

CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION
Meeting @ 12 p.m., Wednesday, May 4, 2016
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 April 6, 2016 meeting minutes.
- 3.) Public Hearing on a request to rezone Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), located at the southwest corner of Buchta Road and Hospital Drive from C-O/R – Commercial-Office/Retail District to 2F – Two-Family Residential District (Duplex Homes).
- 4.) Discussion and Possible Action on a request to rezone Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), located at the southwest corner of Buchta Road and Hospital Drive from C-O/R – Commercial-Office/Retail District to 2F – Two-Family Residential District (Duplex Homes).
- 5.) Discussion and Possible Action on the Preliminary Plat for the Tropoli Townhomes, a Subdivision Plat of a 1.8878 acre tract situated in the J de J Valderas Survey, A-380, Brazoria County, Texas, located at the northeast corner of Henderson Road and Valderas Street.
- 6.) Discussion and Possible Action on re-appointing Bill Garwood, Dorothy Hernandez, Deborah Spoor and Travis Townsend to the Planning and Zoning Commission.
- 7.) 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, April 6, 2016

COMMISSIONERS, STAFF & GUESTS

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

Michael Stoldt - City Manager
Mary Kay Fischer - City Attorney
Patti Worfe - Assistant City Manager, Economic Development Director
Karen Barclay - Building Services Department Director
Shelly Deisher - City Secretary
Alyssa Deaton - Assistant City Secretary

Those listed on the registry.

AGENDA

1. Declaration of Quorum and Call to Order at **12:00pm**.
2. Discussion and Possible Action on Approving the March 8, 2016 meeting minutes.

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

Motion carries 6 for; 0 against; 1 absent (Perez)

3. Public Hearing on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R - Commercial-Office/Retail District to C-G - Commercial-General District.

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

Motion carries 6 for; 0 against; 1 absent (Perez)

Cynthia Comins, designated agent for the property in discussion, explained that she was working toward cleaning up the property and that a mini storage facility was one of her ideas for the long term. In the short term, she proposed new windows, a privacy fence, and re-skinning the building that is currently on the property.

Several property owners within 200 feet of the subject property explained their concerns with the proposed rezone and expressed that they were strongly against it. Some concerns were; the past and present use of the property; and the issues that a storage facility could bring such as, bright lights, impervious cover, thieves and attracting vermin. Another major concern they expressed in rezoning to commercial general was that Commercial General is a 'loose' zone that would open up the property for a wide variety of uses that the property owners feel would be inappropriate for the area.

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

Motion carries 6 for; 0 against; 1 absent (Perez)

4. Discussion and Possible Action on a request to rezone Tract 110A3 at 2850 North Valderas Street, Abstract No. 380, J de J Valderas Survey, consisting of 1.00 acre from C-O/R - Commercial-Office/Retail District to C-G - Commercial-General District.

Vice-Chairman Munson urged Ms. Comins to speak with the owner and ask that she move toward improving it from what it is now, and that whatever she does do, do so in conjunction with the neighborhood.

Ms. Comins agrees and suggested perhaps her first idea is not the right idea and invited the property owners to help her with coming up with ideas.

**Motion by Vice-Chairman Munson to deny the requested rezone of
Tract 110A3 at 2850 North Valderas Street;
Second by Commissioner Bieri.**

Motion carries 6 for; 0 against; 1 absent (Perez)

5. Public Hearing on a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R - Commercial-Office/Retail District to SF-6.3 - Single-Family Residential-6 District.

**Motion by Commissioner Spoor to open the Public Hearing;
Second by Commissioner Hernandez.**

Motion carries 6 for; 0 against; 1 absent (Perez)

Ms. Brown, representative from Habitat for Humanity, explained that they will need to rezone the property in order to build two new Habitat homes. She reassured the Commissioners that Habitat home owners have always been reliable and that Habitat has a good reputation within the community. She stated that they run the homeowners prior to purchasing to ensure they are stable, financially secure, the families go through classes and that it takes three years to get awarded a home.

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

Motion carries 6 for; 0 against; 1 absent (Perez)

6. Discussion and Possible Action on a request to rezone the property located at the northeast corner of West Myrtle Street and North Erskine Street, with a legal description of ANGLETON (ANGLETON), BLOCK 45, LOT 10-13, from C-O/R - Commercial-Office/Retail to SF-6.3 - Single-Family Residential-6 District.

