

**CITY OF ANGLETON, TEXAS**  
**PLANNING & ZONING COMMISSION**  
Meeting @ 12 p.m., Tuesday, August 23, 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 July 13, 2016 meeting minutes.
- 3.) Public Hearing on the Northview Duplexes Subdivision plat, which is a replat of Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 15, Page 191 of the Plat Records of Brazoria County, Texas (located on the southwest corner of Hospital Drive and Buchta Road).
- 4.) Discussion and Possible Action on the Northview Duplexes Subdivision plat, which is a replat of Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 15, Page 191 of the Plat Records of Brazoria County, Texas (located on the southwest corner of Hospital Drive and Buchta Road).
- 5.) Public Hearing on a request to rezone a portion of 521 South Arcola Street, with a legal description of Lots 4 thru 8, Block H, Kiber Live Wire Addition to the City of Angleton, Brazoria County, Texas, according to the recorded map or plat thereof recorded in Volume 3, Page 174 of the Official Records of Brazoria County, Texas from LI – Light Industrial District to MH – Manufactured Home District.
- 6.) Discussion and Possible Action on a request to rezone a portion of 521 South Arcola Street, with a legal description of Lots 4 thru 8, Block H, Kiber Live Wire Addition to the City of Angleton, Brazoria County, Texas, according to the recorded map or plat thereof recorded in Volume 3, Page 174 of the Official Records of Brazoria County, Texas from LI – Light Industrial District to MH – Manufactured Home District.
- 7.) Public Hearing on a request to rezone 744 Henderson Road, a 0.676 acre tract of land situated in the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, Tract 33B, from PD – Planned Development Overlay District to C-G – Commercial-General District.

- 8.) Discussion and Possible Action on a request to rezone 744 Henderson Road, a 0.676 acre tract of land situated in the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, Tract 33B, from PD – Planned Development Overlay District to C-G – Commercial-General District.
- 9.) Public Hearing on a request for a Specific Use Permit to rent U-Haul vehicles/trailers at 2851 North Downing Street, with a legal description of a 0.31 Acre Tract, being the Residue of a Called 0.321 Acre Tract out of a 1.00 Acre Tract out of a 36.75 Acre Tract out of Tracts 32 and 33 of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas.
- 10.) Discussion and Possible Action on a request for a Specific Use Permit to rent U-Haul vehicles/trailers at 2851 North Downing Street, with a legal description of a 0.31 Acre Tract, being the Residue of a Called 0.321 Acre Tract out of a 1.00 Acre Tract out of a 36.75 Acre Tract out of Tracts 32 and 33 of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas.
- 11.) Public Hearing on a request for a Specific Use Permit to operate an Amusement Redemption Machine Game Room at 1501 South Velasco Street, Angleton, Texas.
- 12.) Discussion and Possible Action on a request for a Specific Use Permit to operate an Amusement Redemption Machine Game Room at 1501 South Velasco Street, Angleton, Texas.
- 13.) Discussion and Possible Action on the Final Plat of the Teal Industrial Angleton Business Park, with a legal description of 10.4731 acres of land, located in the Edwin Waller League, Abstract 134, City of Angleton, Brazoria County, Texas, being out of and a part of Lot 1 in Airport Meadows Subdivision (located off of County Road 220 and County Road 288).
- 14.) Discussion and Possible Action on the Final Plat, which is a replat, of Tract 5 of the Angleton Commercial Subdivision No. 4, in the J De J Valderas Survey, Abstract 380, Brazoria County, Texas, According to the Plat of Said Subdivision Recorded in Volume 24, Pages 109-110, of the Plat Records of Brazoria County, Texas, located on the southwest corner of Highway 288B and FM 523.
- 15.) Public Hearing on ORDINANCE 2016-O-8A, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING ORDINANCE 2009-O-4A, ARTICLE II, SECTION 28-24, AMENDMENTS TO ZONING ORDINANCE AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, BY ADDING SECTION 28-24 (g)(6) REQUIRED WAITING PERIOD.
- 16.) Discussion and Possible Action on ORDINANCE 2016-O-8A, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING ORDINANCE

2009-O-4A, ARTICLE II, SECTION 28-24, AMENDMENTS TO ZONING ORDINANCE AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, BY ADDING SECTION 28-24 (g)(6) REQUIRED WAITING PERIOD.

**17.) 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.*

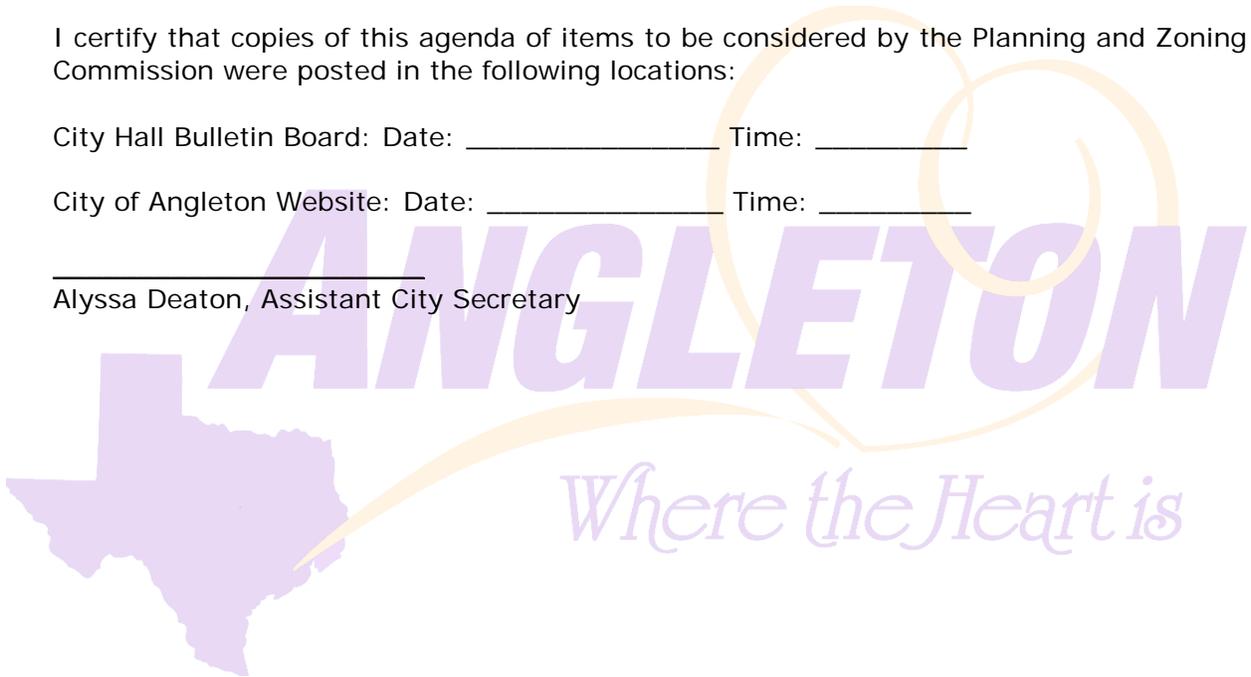
**CERTIFICATION**

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, July 13, 2016

### COMMISSIONERS, STAFF & GUESTS

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

Michael Stoldt - City Manager  
Patti Worfe - Assistant City Manager, Economic Development Director  
Karen Barclay - Building Services Department Director  
Alyssa Deaton - Assistant City Secretary

Larry Shaefer - Citizen  
Barry Coleman - Appraiser  
Mike Kaatz - Citizen

### AGENDA

1. Declaration of Quorum and Call to Order at **12:02 pm**.
2. Discussion and Possible Action on approving the June 1, 2016 meeting minutes.

**Motion by Commissioner Bieri to approve the minutes;  
Second by Commissioner Spoor.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

3. Public Hearing on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), with a legal description of Exline & Kiber (A0134 E Waller)(Angleton), Lots 33-34, Acres 1.500.

**Commissioner Garwood states that this item has been withdrawn from the agenda at the request of the applicant, but asks if anyone would like to speak on the item. No one wished to speak.**

4. Discussion and Possible Action on a request for a Specific Use Permit to sell portable buildings at 1409 South Velasco Street (Hwy 288B), with a legal description of Exline & Kiber (A0134 E Waller)(Angleton), Lots 33-34, Acres 1.500.

**Item was withdrawn.**

5. Public Hearing on the Zion Townhomes Subdivision preliminary plat, which is a replat of Lots 19-36, Block-4, & Lots 1-18, Block-5, Angleton Country Estates Subdivision, as Recorded in Volume 11, Page 48, of the Plat Records of Brazoria County, Texas, with a legal description of: A 9.99 Acre Tract Being the South One-Half (1/2) of Tract 45 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, located on Buchta Road, also known as County Road 428.

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

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

Mike Kaatz, 152 Bastrop: Why are we putting a cul-de-sac in instead of a through street? I mean, it's probably going to be the only one in Angleton when there's a possibility for it to go straight through.

Bill Garwood: So basically, you don't mind this, but you'd rather see that road go all the way through?

Mike Kaatz: Right.

**Motion by Commissioner Spoor to close the Public Hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

6. Discussion and Possible Action on the Zion Townhomes Subdivision preliminary plat, which is a replat of Lots 19-36, Block-4, & Lots 1-18, Block-5, Angleton Country Estates Subdivision, as Recorded in Volume 11, Page 48, of the Plat Records of Brazoria County, Texas, with a legal description of: A 9.99 Acre Tract Being the South One-Half (1/2) of Tract 45 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, located on Buchta Road, also known as County Road 428.

Chairman Garwood: I have the same question as Mr. Kaatz. Why are we not putting that all the way through?

Doug Roesler, Engineer, explained that it had been discussed a lot with the developers and the thought was that it would be best to keep the traffic inside the townhome development and not put the additional load of traffic on the other streets. He added that the developers are putting

in an emergency access for emergency vehicles.

Mike Kaatz: All those people on Austin are coming down that one lane road, and you've got people coming into that one lane road. Some gentlemen were here before; they said there had been quite a few near misses. My thinking was if the city is not going to make it a two-lane road, they should cut Austin all the way through and take some of the traffic off Bastrop Street.

