast portion) to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

For additional information concerning this rezone, please contact Alyssa Deaton at (979) 849-4364 ext. 2114.

Date: December 12, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, December 18, 2016

Please provide a publisher's affidavit and the total amount to be billed

If you have any questions, please contact Alyssa @ 979-849-4364 ext. 2114.



December 14, 2016

Public Hearing Notice

The City of Angleton has received a request to rezone Lot 1 (replat of Lots 1, 2, 13 and 14, Block 1, Lee & McBride Subdivision out of Lot 20, Division 4, of the Subdivision of the East One-Half (1/2) of the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas), which includes 2113 South Velasco Street, from LI – Light Industrial District (westerly portion) and SF-7.2 – Single Family-7.2 District (northeast portion) to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary’s Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary’s Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

Alyssa Deaton
Asst. City Secretary

Mayor
Randy Rhyne

Mayor Pro Tem
Hardwick Bieri
Position 1

Council Members:

Williams Tigner
Position 2

VACANT
Position 3

Bonnie McDaniel
Position 4

Cody Vasut
Position 5

City Manager
Michael Stoldt

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

This notice has been sent to you as it has been determined that the property you own possibly lies within 200 feet of the above-referenced property. Property owners within 200 feet of this property have the legal right to protest the request by filing a written protest signed by the property owner. In such event, the City will have a surveyor determine which properties are within exactly 200 feet of the subject property. Property owners should be aware that if they oppose or protest the requested rezone, such opposition must be submitted in written form, with the property owner’s signature and address included.

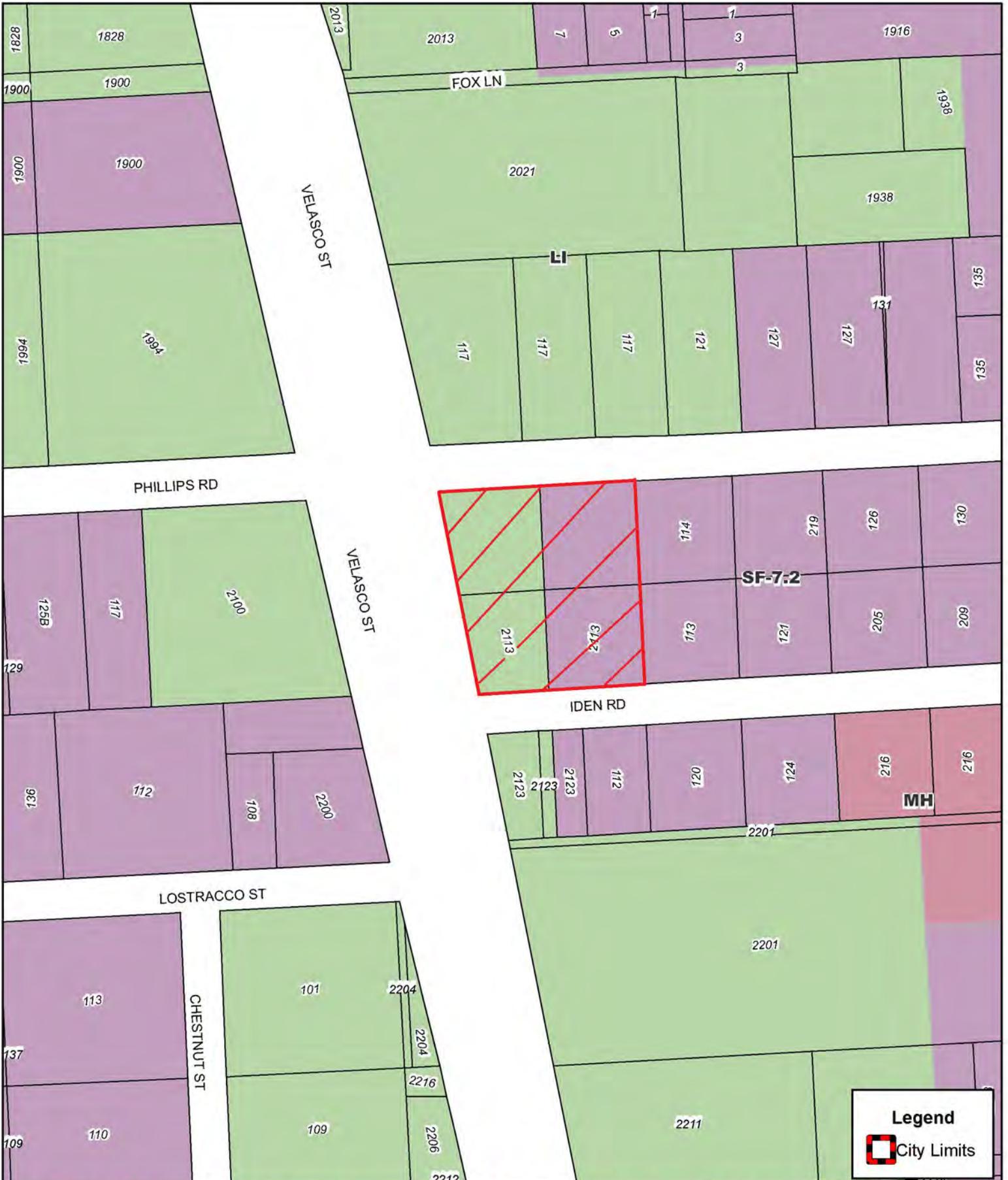
For additional information concerning this rezone, please contact Alyssa Deaton at 979-849-4364, ext. 2114.