Chairman Garwood asked if there had been any opposition to the rezone.

Alyssa Deaton, Assistant City Secretary stated that there had been no opposition.

Karen Barclay, Building Services Dept. Director, explained that the reason for having to combine the four lots into two lots is to meet minimum square footage requirements for the SF-6.3 zoning classification.

**Motion by Vice-Chairman Munson to recommend approval of the
rezone of lots 10-13 at the northeast corner of West Myrtle and North
Erskine;
Second by Commissioner Bieri.**

Motion carries 6 for; 0 against; 1 absent (Perez)

7. Adjourned at 12:30pm.

**Motion by Commissioner Hernandez to adjourn;
Second by Commissioner Spoor.**

Motion carries 6 for; 0 against; 1 absent (Perez)

CERTIFICATION

Bill Garwood, Chairman

Alyssa Deaton, Asst. City Secretary



PLANNING AND ZONING AGENDA ITEM
Meeting Date: May 4, 2016 12:00 PM

SUBJECT: Public Hearing on a request to rezone Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), located at the southwest corner of Buchta Road and Hospital Drive from C-O/R – Commercial-Office/Retail District to 2F – Two-Family Residential District (Duplex Homes).

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY:

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

Attachments: (Attachment description)
Public Hearing notice for the Facts and for property owners within 200' of subject property.

Executive Summary:

Recommendation:
Staff recommends approval.

Alyssa Deaton

Name

April 6, 2016

Date

Public Hearing Notice

The City of Angleton has received a request to rezone Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION (1), located at the southwest corner of Buchta Road and Hospital Drive from C-O/R – Commercial-Office/Retail District to 2F – Two-Family Residential District (Duplex Homes). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, May 4, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, May 24, 2016 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: Shelly Deisher, City Secretary

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

Date: April 6, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, April 17th, 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.



April 12, 2016

Public Hearing Notice

The City of Angleton has received a request to rezone Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION (1), located at the southwest corner of Buchta Road and Hospital Drive from C-O/R – Commercial-Office/Retail District to 2F – Two-Family Residential District (Duplex Homes). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, May 4, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, May 24, 2016 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
Roger Collins
Position 5

Council Members
Hardwick Bieri
Position 1

Williams Tigner
Position 2

Wesley Rolan
Position 3

Bonnie McDaniel
Position 4

City Manager
Michael Stoldt

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

Property owners should be aware that if they oppose or protest the requested rezone, such opposition should be submitted in written form, with the property owner’s signature and address included. Failing to provide a written protest for the requested rezone may reduce the legal impact of such opposition.

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

Sincerely,

Alyssa Deaton
Assistant City Secretary

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

www.angleton.tx.us



OFFICE USE ONLY	
Date received:	<u>3-21-16</u> Fee: \$ _____
P&Z Public Hearing date:	<u>5/4/16</u>
Date to send cert. letters:	<u>10th or 17th</u>
Date to publish:	<u>" " "</u>
Proof of taxes paid:	<input checked="" type="checkbox"/> date verified: <u>3-21-16</u>

**CITY OF ANGLETON
RE-ZONE APPLICATION**

Name(s) of Property Owner: JAMES + DIANN DANNHAUS
 Current Address: _____
 City: ANGLETON State: TX Zip: 77515
 Home Phone: NONE Business Phone: --- Cell: _____

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

Name of Applicant: SAME
 (If different than Property Owner)