Doug Roesler: I really don't think the developer cares one way or the other. He just did not want to build the other half of Angleton Blvd between Bastrop and Austin.

Michael Stoldt: I thought the developer preferred the cul-de-sac... the closed in subdivision/neighborhood. My preference would be for it to be open, but either way; on Angleton Blvd, I think it needs to be increased in size whether this stays as a cul-de-sac or not.

Chairman Garwood: Am I correct in assuming that if we recommend that the eastern end is open, that that doesn't necessarily imply that the developer would have to improve Angleton Blvd.

Michael Stoldt: We would not. The offsite part would not be his responsibility, which would require some city involvement.

Chairman Garwood: Aside from the issue of the cul-de-sac, does the City have any concerns with the plat itself?

Michael Stoldt: Yes.

Michael Stoldt goes over the comments with Commissioners. The comments are attached to the minutes.

**Motion by Commissioner Bieri to recommend to Council that the street is through to Angleton Boulevard with staff comments;  
Second by Commissioner Hernandez.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

7. Discussion and Possible Action on the Preliminary Plat, which is a replat, of Tract 5 of the Angleton Commercial Subdivision No. 4, in the J De J Valderas Survey, Abstract 380, Brazoria County, Texas, According to the Plat of Said Subdivision Recorded in Volume 24, Pages 109-110, of the Plat Records of Brazoria County, Texas, located on the southwest corner of Highway 288B and FM 523.

Michael Stoldt explained that it is a simple replat of the large tract into two three-acre tracts and then went over the comments for the plat with commissioners. Comments are attached to the minutes.

**Motion by Commissioner Bieri to recommend approval of the Preliminary Plat subject to staff comments;  
Second by Commissioner Spoor.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

8. Public Hearing on ORDINANCE NO. 2016-O-7A AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE DEFINITION FOR RESIDENTIAL DWELLING, EXISTING.

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

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

Larry Shaefer: I am an affected party. We have an existing residential dwelling in a CG zone. I think it's a good idea. The real possibility you have right now is if you have a fire, and you're more than 50% destroyed, you can't rebuild. Apparently, the amendment allows you to rebuild if you're more than 50% destroyed.

**Motion by Commissioner Hernandez to close the Public Hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

9. Discussion and Possible Action on ORDINANCE NO. 2016-O-7A AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE DEFINITION FOR RESIDENTIAL DWELLING, EXISTING.

Michael Stoldt: We tried to address this when we first made this amendment about a year ago. We had several houses that are in areas zoned commercial that is considered to be a transition zone, and when the people got older or wanted to move, they couldn't sell their house because the house was grandfathered and financing companies won't finance it. We thought we had solved the problem with the first one saying that we added existing residential structures as a permitted use in every zoning district. Well, recently we ran into someone trying to sell their house, and the financing company brought up, what if it burns down? It's no longer an existing residential structure, and I've lent money on it and it can't be rebuilt. The whole idea of doing this the first time was to allow people to continue to live in those houses as the area transitioned until the market got to the point where it really wanted to move those areas to commercial. There's a sentence we added that would allow people to easily attain financing that want to buy existing structures.

Barry Coleman: I am in this situation. What are you stating with that? We

can rebuild if we do live there? So, if I'm more than 50% destroyed, I can rebuild with this new ordinance?

Michael Stoldt: Yes, and you would still be considered an existing residential dwelling.

Barry Coleman: Thank you.

**Motion by Commissioner Hernandez to recommend approval of Ordinance No. 2016-O-7A;  
Second by Commissioner Spoor.**

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

10. Adjourned at 12:39 pm.

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

**Motion carries 4 for; 0 against; 3 absent (Munson, Perez, Townsend)**

CERTIFICATION

\_\_\_\_\_  
Bill Garwood, Chairman

\_\_\_\_\_  
Alyssa Deaton, Asst. City Secretary

Zion Townhomes Preliminary Plat  
Staff Comments

**Zoning Ordinance Review:  
Area Regulations**

1. Size of lots
  - a. Minimum Lot Area (2,500sqft)  
Ok - except lot 46, which is 1.09sqft small (room to adjust with lot 47 & Reserve A - avoids a variance and possible protest)
2. Size of Yards
  - a. Minimum Front Yard  
Needs to be at least 20 feet with front entry garage
  - b. Minimum Side Yard  
Lots 47 & 48 need 15 foot side yard on Angleton Blvd.
  - c. Minimum Rear Yard  
OK, but may reduce to 15 feet to make up for larger front yard
3. Minimum Parking Spaces
  - a. Visitor Parking Spaces (25 spaces required)  
Plans only show 22, need 3 more (could fit on "Reserve A")
4. Minimum Floor Area

N/A for plat approval but 800sqft of conditioned space required
5. Special Requirements
  - a. Maintenance of Common Areas  
Property owners association required
  - b. Single Family Detached  
Lot 47? Must comply with SF-6.3.  
Other zoning requirements not applicable to plat review/approval but developer should review all requirements before developing lots

**Public Improvements/Infrastructure**

1. Streets

Rename Street since it does not actually connect through to back part of Austin Street (eliminates confusion with public trying to access existing Austin Street)
2. Emergency Access

Cul-de-sac must include emergency access to Angleton Blvd
3. Fire Hydrants

Add two more fire hydrants; one at beginning of lots and one in or near cul-de-sac (600 ft. spacing).
4. Water Lines
  - a. Scale for water line is incorrect on page C3.
  - b. Water service taps should be 1.5 inches and serve to 1 inch taps.
  - c. Show size of casing for water lines.
5. Drainage
  - a. Verify flow lines of proposed swales. It appears some of them are higher than the adjacent natural ground.
  - b. Adjust the depth of the proposed swales to a minimum depth of 4 inches.
  - c. Verify the required detention calculations.
  - d. Verify the available detention provided in the plans.

**Dedicatory Statement**

1. Dedicatory statement must dedicate easements & R.O.W. to the public – use following sentence in dedicatory statement: "...hereby dedicate to the public all easements and rights-of-way shown hereon for their use forever..."
2. Acreage in dedicatory statement does not match other acreage statement

Replat of Angleton Commercial Subdivision No. 4 Replat  
Staff Comments on Preliminary Plat

1. Label Common Access Area
2. Provide engineering for extension of water and sewer lines. Water line must be 8 inches for commercial fire protection purposes.
3. Add sentence to Note 4 (page 2) stating storm water detention plans and calculations will be provided at time building permit is requested.



**PLANNING AND ZONING AGENDA ITEM**  
**Meeting Date: August 23, 2016 12:00 PM**

**SUBJECT: Public Hearing on the Northview Duplexes Subdivision plat, which is a replat of Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 15, Page 191 of the Plat Records of Brazoria County, Texas (located on the southwest corner of Hospital Drive and Buchta Road).**

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'

**Executive Summary:**

**Recommendation:**  
Staff recommends approval.

**Alyssa Deaton**  
\_\_\_\_\_  
**Name**

**August 8, 2016**  
\_\_\_\_\_  
**Date**

## Public Hearing Notice

The City of Angleton has received a request on the Final Plat for the Northview Duplexes Subdivision, which is a replat of Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 15, Page 191 of the Plat Records of Brazoria County, Texas (located on the southwest corner of Hospital Drive and Buchta Road). The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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 replat. 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

State law requires that on residential replats, the following language be included in the notice of the public hearing: *If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.* A variance was requested and after a public hearing, was approved by the Board of Adjustment, however, since the variance was not protested, this provision will not apply.

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

---

Date: August 3, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 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.



August 8, 2016

**REVISED Public Hearing Notice**

The City of Angleton has received a request on the Final Plat for the Northview Duplexes Subdivision, which is a replat of Lot One (1), in Block Two (2), of NORTHVIEW SUBDIVISION, SECTION ONE (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 15, Page 191 of the Plat Records of Brazoria County, Texas (located on the southwest corner of Hospital Drive and Buchta Road). The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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 replat. 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

Wesley Rolan  
Position 3

Bonnie McDaniel  
Position 4

Cody Vasut  
Position 5

City Manager  
Michael Stoldt

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

State law requires that on residential replats, the following language be included in the notice of the public hearing: *If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.* A variance was requested and after a public hearing, was approved by the Board of Adjustment, however, since the variance was not protested, this provision will not apply.

This notice has been sent to you because property you own is in the original subdivision and is within 200 feet of the parcel to be replatted, as indicated on the most recently approved municipal tax roll.

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

Cordially,

*Alyssa Deaton*

Assistant City Secretary

\*In the letter previously dated August 3, 2016, the date of the Planning and Zoning Commission meeting was incorrect. The day has been changed to Tuesday rather than Wednesday.

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

www.angleton.tx.us







## **Northview Duplexes Subdivision**

---

### **Staff & Engineer's Comments**

**July, 2016**

#### Staff Comments

- 1) Provide dedicatory statement for utility easement
- 2) Show interior side yard setback at 5', rear yard setback at 25' and exterior side yard setback at 15'.
- 3) Missing seal
- 4) Show as Final Replat, not Preliminary.
- 5) Field noted description shows 24,560.00; actual is 24,560.64.
- 6) Legal description incorrect – I. T. Tinsley, not I. Tinsley

#### Engineer's Comments

- 1) Provide bedding detail for storm sewer.
- 2) Provide overflow drainage swell at the northeast corner of the detention pond to the existing driveway apron.
- 3) Provide 12x12 plastic junction box at the 90 degree bend in the 8" HDPE drain from detention pond.



# APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 6-29-16

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

Address of property Corner of Buchta Rd & Hospital Dr.

Name of Applicant: James A. Dannhaus Phone: \_\_\_\_\_

Name of Company: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: Adannhaus@

Name of Owner of Property: James A. Dannhaus

Address: \_\_\_\_\_, Angleton

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) [Signature]

**NOTARIAL STATEMENT FOR APPLICANT:**

Sworn to and subscribed before me this 30 day of June, 2016.