Cordially,

Alyssa Deaton
Assistant City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



Legend
 City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof, and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping

1" = 159'





OFFICE USE ONLY	
Date received:	12-8-16 Fee: \$ <input checked="" type="checkbox"/>
P&Z Public Hearing date:	1-4-17
Date to send cert. letters:	12-14-16
Date to publish:	12-18-16
Proof of taxes paid:	<input checked="" type="checkbox"/> date verified: _____

**CITY OF ANGLETON
RE-ZONE APPLICATION**

Name(s) of Property Owner: RAHMATULLAH MOMIN
 Current Address: 2113 S VELASCO ST Email: _____
 City: Angleton State: TX Zip: 77515
 Home Phone: _____ Business Phone: _____ Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: RAHMATULLAH MOMIN
Business Name E-Z Gas & Food Store
 (If different than Property Owner)

Address: _____ Email: _____
 City: _____ State: _____ Zip: _____
 Home Phone: _____ Business Phone: _____ Cell: _____

Address/Location of Property to be Re-zoned: _____

Legal Description: _____
 Metes & Bounds Lot(s) Block Subdivision
1 AND 2 1 Lee & MCBRIDE

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
 Current Zoning: LI SF 72 Current Use: C Store with Gas station
 Proposed Zoning: C-2 Proposed Use: Same AS Gas Station

Application Fee: \$150.00 (must be submitted with application)



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as Rahmatullah Momin,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Brian Fambrough

Mailing Address: 201 S. Velasco Email: _____

City: Angleton State: Tx. Zip: 77515

Home Phone: (____) _____ Business Phone: _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Rahmatullah Momin Title Owner

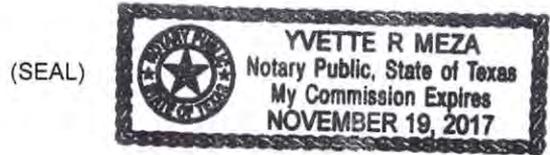
Printed/Typed Name of owner Rahmatullah Momin Date 10/10/16

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF Brazoria §

Before me, Yvette R. Meza, on this day personally appeared Rahmatullah Momin known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 3rd day of October, 2016