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

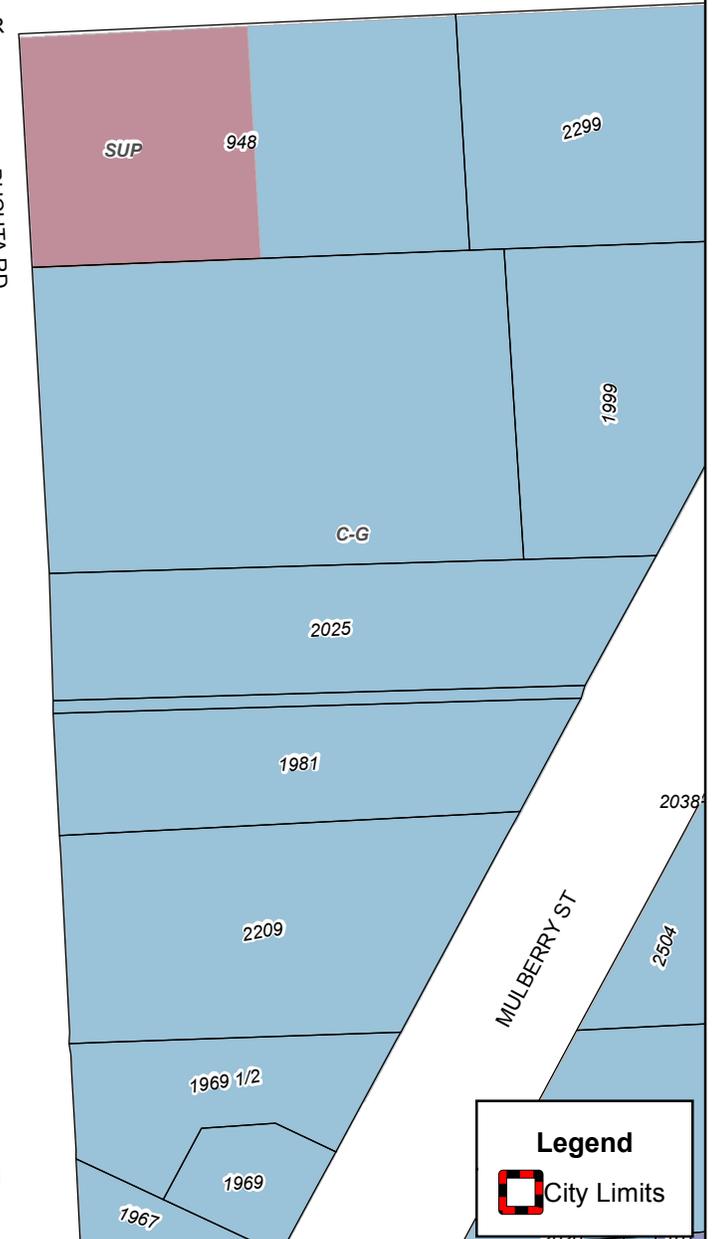
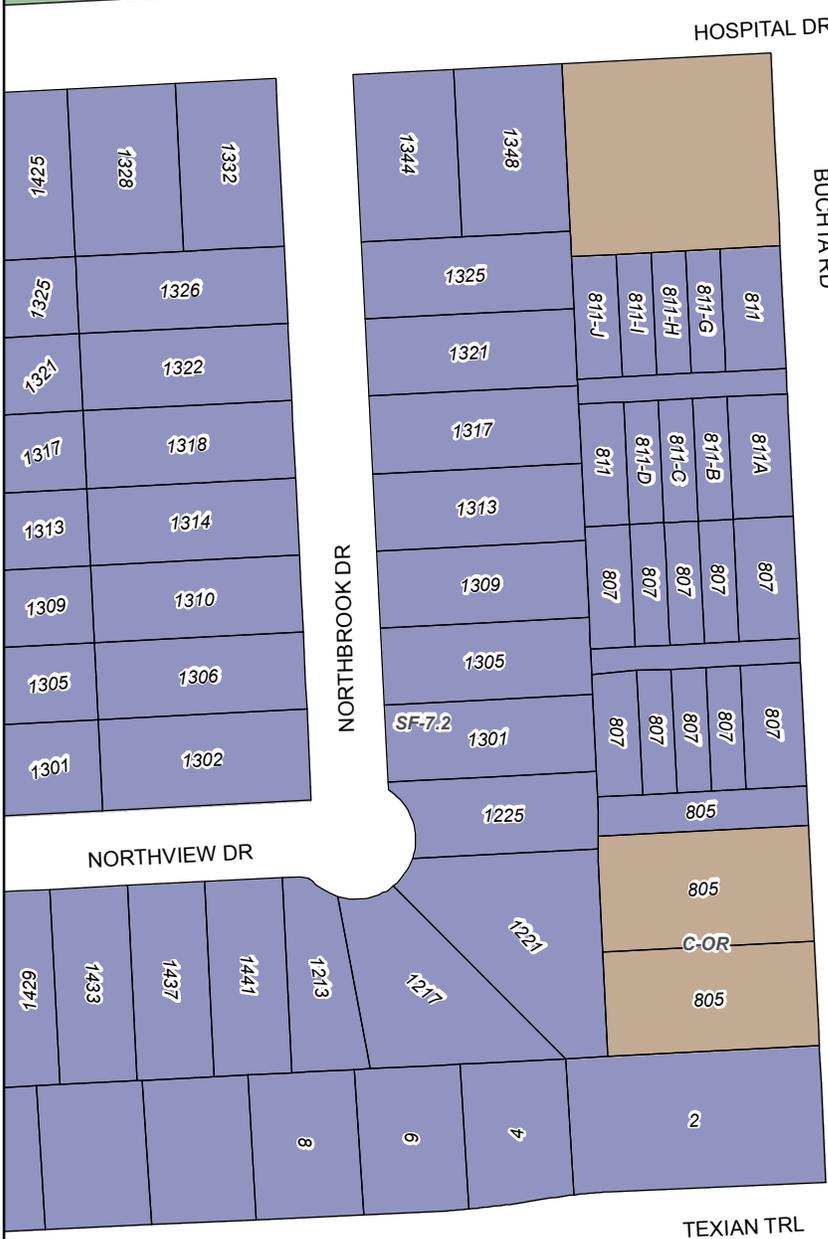