(SEAL)



[Signature]  
Notary Public for the State of Texas  
Commission Expires: 1-11-19

APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. (Note - Any form that is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).

PROJECT SUMMARY FORM

Address of property Hospital Drive + Buchta Road

The subject property fronts Hospital Drive ~~feet on the~~ side of

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Acres: .5638 square feet

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

Replat to two lots for townhomes

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: Robin Crow

Date: 6-30-16



# CITY OF ANGLETON APPOINTMENT OF AGENT

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

Name of Agent: Douglas B. Roesler

Mailing Address: 300 E. Cedar Email: \_\_\_\_\_

City: Angleton State: Tx Zip: 77515

Home Phone: (0) \_\_\_\_\_ 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 [Handwritten Signature] Title \_\_\_\_\_

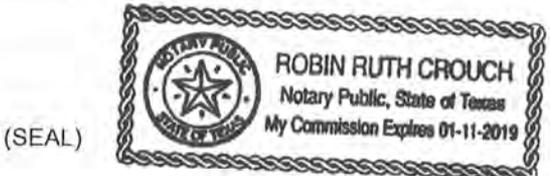
Printed/Typed Name of owner James A. Dannhaus Date 6-30-16

\*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, Robin Crouch, on this day personally appeared James A. Dannhaus known to me (or proved to me on the oath of \_\_\_\_\_ or through (Personally)) 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 30th day of June, 2016



[Handwritten Signature]  
Notary Public Signature  
1-11-19  
Commission Expires



## Public Hearing Notice

The City of Angleton has received a request to rezone a portion of 521 South Arcola Street, with a legal description of Lots 4 thru 8, Block H, Kiber Live Wire Addition to the City of Angleton, Brazoria County, Texas, according to the recorded map or plat thereof recorded in Volume 3, Page 174 of the Official Records of Brazoria County, Texas from LI – Light Industrial District to MH – Manufactured Home District. The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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: August 3, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 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.



August 8, 2016

**REVISED Public Hearing Notice**

The City of Angleton has received a request to rezone a portion of 521 South Arcola Street, with a legal description of Lots 4 thru 8, Block H, Kiber Live Wire Addition to the City of Angleton, Brazoria County, Texas, according to the recorded map or plat thereof recorded in Volume 3, Page 174 of the Official Records of Brazoria County, Texas from LI – Light Industrial District to MH – Manufactured Home District. The Planning and Zoning Commission will conduct a public hearing on this request on \*Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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  
Hardwick Bieri  
Position 1

Council Members:

Williams Tigner  
Position 2

Wesley Rolan  
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

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

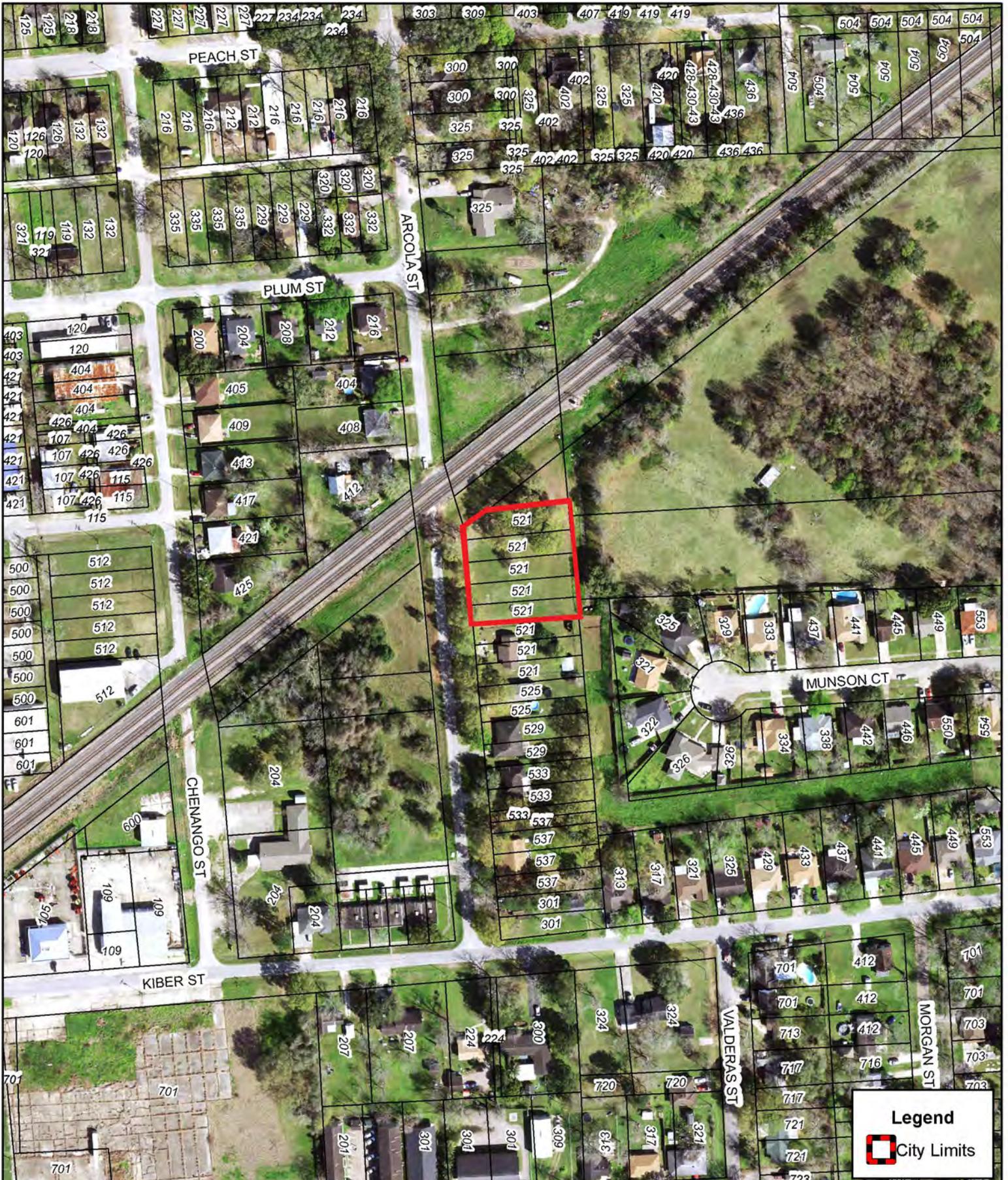
Cordially,

*Alyssa Deaton*

Assistant City Secretary

\*In the letter previously dated August 3, 2016, the date of the Planning and Zoning Commission meeting was incorrect. The day has been changed to Tuesday rather than Wednesday.





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" = 200'







OFFICE USE ONLY	
Date received: <u>7/5/14</u>	Fee: \$ _____
P&Z Public Hearing date: <u>8/3</u>	<u>CC-8/9</u>
Date to send cert. letters: _____	
Date to publish: _____	
Proof of taxes paid: _____	date verified: _____

**CITY OF ANGLETON  
RE-ZONE APPLICATION**

Name(s) of Property Owner: William A. Billingsley

Current Address: 521 South Arcola St Email: \_\_\_\_\_

City: Angleton State: TEXAS 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: \_\_\_\_\_  
(If different than Property Owner)

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address/Location of Property to be Re-zoned: 521 South Arcola St  
Lots 4, 5, 6, 7, 8

Legal Description: \_\_\_\_\_ 1, 2, 3, 4, 5, 6, 7, 8 H Kiber Live Wire Addition  
Metes & Bounds                      Lot(s)                      Block                      Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

Has the property been platted?  YES                      NO

Current Zoning: Light Industrial Current Use: NONE

Proposed Zoning: MH Proposed Use: move mother onto it  
to take care of her

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



**PLANNING AND ZONING AGENDA ITEM**  
**Meeting Date: August 23, 2016 12:00 PM**

**SUBJECT: Public Hearing on a request to rezone 744 Henderson Road, a 0.676 acre tract of land situated in the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, Tract 33B, from PD – Planned Development Overlay District to C-G – Commercial-General District.**

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'

**Executive Summary:**

**Recommendation:**  
Staff recommends approval.

**Alyssa Deaton**

**August 8, 2016**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Date**

## Public Hearing Notice

The City of Angleton has received a request to rezone 744 Henderson Road, a 0.676 acre tract of land situated in the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, Tract 33B, from PD – Planned Development Overlay District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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: August 3, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 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.



August 8, 2016

**Public Hearing Notice**

The City of Angleton has received a request to rezone 744 Henderson Road, a 0.676 acre tract of land situated in the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas, Tract 33B, from PD – Planned Development Overlay District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on \***Tuesday**, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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  
Hardwick Bieri  
Position 1

Council Members:

Williams Tigner  
Position 2

Wesley Rolan  
Position 3

Bonnie McDaniel  
Position 4

Cody Vasut  
Position 5

City Manager  
Michael Stoldt

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

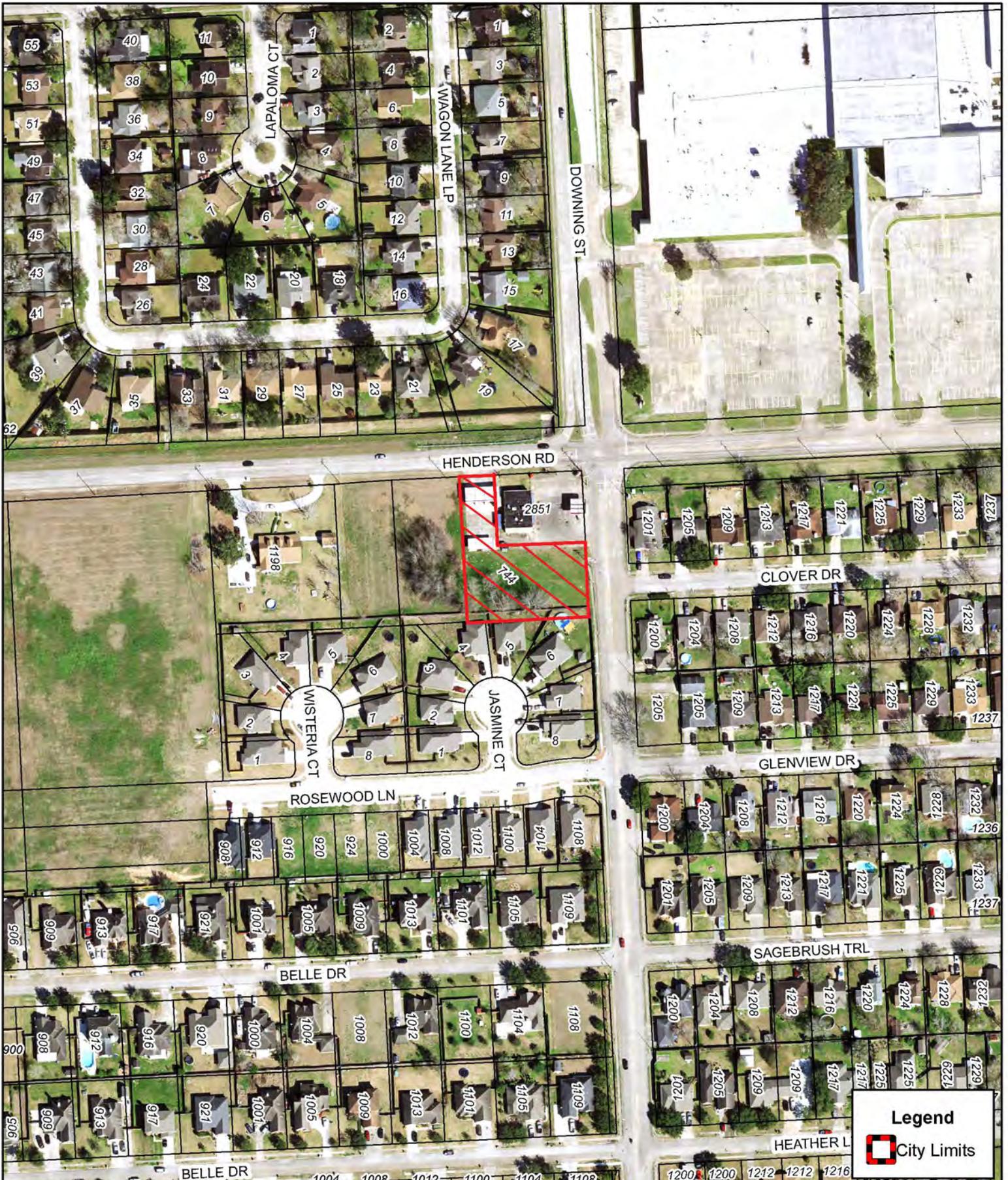
Assistant City Secretary

\*In the letter previously dated August 3, 2016, the date of the Planning and Zoning Commission meeting was incorrect. The day has been changed to Tuesday rather than Wednesday.

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.*

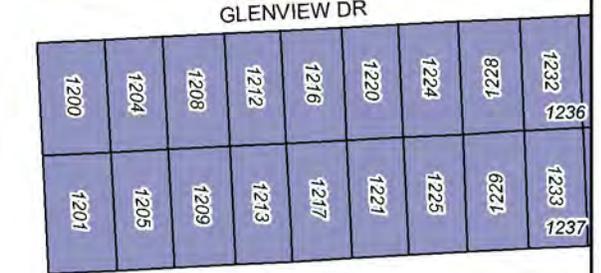
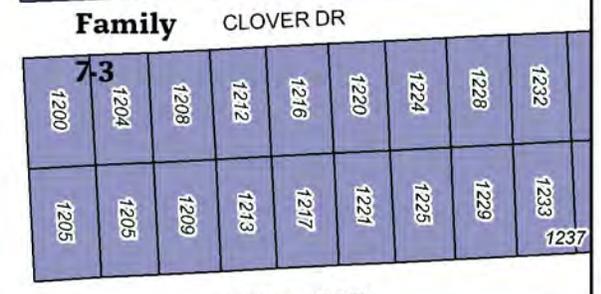
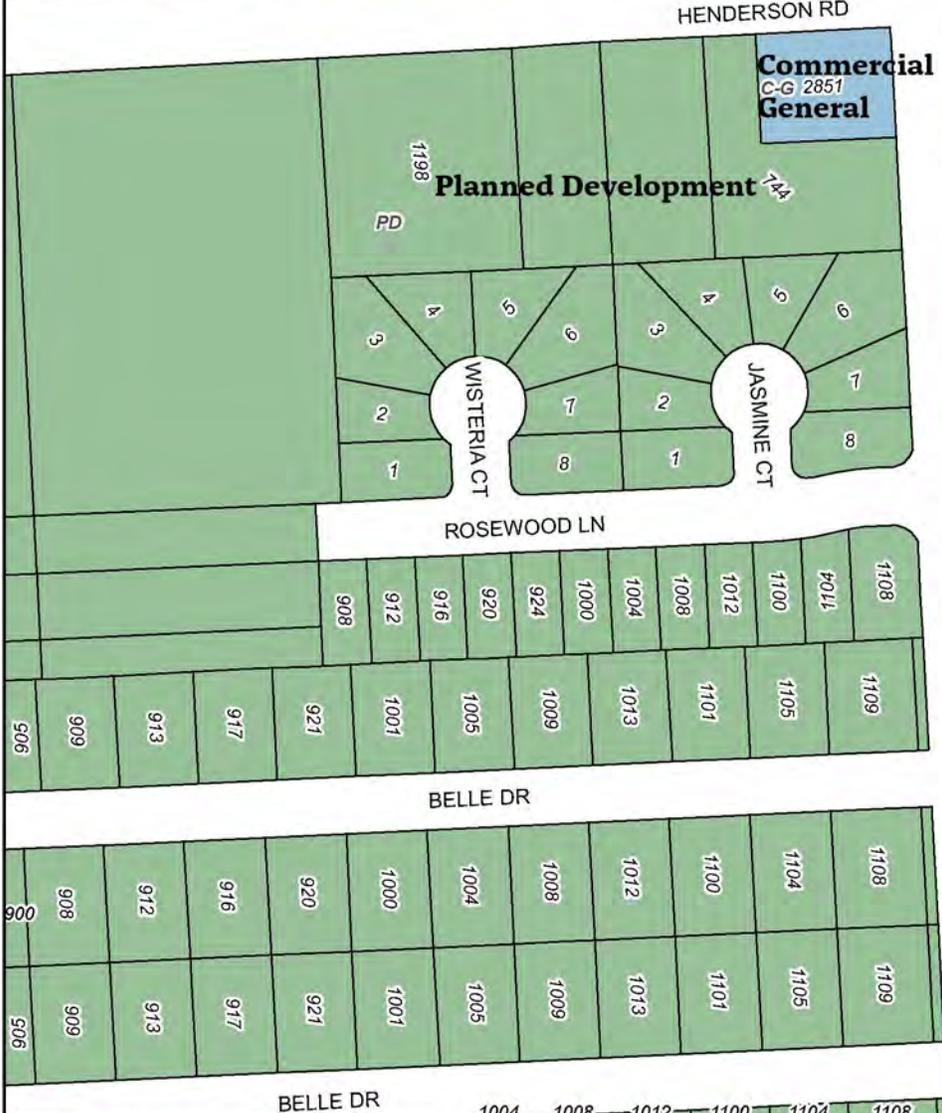
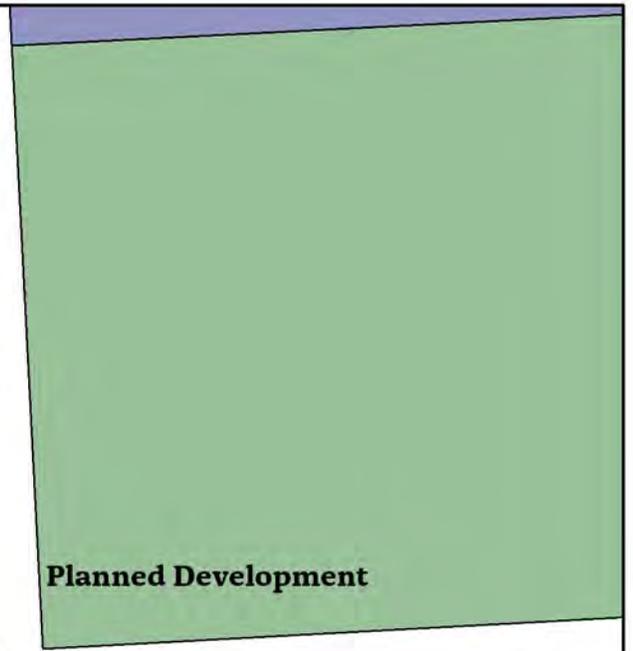
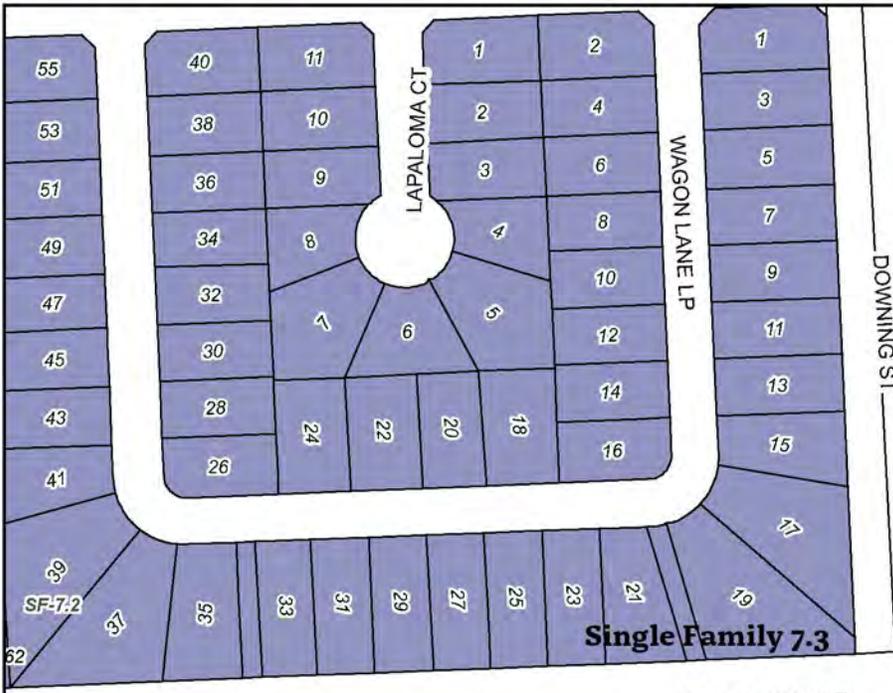