Yvette R. Meza
Notary Public Signature
Nov. 19, 2017
Commission Expires



PLANNING & ZONING AGENDA ITEM
Meeting Date: January 4, 2017

SUBJECT: Public Hearing on a request to rezone 234 South Arcola Street; 227, and 335 South Chenango Street; and 212 and 216 East Peach Street from MFR-29 – Multifamily Residential-29 District (Apartments) to CBD – Central Business District; AND 218 South Chenango Street from C-G – Commercial-General District to CBD – Central Business District.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY: Travis Smith, Designated Agent

Budgeted amount: **Funds requested:** **Fund:**

Attachments: (Attachment description)
Notice to Facts and to owners within 200 feet of each property

Executive Summary:

Alyssa Deaton

12/8/16

Name

Date

Public Hearing Notice

The City of Angleton has received a request to rezone 234 South Arcola Street; 227, and 335 South Chenango Street; and 212 and 216 East Peach Street from MFR-29 – Multifamily Residential-29 District (Apartments) to CBD – Central Business District; AND 218 South Chenango Street from C-G – Commercial-General District to CBD – Central Business District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezoning. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

For additional information concerning the rezoning, please contact Alyssa Deaton at (979) 849-4364 ext. 2114.

Date: 12-8-16
To: The Facts – Public Hearing
From: City of Angleton
To be published once on: Sunday, December 18, 2016

Please provide publisher's affidavit and total amount to be billed
If you have any questions, please contact Alyssa @ 979-849-4364 ext. 2114.



December 14, 2016

Public Hearing Notice

The City of Angleton has received a request to rezone 234 South Arcola Street; 227, and 335 South Chenango Street; and 212 and 216 East Peach Street from MFR-29 – Multifamily Residential-29 District (Apartments) to CBD – Central Business District; AND 218 South Chenango Street from C-G – Commercial-General District to CBD – Central Business District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 4, 2017 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 10, 2017 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezoning. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary’s Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary’s Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

Alyssa Deaton
Asst. City Secretary

Mayor
Randy Rhyno

Mayor Pro Tem
Hardwick Bieri
Position 1

Council Members
Williams Tigner
Position 2

VACANT
Position 3

Bonnie McDaniel
Position 4

Cody Vasut
Position 5

City Manager
Michael Stoldt

City of Angleton
121 South Velasco
Angleton, Texas 77515
Attn: City Secretary

This notice has been sent to you as it has been determined that the property you own possibly lies within 200 feet of the above-referenced property. Property owners within 200 feet of this property have the legal right to protest the request by filing a written protest signed by the property owners. In such event, the City will have a surveyor determine which properties are within exactly 200 feet of the subject property. Property owners should be aware that if they oppose or protest the requested rezoning, such opposition must be submitted in written form, with the property owner’s signature and address included.

For additional information concerning the rezoning, please contact Alyssa Deaton at 979-849-4364, ext. 2114.

Cordially,

Alyssa Deaton
Assistant City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



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Operated by:
 City of Angleton
 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

City of Angleton GIS Mapping 38

1" = 93'





OFFICE USE ONLY	
Date received: <u>12-7-16</u>	Fee: \$ <u>✓</u>
P&Z Public Hearing date: <u>1-4-17</u>	
Date to send cert. letters: <u>12-14-16</u>	
Date to publish: <u>12-18-16</u>	
Proof of taxes paid: <u>✓</u>	date verified: _____

**CITY OF ANGLETON
RE-ZONE APPLICATION**

Name(s) of Property Owner: Holy Comfort Episcopal Church; Holy Comfort Endowment Fund; + Episcopal Diocese of Texas Church Corporation
 Current Address: P.O. Box 786 Email: _____
 City: Angleton State: Tx Zip: 77516
 Home Phone: _____ Business Phone: _____ Cell: _____

ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.