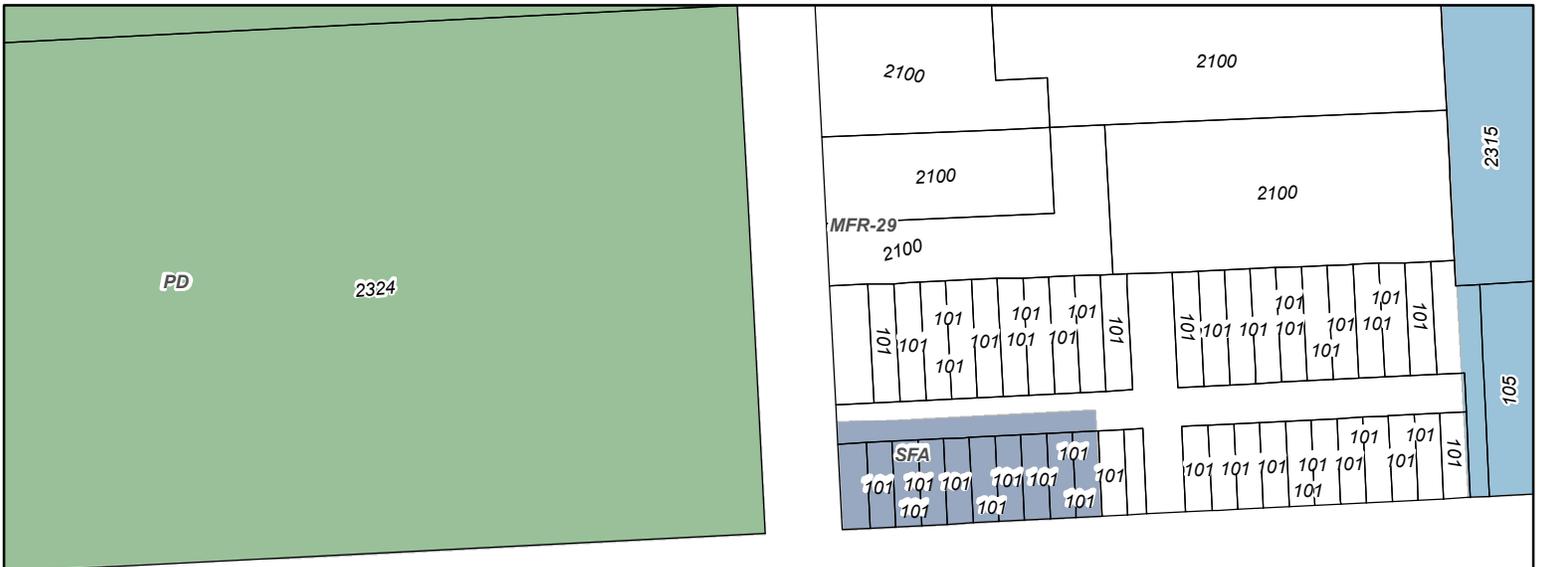
Address/Location of Property to be Re-zoned: SOUTHWEST CORNER OF HOSPITAL AND BUCKTA