Operated by:  
 City of Angleton  
 121 S. Velasco St.  
 Angleton, TX 77515  
 979-849-4364

# City of Angleton GIS Mapping

1" = 200'





**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" = 200'





OFFICE USE ONLY	
Date received: <u>7/7/16</u>	Fee: \$ <u>150<sup>00</sup></u>
P&Z Public Hearing date: _____	
Date to send cert. letters: _____	
Date to publish: _____	
Proof of taxes paid: _____ date verified: _____	

**CITY OF ANGLETON  
RE-ZONE APPLICATION**

Name(s) of Property Owner: ANGLETON REALTY LLC  
 Current Address: 744 E. HENDERSON Email: ' *m*  
 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: Angleton Realty LLC  
 (If different than Property Owner)

Address: ' Email: ' *com*  
 City: Sugar Land State: TX Zip: 77496-6846  
 Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Address/Location of Property to be Re-zoned: Closed CAR WASH (Self Serve)  
744 E. HENDERSON, Angleton, TX 77515

Legal Description: .6760 Acres (+/-) Volume (91) 917, Page 932  
Metes & Bounds                      Lot(s)                      Block                      Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

Has the property been platted?  YES       NO  
 Current Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

Proposed Zoning: SERVICE Proposed Use: CAR WASH (FULL & SELF SERVE)  
oil change / Tire Shop

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

Subject Property Address:

① 744 HENDERSON  
Angleton, TX 77515



② ~~SPD~~ SUP  
2851 N. DOWNING RD  
Angleton, TX 77515

**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as Angleton Realty LLC (NICK PANJWANI)  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: WIMALARATHNE ROSHAN SINGARAPPUKIE

Mailing Address: 2851 North Downing Email: 1

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 Nick Panjwani Title Managing Member

Printed/Typed Name of owner NICK PANJWANI Date 8/3/16

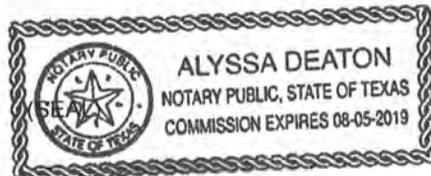
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria §  
Alyssa Deaton

Before me, Nick Panjwani AD, on this day personally appeared Nick Panjwani 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 August, 2016



Alyssa Deaton  
Notary Public Signature  
8-5-19  
Commission Expires



**PLANNING AND ZONING AGENDA ITEM**  
**Meeting Date: August 23, 2016 12:00 PM**

**SUBJECT:** Public Hearing on a request for a Specific Use Permit to rent U-Haul vehicles/trailers at 2851 North Downing Street, with a legal description of: A 0.31 Acre Tract, being the Residue of a Called 0.321 Acre Tract out of a 1.00 Acre Tract out of a 36.75 Acre Tract out of Tracts 32 and 33 of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas.

Consent item                       Discussion item  
 Discussion and possible action     Public Hearing

**REQUESTED BY:** Nick Panjwani, Angleton Realty

**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:**

Alyssa Deaton  
\_\_\_\_\_  
**Name**

August 8, 2016  
\_\_\_\_\_  
**Date**

## Public Hearing Notice

The City of Angleton has received a request for a Specific Use Permit to rent U-Haul vehicles/trailers at 2851 North Downing Street, with a legal description of: A 0.31 Acre Tract, being the Residue of a Called 0.321 Acre Tract out of a 1.00 Acre Tract out of a 36.75 Acre Tract out of Tracts 32 and 33 of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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 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: Shelly Deisher, City Secretary

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

---

Date: August 3, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 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.



August 8, 2016

**Public Hearing Notice**

The City of Angleton has received a request for a Specific Use Permit to rent U-Haul vehicles/trailers at 2851 North Downing Street, with a legal description of: A 0.31 Acre Tract, being the Residue of a Called 0.321 Acre Tract out of a 1.00 Acre Tract out of a 36.75 Acre Tract out of Tracts 32 and 33 of the Theodore S. Lee Survey, Abstract 318, Brazoria County, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, August 23, 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 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:

*Alyssa Deaton*  
Asst. City Secretary

Mayor  
Randy Rhyné

Mayor Pro Tem  
Hardwick Bieri  
Position 1

Council Members:

Williams Tigner  
Position 2

Wesley Rolan  
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](http://www.angleton.tx.us)

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





*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" = 141'



doc 1\_1.jpg

https://mail.google.com/\_scs/mail-static/\_js/k=gmail.main.cn.HUp9...



CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 2851 North Downing Rd  
Angleton, TX 77515

PROPERTY DESCRIPTION (Legal description): \_\_\_\_\_

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:  
ANGLETON REALTY LLC, 2851 North Downing Rd  
Angleton, TX 77515 - MAILIN

*Sugarland*  
*TX 77496*

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER: \_\_\_\_\_

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED  
ABOVE: TO USE (5) FIVE PARKING SPACE FOR  
U-HAUL VERTICAL RENTALS BY SRILAK MART INC.

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: *Vicki Rayburn*  
DATE: 7/13/16

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

ATTACHMENT: SECTION 35 SUP - SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal → *See attached Credit Card Form*

OFFICE USE ONLY	
Date received: _____	Admin Fee Received: _____
P&Z Public Hearing date: _____	Date to publish: _____
Date to send cert. letters: _____	Site Plan submitted: Yes _____ No _____
Site Plan received & evaluated by City Staff: Yes _____ No _____	Proof of taxes paid: _____
Date verified: _____	

Subject Property Address:

① 744 HENDERSON  
Angleton, TX 77515



② ~~SPD~~ SUP  
2851 N. DOWNING RD  
Angleton, TX 77515

**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as Angleton Realty LLC (NICK PANJWANI)  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: WIMALARATHNE ROSHAN SINGARAPPUKIE

Mailing Address: 2851 North Downing Email: 1

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 Nick Panjwani Title Managing Member  
Printed/Typed Name of owner NICK PANJWANI Date 8/3/16

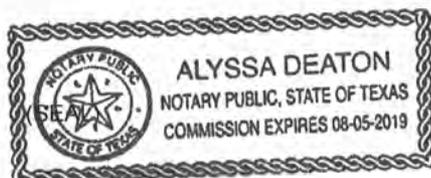
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

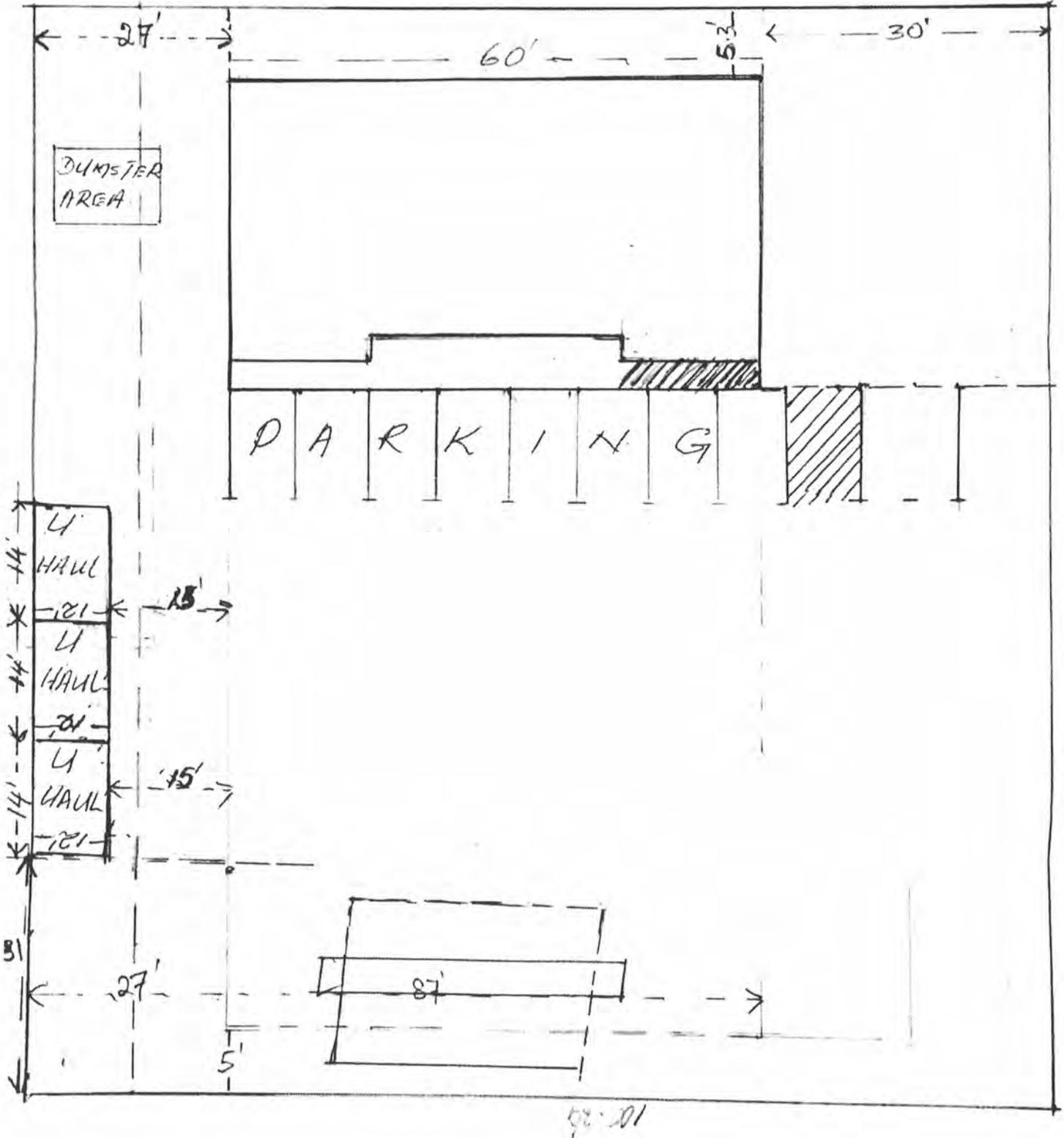
COUNTY OF Brazoria §

Before me, Alyssa Deaton, on this day personally appeared Nick Panjwani 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 August, 2016



Alyssa Deaton  
Notary Public Signature  
8-5-19  
Commission Expires





**PLANNING AND ZONING AGENDA ITEM**  
**Meeting Date: August 23, 2016 12:00 PM**

**SUBJECT:** Public Hearing on a request for a Specific Use Permit to operate an Amusement Redemption Machine Game Room at 1501 South Velasco Street, Angleton, Texas.