Name of Applicant: Travis Smith
 (If different than Property Owner)

Address: 303 E. Peach St. Email: travisodates@hotmail.com
 City: Angleton State: Tx Zip: 77515
 Home Phone: — Business Phone: — Cell: _____

Address/Location of Property to be Re-zoned: 234 S. Arcola, 277 S. Chenango, 212 E. Peach, 218 S. Chenango, 335 S. Chenango, 216 E. Peach

Legal Description: Blk 22 Lots 17-20; Blk 22 Lots 11-16; Blk 21 lots 4-5; Blk 19 lots 19-20
 also: Blk 21 lots 11-14; Blk 21 lots 1-3 & 6
Metes & Bounds Lot(s) Block Subdivision

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
 Current Zoning: see attached Current Use: ~~MFR 29~~ (B) it is a church and it is staying a church
 Proposed Zoning: CBD Proposed Use: church (permanent use) + community market (on Saturdays)

Application Fee: \$150.00 (must be submitted with application)



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as Holy Comforter Endowment Fund,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: The Reverend Travis Smith

Mailing Address: P.O. Box 786 Email: t

City: Angleton State: Tx Zip: 77516

Home Phone: () _____ Business Phone: _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Lori K. Hawkins Title Chairman

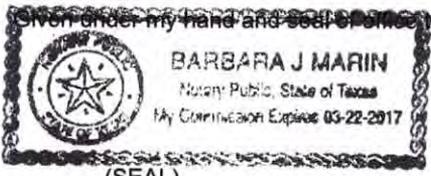
Printed/Typed Name of owner Lori K. Hawkins Date 12-1-16

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF BRAGG §

Before me, BARBARA J. MARIN, on this day personally appeared LORI K. HAWKINS known to me (or proved to me on the oath of _____) or through (_____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 1st day of December, 2016



[Signature]
Notary Public Signature

Commission Expires _____



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as Holy Comforter Episcopal Church,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: The Reverend Travis Smith

Mailing Address: P.O. Box 786 Email: _____

City: Angleton State: Tx Zip: 77516

Home Phone: _____ Business Phone: _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, **I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter.** If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Barbara J. Marin Title Sr. Warden

Printed/Typed Name of owner Holy Comforter Episcopal Church Date _____

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, SUSIE DEVENS, on this day personally appeared BARBARA J. MARIN known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 22nd day of November, 2016



Susie A. Devens
Notary Public Signature

Commission Expires _____



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as Protestant Episcopal Church Council of the
I hereby appoint the person designated below to act for me, as my agent in this request. Diocese
of Texas

Name of Agent: The Reverend Travis Smith

Mailing Address: P.O. Box 786 Email: _____

City: Angleton State: Tx Zip: 77516

Home Phone: _____ Business Phone: (_____)

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner David N. Fisher Title Assistant Secretary

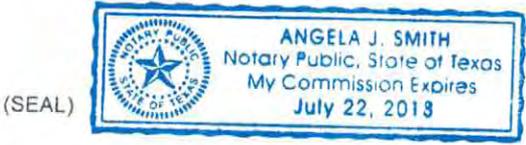
Printed/Typed Name of owner David N. Fisher Date 11-18-16

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §
COUNTY OF Harris §

Before me, Angela J. Smith, on this day personally appeared David N. Fisher, known to me (or proved to me on the oath of _____) or through (Driver's License) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 18th day of November, 2014