Legal Description: _____ 1 2 NORTHVIEW SUB. SECTION 1
 Metes & Bounds Lot(s) Block Subdivision

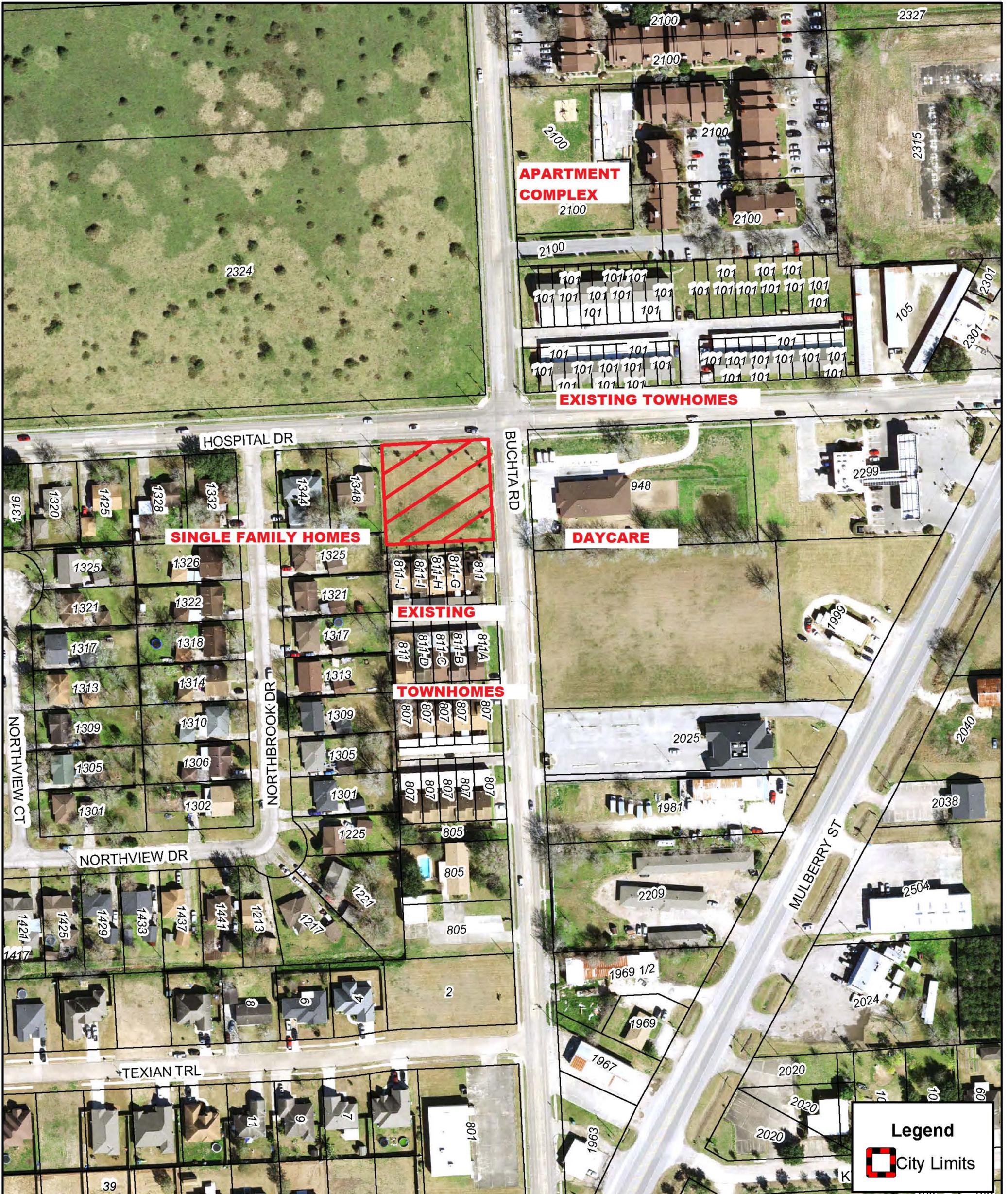
→ ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
 Current Zoning: C-OR Current Use: VACANT LOT
 Proposed Zoning: 2F Proposed Use: 2- DUPLEX UNITS

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



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.