Consent item                       Discussion item  
 Discussion and possible action     Public Hearing

**REQUESTED BY:** Jeannine Riney, Designated Agent for Julio Vargas, Property Owner

**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:**

Alyssa Deaton  
\_\_\_\_\_  
**Name**

August 8, 2016  
\_\_\_\_\_  
**Date**

## Public Hearing Notice

The City of Angleton has received a request for a Specific Use Permit to operate an Amusement Redemption Machine Game Room at 1501 South Velasco Street, Angleton, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on Tuesday, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on Tuesday, August 23, 2016 at 6:00pm. 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 this 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 hearing, comments may be sent to:

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

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

---

Date: August 3, 2016

To: The Facts – Public Hearing

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 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.



August 8, 2016

**REVISED Public Hearing Notice**

The City of Angleton has received a request for a Specific Use Permit to operate an Amusement Redemption Machine Game Room at 1501 South Velasco Street, Angleton, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on **\*Tuesday**, August 23, 2016 at 12:00 pm and the City Council will conduct a public hearing on Tuesday, August 23, 2016 at 6:00pm. 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 this 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 hearing, 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

Wesley Rolan  
Position 3

Bonnie McDaniel  
Position 4

Cody Vasut  
Position 5

City Manager  
Michael Stoldt

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

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

[www.angleton.tx.us](http://www.angleton.tx.us)

\*In the letter previously dated August 3, 2016, the date of the Planning and Zoning Commission meeting was incorrect. The day has been changed to Tuesday rather than Wednesday.





**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.*

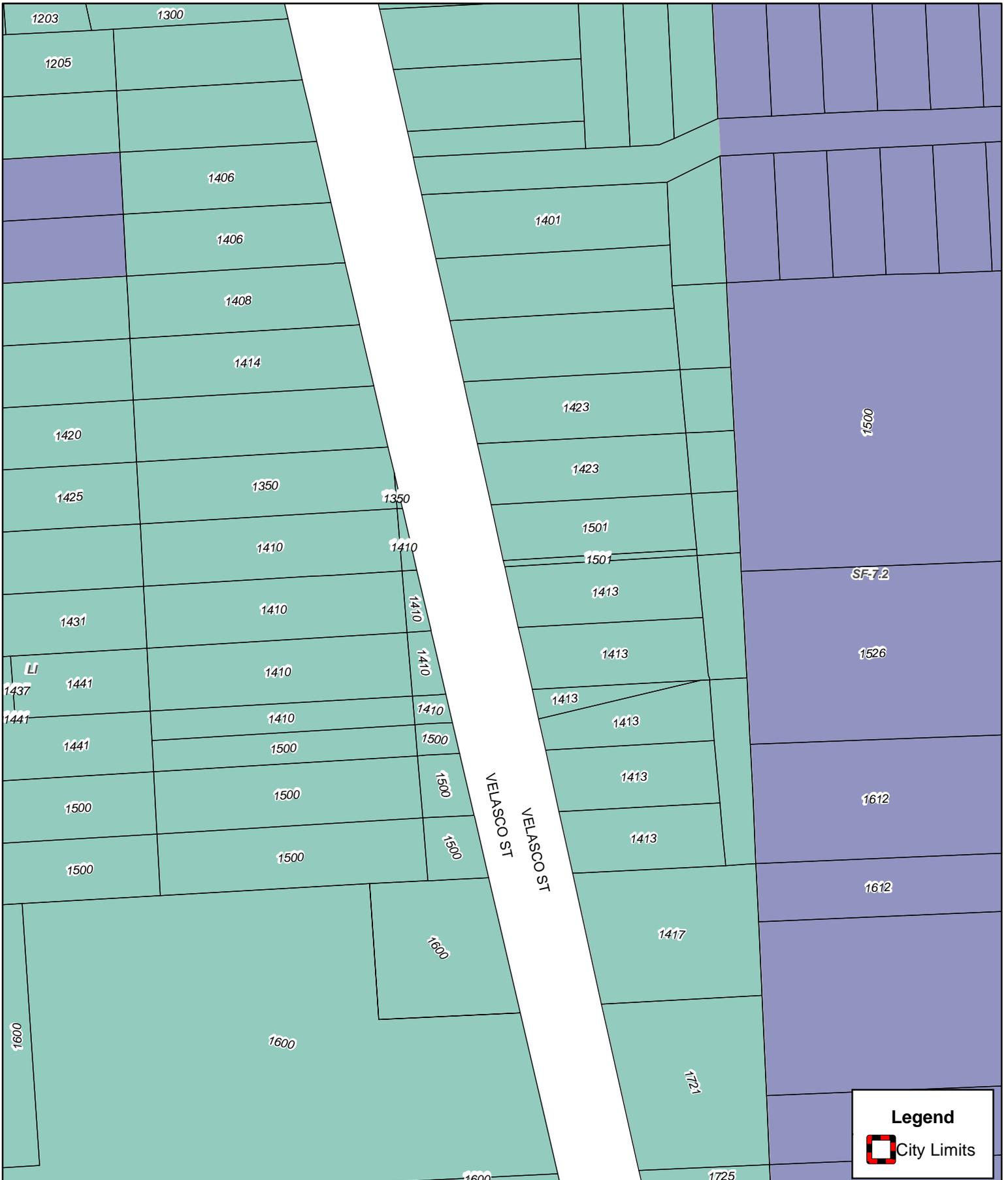


Operated by:  
 City of Angleton  
 121 S. Velasco St.  
 Angleton, TX 77515  
 979-849-4364

# City of Angleton GIS Mapping

1" = 177'





*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" = 200'





CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 1501 S. Velasco, Angleton, Tx 77515

PROPERTY DESCRIPTION (Legal description): Lot Number 37 E. of Hwy 288, out of the Exline + Kiber Sp of Lots 4.5 + 6 of the E. 1/2 of the Edwin Waller

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:  
Julio Vargas Sr. Rosharon, TX. 77583

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER:  
JEANNIE RINEY, FREEPORT, TX 7754

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE:  
Gamerom

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: Jeannie Riney  
DATE: July 6, 2016

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

OFFICE USE ONLY	
Date received: <u>7-6-16</u>	Admin Fee Received: <u>yes</u>
P&Z Public Hearing date: <u>8-3-16</u>	
Date to send cert. letters: _____	Date to publish: <u>7-17</u>
Site Plan submitted: Yes _____ No _____	
Site Plan received & evaluated by City Staff: Yes _____ No _____	
Proof of taxes paid: <input checked="" type="checkbox"/>	Date verified: _____



**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as Lot No. 37 E. of Hwy 288, out of Exline + Kiber S/D  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: JEANNINE RINEI

Mailing Address: \_\_\_\_\_ Email: jeannine.rinei@att.net

City: FREEPORT State: TX Zip: 77541

Home Phone: ( Cell ) \_\_\_\_\_ 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 [Signature] Title CFO

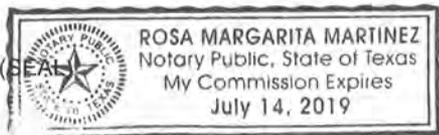
Printed/Typed Name of owner Julio Vargas Date 7-6-16

\*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, Rosa Margarita Martinez, on this day personally appeared Julio Vargas, 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 7 day of July, 2016



Rosa Margarita Martinez  
Notary Public Signature  
July 14, 2019  
Commission Expires





**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" = 400'





# Teal Angleton Industrial Business Park

---

## Staff & Engineer's Comments

July, 2016

### Staff Comments

- 1) **Recording Page:** Preliminary plat referred to public street at "Teal Street". Final plat says "Street Name". Please label street.
- 2) **Recording Page:** Angleton is misspelled
- 3) **Recording Page:** Missing seal
- 4) **Recording Page:** Need to show how storm water accesses area drainage system (easement from detention pond to drainage ways)

### Engineer's Comments

- 1) **All Applicable Sheets:** The existing water line on CR 288 was recently found in the field as an \*" water line.
- 2) **All Applicable Sheets:** Please use an 8" x 8" TS&V for the water line tie in at CR 288
- 3) **All Applicable Sheets:** Please use an 12"x 8" TS&V for the water line tie in at CR 288
- 4) **All Applicable Sheets:** Please show how and the location the proposed detention pond meters out flow.
- 5) **Sheet 6:** Please verify all utility measurements.
- 6) **Sheet 6:** Please provide 10 LF of a 14" steel casing (minimum) at station 3+72 at the storm sewer crossing.
- 7) **Sheet 6:** The call out for the street is 30' back to back. However there is no typical section of a 30' back to back street on Sheet 9 (There is a 28' BB)
- 8) **Sheet 6 &7:** Please show location of proposed sidewalk per the typical cross sections on sheet 9.
- 9) **Sheet 7:** Please correct north arrow
- 10) **Sheet 7:** Please identify the length and show the point of termination of the proposed 18" RCP (both east and west) at station 3+72.