Angela J. Smith
Notary Public Signature
7-22-18
Commission Expires

STATE OF TEXAS COUNTY OF BRAZORIA

STATE OF TEXAS COUNTY OF BRAZORIA

WHEELER BRANCH DISTRICT

APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON

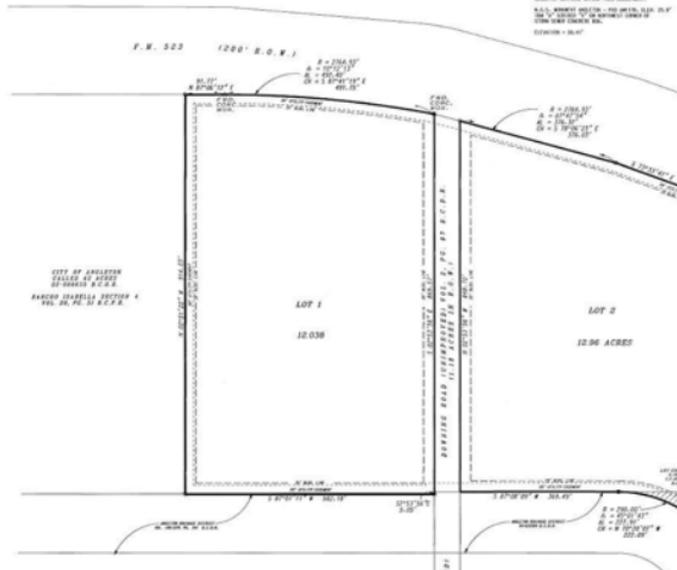
APPROVED BY THE PLANNING BOARD OF THE CITY OF ANGLETON

STATE OF TEXAS COUNTY OF BRAZORIA

STATE OF TEXAS COUNTY OF BRAZORIA

APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON

STATE OF TEXAS COUNTY OF BRAZORIA



- 1. ALL DISTANCES ARE MEASURED AS PLACED ON THE SURVEY...



ANGLETON I.B.D. C.F. #28 828785 A.C.P.R.



- ▲ BARRIERS & FENCE CONCRETE WALL

APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON

APPROVED BY THE PLANNING BOARD OF THE CITY OF ANGLETON

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CITY OF ANGLETON COMMERCIAL TRACT 2

ANGLETON COMMERCIAL SUBDIVISION NO. 7

12.038 ACRES OUT OF TRACT 2 & INCLUDING RESERVE "A" RANCHO ISABELLA SECTION 4

VOL. 20, PG. 31-32 B.C.P.R.

12.04 ACRES

RESERVE OF A 15.071 ACRE TRACT RECORDED IN CLERK'S FILE NO. 92-029625

B.C.P.R.

OUT OF THE OLIVER & BARROWS SUBDIVISION

RECORDED IN VOLUME 8, PAGE 97

OF THE BRAZORIA COUNTY PLAT RECORDS IN THE T. S. LEE SURVEY ABSTRACT 318

CITY OF ANGLETON, TEXAS

44 DECEMBER 2016

Doyle & Wachtsteller, Inc. Surveying and Mapping GIS/CS

Original filed in Brazoria County, Texas, on 12/16/16

received





APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12-16-2016

TYPE OF APPLICATION: SHORT FORM
 PRELIMINARY/FINAL PLAT
 COMMERCIAL
 RESIDENTIAL

Address of property FM 523 E CAMPUS DRIVE

Name of Applicant: Terry Singletary Phone: _____

Name of Company: Doyle & Wachtstetter, Inc. Phone: _____

E-mail: _____

Name of Owner of Property: Paul O'Farrell, Trustee

Address: _____ 7 Angleton Tx 77516

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Paul O'Farrell, Trustee

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 16th day of December, 2016.



Lauren Baxter
Notary Public for the State of Texas
Commission Expires: 02-15-2020

APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS BEFORE THE PLANNING & ZONING COMMISSION MEETING. (If application is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

As owner of the property described as 0318-0043-110 & 7177-4000-002
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Terry Singletary (Wachtstetter Group)

Mailing Address: 131 Commerce Street Email: _____

City: Clute State: Texas Zip: 77531

Home Phone: () _____ Business Phone: _____

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Paul O'Farrell Title Trustee

Printed/Typed Name of owner Paul O'Farrell, Trustee Date _____

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, Meaghan Boazman, on this day personally appeared Paul O'Farrell, known to me (or proved to me on the oath of TXDL or through (TXDL)) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 21 day of December, 16



(SEAL)

Meaghan Boazman
Notary Public Signature
11-22-17
Commission Expires