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" = 189'



PROJECT SUMMARY FORM

Address of property 1.8878 Acre Tract situated in the
J deS Walden Survey, A-380, Brazoria County

The subject property fronts 524.06 feet on the East side of Valderes St.

Depth: 156.76 Area: _____ Acres: 1.8878 square feet

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

Subdivision Plat for Townhome Site

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

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

Name: Arte Troppoli

Date: 7-15-15



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

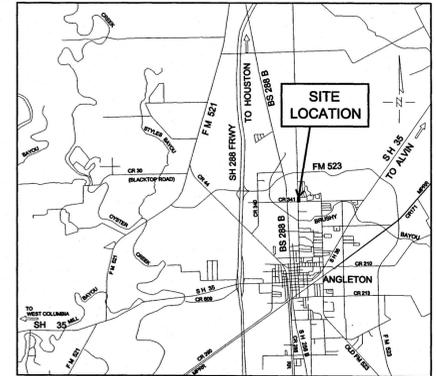
1" = 233'



**BRAZORIA COUNTY,
TEXAS**

TROPOLI TOWNHOMES

VICINITY MAP



MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, THAT:
I, ARTIE P. TROPOLI, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING TROPOLI TOWNHOMES SUBDIVISION PLAT, IN THE JOSE DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380, AN ADDITION TO THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE LINES, LOTS, EASEMENTS AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS SHOWN HEREON FOR THEIR USE FOREVER, AND DO BIND OURSELVES, OR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE SO DEDICATED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2015.

ARTIE P. TROPOLI
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED ARTIE P. TROPOLI, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC
STATE OF TEXAS

SUBDIVISION APPROVALS
CITY PLANNING COMMISSION

I CERTIFY THAT THE ABOVE AND FOREGOING ANGLETON 288 INDUSTRIAL PARK SUBDIVISION PLAT, WAS APPROVED

THIS THE _____ DAY OF _____, 2015

BY THE CITY PLANNING COMMISSION OF ANGLETON, TEXAS.

CHAIRMAN

WITNESS MY HAND THIS THE _____ DAY OF _____, 2015.

CITY SECRETARY

CITY COUNCIL

I CERTIFY THAT THE ABOVE AND FOREGOING ANGLETON 288 INDUSTRIAL PARK SUBDIVISION PLAT, WAS APPROVED

THIS THE _____ DAY OF _____, 2015

BY THE CITY COUNCIL OF ANGLETON, TEXAS.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2015.

CITY SECRETARY

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE _____ DAY OF _____, 2015.