- 11) **Sheet 7:** Please show plug at the termination of the proposed 18" RCP (Both east and west).
- 12) **Sheet 7:** The existing water line should be at a depth of 6' deep at that location (see attachment).
- 13) **Sheet 7:** The call out for the street is 25' back to back. However there is no typical section of a 25' back to back street on Sheet 9 (There is a 26' elevated concrete paving section).
- 14) **Sheet 8:** Please remove the leader pointing to the inlet on the south east side of the property.
- 15) **Sheet 9:** All typical cross sections shown will not work. The middle of the road must be inverted in order to collect drainage as shown in plan.
- 16) **Sheet 9:** Please indicate percentage of lime utilized in stabilization of the subgrade.
- 17) **Sheet 9:** Please identify all rebar as grade 60.
- 18) **Sheet 10:** Please identify which curb will be utilized (laydown curb or 6").
- 19) **Sheet 11:** On all manhole details, please show C-Sand up to the bottom of subgrade when located in pavement.
- 20) **Sheet 11:** All drop manholes will be external drops, not internal as shown in plans.
- 21) **Sheet 14:** Please include note on A Inlets that they shall have H-20 loading capabilities.
- 22) **Sheet 17:** Please cleanup plans to where they can be read clearly.
- 23) **Sheet 18:** Please provide an additional detail for a 1.5" water service line with a double 1" yoke.
- 24) **Sheet 19:** The only acceptable fire hydrant is a Muller Super Centurion – model 250. Please make change and remove the other call outs.
- 25) **Sheet 19:** Please coordinate with the Public Work Department color fire hydrant colors.



Rec'd 1-6-16  
1:10pm AD

### APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/29/2015

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

Address of property OLD CLUTE ROAD AND COUNTRY ROAD 220, TX

Name of Applicant: JENNIFER KING

Phone: \_\_\_\_\_

Name of Company: TEAL CONSTRUCTION COMPANY

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Owner of Property: TEAL DEVELOPMENT PARTNERS, LLC

Address: 1335 BRITTMOORE RD, HOUSTON, TX 77043

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) \_\_\_\_\_

**NOTARIAL STATEMENT FOR APPLICANT:**

Sworn to and subscribed before me this 5 day of January, 2016.

(SEAL)



Kathy Boykin  
Notary Public for the State of Texas  
Commission Expires: July 27, 2018

APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. (Note - Any form that is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).

PROJECT SUMMARY FORM

Address of property OLD CLUTE ROAD AND COUNTRY ROAD 220, TX

The subject property fronts 615.89' feet on the WEST side of OLD CLUTE ROAD

Depth: 615.89' Area: 10.4731 Acres: 456,209 square feet

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

THE PLAT APPROVAL IS FOR A PROPOSED INDUSTRIAL BUSINESS PARK

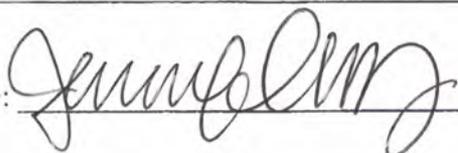
Is this platting a requirement for obtaining a building permit?  YES  NO

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

THIS WILL BE OUR PRELIMINARY PLAT FOR THE PROPERTY. ONCE CONSTRUCTION STARTS

SITE PLANS AND RECORD PLATS WILL BE SUBMITTED WITH BUILDING AND SITE LAYOUTS.

Name:



Date:

1/5/16



# CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as OLD CLUTE ROAD AND COUNTRY ROAD 220, TX,  
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: JENNIFER KING

Mailing Address: 1335 BRITTMOORE RD Email: J

City: HOUSTON State: TX Zip: 77043

Home Phone: \_\_\_\_\_ Business Phone: (\_\_\_\_\_) \_\_\_\_\_

JM

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.

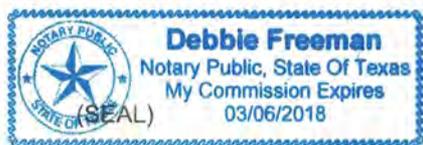
Signature of owner [Signature] Title MANAGER  
Printed/Typed Name of owner JOHN A MURRAY Date 1/5/2016

\*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 HARRIS §

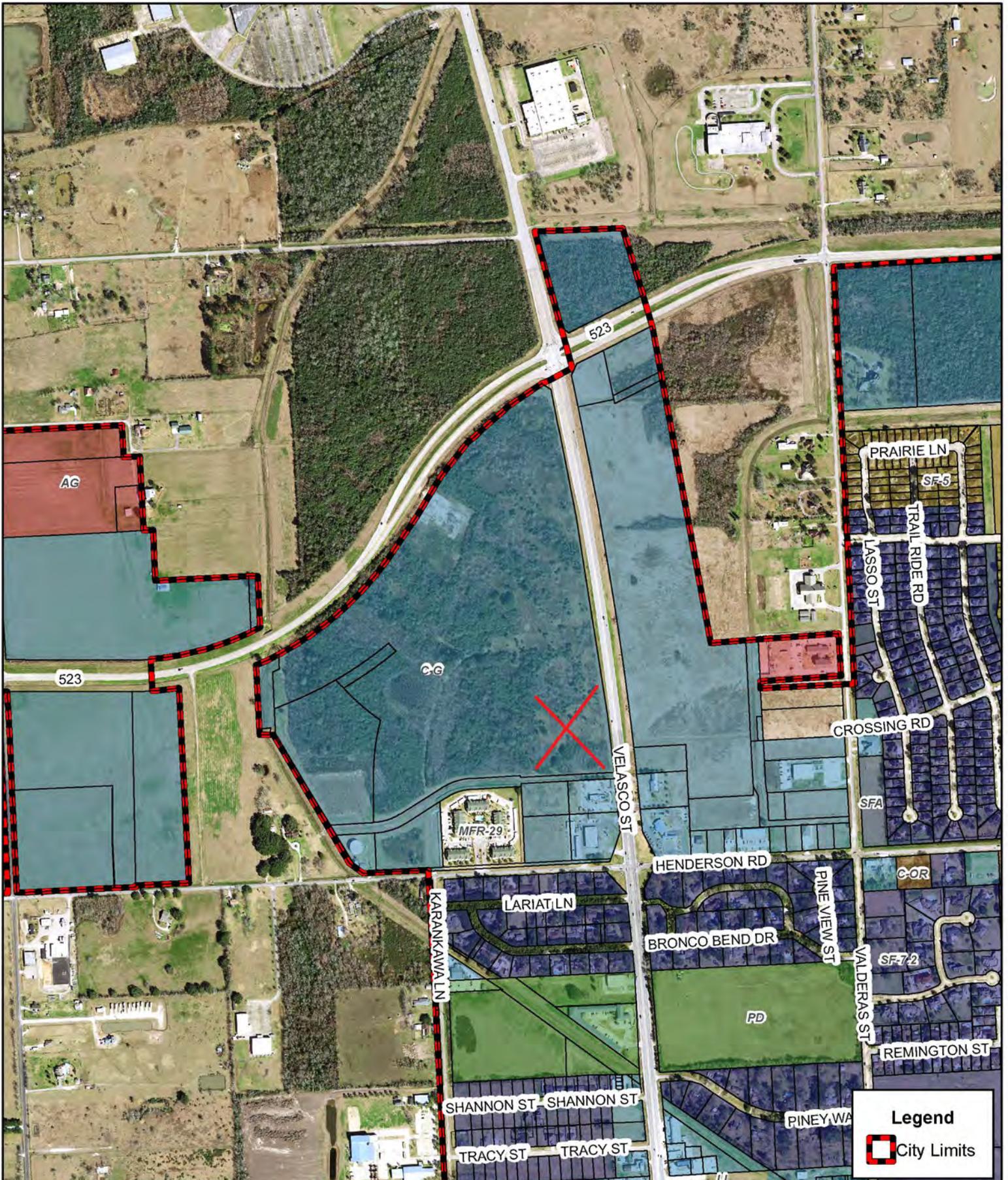
Before me, JOHN A. MURRAY, on this day personally appeared JANUARY 5, 2016, known to me (or proved to me on the oath of JOHN A. MURRAY or through (\_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 5th day of January, 2016



[Signature]  
Notary Public Signature  
3.6.18  
Commission Expires





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.