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

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

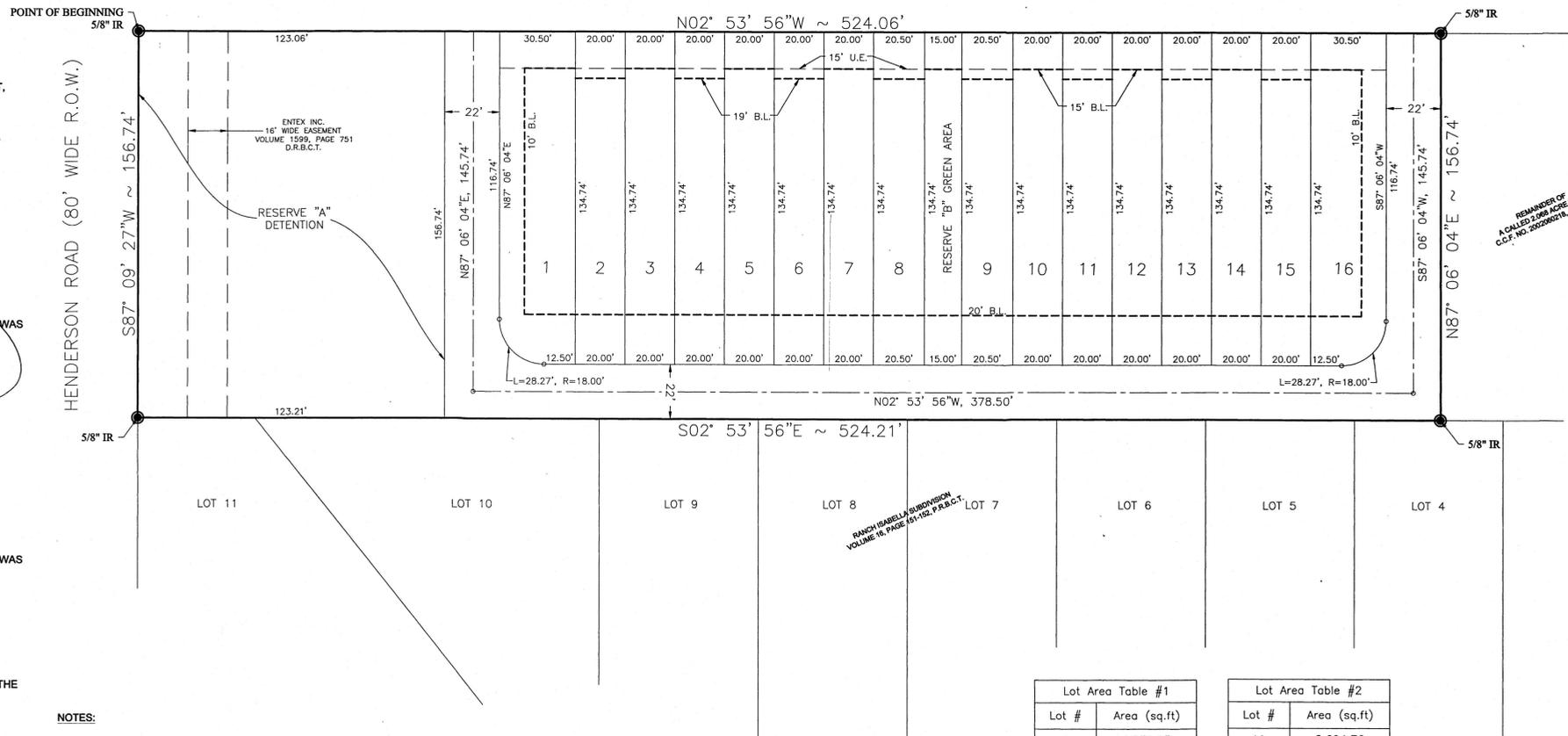
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN _____ MEMBER _____

MEMBER _____

VALDERAS STREET A.K.A. AIRLINE ROAD (80' WIDE R.O.W.)



NOTES:

- SURVEY PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE PRESENT ON IT.
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- THE DOCUMENTS REFERRED TO HEREON, WHETHER THOSE OF PUBLIC RECORD OR OTHERWISE, WERE OBTAINED BY THE SURVEYOR AND/OR PROVIDED BY THE CLIENT. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE ON THE GROUND AT THE TIME OF MAKING THIS SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION REGULATIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND OTHER FACTS OTHER THAN THOSE WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. FEET.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4854580435 H, WITH EFFECTIVE DATE OF JUNE 05, 1989, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE PROPERTY SURVEYED IS WITHIN THE CITY LIMITS OF THE CITY OF ANGLETON.
- BENCH MARK - 60D NAIL IN SOUTH FACE OF POWER POLE IN THE SOUTHWEST CORNER OF TRACT. ELEV. = 29.56'

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

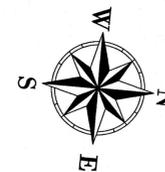
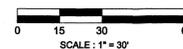
SIGNED: JOSHUA A. MCGINN DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6467

Lot Area Table #1

Lot #	Area (sq.ft)
1	4,039.97
2	2,694.76
3	2,694.76
4	2,694.76
5	2,694.76
6	2,694.76
7	2,694.76
8	2,762.12
9	2,762.12

Lot Area Table #2

Lot #	Area (sq.ft)
10	2,694.76
11	2,694.76
12	2,694.76
13	2,694.76
14	2,694.76
15	2,694.76
16	4,039.97
RES. "A"	19,300.02
RES. "B"	2,021.07



B & L
BAKER & LAWSON, INC.
ENGINEERS - PLANNERS - SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500

SCALE: 1"=30'	REVISION NO.:	REVISION DESCRIPTION:	DRAWN BY: BT
DATE: 7/1/2015			CHECKED BY: RC
PROJECT NO.: 11519			DRAWING NO.: 1 OF 1

FIELD NOTES DESCRIPTION OF A 1.8878 ACRE TRACT

BEING A 1.8878 ACRE TRACT SITUATED IN THE J. DE J. VALDERAS SURVEY, ABSTRACT - 380, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 2.068 ACRE TRACT OF LAND DESCRIBED IN COUNTY CLERKS FILE NO. (C.C.F.NO.) 2002060218, IN THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS (D.R.B.C.), SAID 1.8878 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING at a 5/8-inch iron rod with cap stamped "Damian & Associates" found at the northeast intersection of the north right-of-way (R.O.W.) line of Henderson Road and the east R.O.W. line of Valeras Street marking the southwest corner of the herein describer tract;
- THENCE N 02° 53' 56" W, a distance of 524.06 feet to a 5/8-inch iron rod with cap stamped "Damian & Associates" found marking the northwest corner of the herein described tract;
- THENCE N 87° 06' 04" E, a distance of 156.74 feet to a 5/8-inch iron rod with cap stamped "Damian & Associates" found marking the northeast corner of the herein described tract;
- THENCE S 02° 53' 56" E, a distance of 524.21 feet to a 5/8-inch iron rod with cap stamped "Damian & Associates" found marking the southeast corner of the herein described tract;
- THENCE S 87° 09' 27" W, a distance of 156.74 feet to the POINT OF BEGINNING of the herein described tract; and containing 1.8878 acres (or 82,233 square feet) of land.

All bearings and distances are based on the Texas Plane Coordinate System, South Central Zone (4204), NAD-83, U.S. Survey feet.

**TROPOLI TOWNHOMES
SUBDIVISION PLAT**

OF A
1.8878 ACRE TRACT
SITUATED IN THE
**J. de J. VALDERAS SURVEY A-380,
BRAZORIA COUNTY, TEXAS**

OWNER DEVELOPER
ARTIE P. TROPOLI, TRUSTEE
C.C.F. NO. 2015002585 O.P.R.B.C.T.

**TROPOLI PRELIMINARY COMMENTS
(4-27-2016)**

STAFF COMMENTS

1. If road is to be public street, specify and dedicate as such on the plat.
2. Change dedicatory statements, dates from 2015 to 2016 and 288 Industrial Park to Tropoli Townhomes.
3. Specify on plans that road is to be a one-way
4. Sidewalks will be required and need to be tied in to existing sidewalk along Valderas Street.
5. Plat needs to be signed and sealed by engineer
6. Add water line easement for fire hydrant water line extension.
7. Sheet C.7 – Service lead and meter need to be a minimum 1”

ENGINEER'S COMMENTS

1. Sheet C.1
This sheet shows the partial fill of an existing drainage ditch along Valderas Street. Please verify that the partial filling of this ditch and the amount of storage capacity is not going to negatively affect any properties upstream and downstream.
2. Sheet C.1
This sheet shows the partial fill of an existing drainage ditch along Valderas Street. Currently it shows that the filling of the ditch will abruptly end at the northern property line. Please show how this will be tied into the existing ditch to the north (tapered?) so that is it not just a vertical wall in the ditch. It appears that there are two culverts to the north of property as shown on C.3.
3. Sheet C.2
Please verify paving elevation near the inlet on the southeast side is 20.40
4. Sheet C.2
Please verify that the 15” outfall pipe at the detention pond will allow the pond to function properly and fill with a slow release (pond is only being filled by 18” pipe and pond is approximately 4.5”-5” deep).

5. Sheet C.3
Please verify that "EXTEX" is aware and approved the encroachment of the existing 16' easement with the proposed detention pond and 15" outfall pipe.
6. Sheet C.4
Please provide sizes of proposed water service leads
7. Sheet C.4
Please move proposed valve on fire hydrant lead to the 6" tee adjacent to Henderson.
8. Sheet C.7
Please call out that the proposed concrete for detail "Sanitary Cleanout" is 3,000psi.