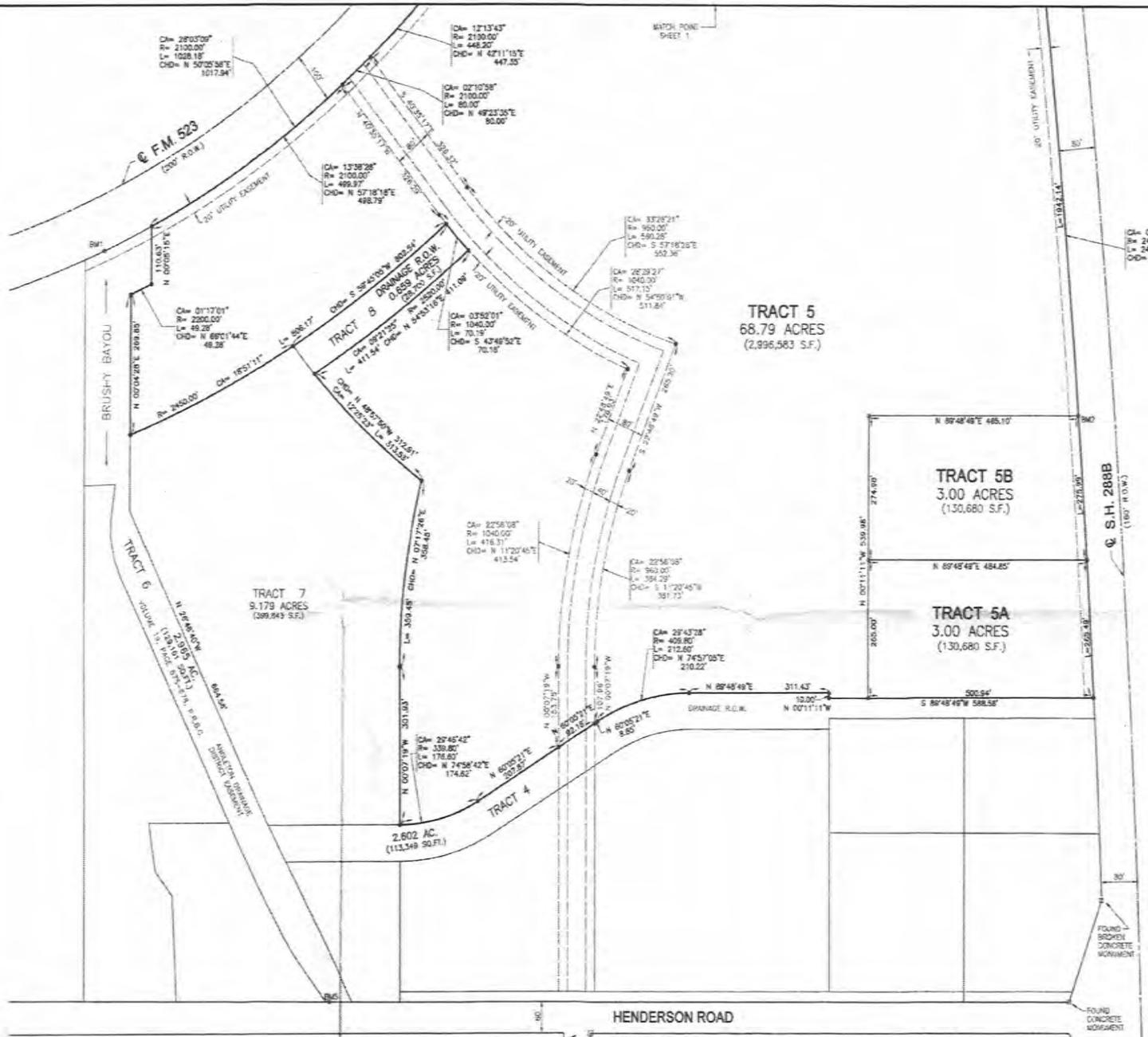
Operated by:  
 City of Angleton  
 121 S. Velasco St.  
 Angleton, TX 77515  
 979-849-4364

# City of Angleton GIS Mapping

1" = 799'







**TRACT 5**  
68.79 ACRES  
(2,896,583 S.F.)

**TRACT 8B**  
3.00 ACRES  
(130,680 S.F.)

**TRACT 8A**  
3.00 ACRES  
(130,680 S.F.)

**TRACT 7**  
9.179 ACRES  
(399,843 S.F.)

**TRACT 6**  
2.602 AC.  
(113,348 S.F.)

**TRACT 4**  
2.602 AC.  
(113,348 S.F.)



**REPLAT**  
OF  
**TRACT 5 OF ANGLETON COMMERCIAL**  
SUBDIVISION NO. 4

- LEGEND**
- O.P.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
  - P.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
  - D.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
  - C.C.F.M.D. = COUNTY CLERK'S FILE NUMBER
  - = FIND 1/2" BORN ROD UNLESS OTHERWISE SHOWN
  - = SET 5/8" BORN ROD W/CAP MARKED "BAKER & LAWSON"

**B&L**  
BAKER & LAWSON, INC.  
LEGENTS - PLATERS - SURVEYORS

300 EAST CEDAR ST.  
ANGLETON, TEXAS 77515  
OFFICE: (979) 849-8881  
TBPLS No. 10052500

SCALE	1" = 100'	REVISIONS	NO.	DATE	BY
DATE	08-02-18				
PROJECT	12078				

## **Tract 5 Angleton Commercial Subdivision No. 4**

---

### **Staff & Engineer's Comments**

**July, 2016**

#### Staff Comments

- 1) Label common access area

#### Engineer's Comments

- 1) The proposed water line length is 650'
- 2) Please install water line at a depth of 4'
- 3) Please remove the proposed 8" GV&Box at the fire hydrant assembly.
- 4) Please install an 8" GV&B 20 feet back from the 2" blow off.
- 5) Please show the 20' san sewer stub with plug in plan as it is shown in profile.
- 6) Please verify lengths of sanitary sewer between manholes



# APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 6-20-16

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

Address of property Tract 5 of Angleton Commercial  
Subdivision No. 4

Name of Applicant: Paul O'Farrell Phone: \_\_\_\_\_

Name of Company: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Name of Owner of Property: Paul O'Farrell

Address: \_\_\_\_\_, Angleton, Tx

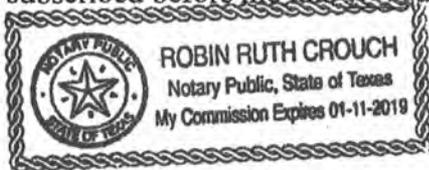
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

### NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 17 day of June, 2016.



(SEAL)

Robin R Crouch  
Notary Public for the State of Texas  
Commission Expires: 1-11-19

**APPLICATION, ALL REQUIRED DOCUMENTATION AND PLATS MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 15 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. (Note - Any form that is not completely filled out may be delayed, may result in a denial or may be returned to the Applicant).**

PROJECT SUMMARY FORM

Address of property Tract 5 of Angleton Commercial  
Subdivision No. 4

The subject property fronts 54288B feet on the \_\_\_\_\_ side of \_\_\_\_\_

Depth: \_\_\_\_\_ Area: \_\_\_\_\_ Acres: \_\_\_\_\_ square feet  
Replat of Tracts 5A + 5B (3 Acre Tracts)

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

Replat Tract 5 to Subdivide 2 3 Acre  
Tracts - Tracts 5A + 5B

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: Robin Crowe

Date: 5-6-20-14



**CITY OF ANGLETON  
APPOINTMENT OF AGENT**

As owner of the property described as Tract 5 of Angleton Commercial  
I hereby appoint the person designated below to act for me, as my agent in this request. SID #4

Name of Agent: Josh McGuinn

Mailing Address: 300 E. Cedar 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 Paul O'Farrell Title Agent

Printed/Typed Name of owner Paul O'Farrell Date 6-17-14

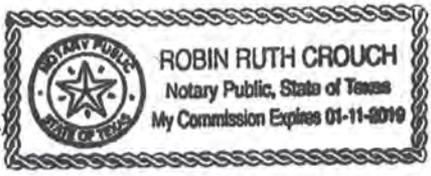
\*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria §  
Robin Crouch

Before me, Paul O'Farrell, on this day personally appeared Paul O'Farrell known to me (or proved to me on the oath of \_\_\_\_\_ or through Personally) 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 17th day of June, 2014



Robin R Crouch  
Notary Public Signature  
1-11-19  
Commission Expires

(SEAL)

**AFFIDAVIT OF  
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)  
Tract 5 of Angleton Commercial Subdivision No 4  
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: Paul O'Farrell

ADDRESS: C/O Baker + Lawson, Inc.  
300 E. Corder, Angleton, Tx 77515

APPLICANT PHONE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

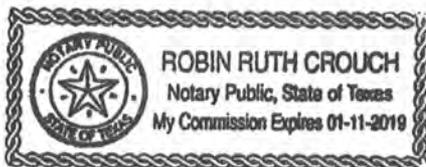
PRINTED NAME OF OWNER: Paul O'Farrell

SIGNATURE OF OWNER: Paul O'Farrell DATE: 6-17-16

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 16<sup>th</sup> day of June, 2016.

(SEAL)



Robin R. Crouch  
Notary Public for the State of Texas  
Commission Expires: 6-17-16



**PLANNING AND ZONING AGENDA ITEM**  
**Meeting Date: August 23, 2016 12:00 PM**

**SUBJECT: Public Hearing on ORDINANCE NO. 2016-O-8A; AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING ORDINANCE 2009-O-4A, ARTICLE II, SECTION 28-24, AMENDMENTS TO ZONING ORDINANCE AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, BY ADDING SECTION 28-24 (g)(6) REQUIRED WAITING PERIOD.**

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

**Executive Summary:**

**Recommendation:**

Alyssa Deaton

\_\_\_\_\_  
Name

August 8, 2016

\_\_\_\_\_  
Date

## **Public Hearing Notice**

Public Hearing on ORDINANCE NO. 2016-O-8A; AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING ORDINANCE 2009-O-4A, ARTICLE II, SECTION 28-24, AMENDMENTS TO ZONING ORDINANCE AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, BY ADDING SECTION 28-24 (g)(6) REQUIRED WAITING PERIOD. The Planning and Zoning Commission will conduct a Public Hearing on Tuesday, August 23, 2016 at 12:00 pm. The City Council will conduct a Public Hearing on Tuesday, August 23, 2016 at 6:00 pm. The Public Hearings will be held in City Council Chambers located at 120 South Chenango Street, Angleton, Texas, 77515. 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 the proposed Ordinance, please contact Shelly Deisher at (979) 849-4364 ext. 2115.

---

Date: August 3, 2016

To: The Facts – Legal Notices

From: City of Angleton

To be published once on: Sunday, August 7<sup>th</sup>, 2016

Please provide a publisher's affidavit as well as the total amount to be billed.

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



**ORDINANCE NO. 2016-O -8A**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING ORDINANCE 2009-O-4A, ARTICLE II, SECTION 28-24, AMENDMENTS TO ZONING ORDINANCE AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, BY ADDING SECTION 28-24 (g)(6) REQUIRED WAITING PERIOD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN OPEN MEETINGS CLAUSE; AUTHORIZING PUBLICATION OF DESCRIPTIVE CAPTION AND PENALTY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; AND AN EFFECTIVE DATE.**

**WHEREAS**, Ordinance 2009-O-4A was adopted April 14, 2009, repealed in its entirety the former Chapter 28 of the Code of Ordinances and enacted a new Chapter 28, entitled “Zoning”;

**WHEREAS**, Chapter 28 of the Code of Ordinances provides that newspaper publication of public hearings by Planning and Zoning Commission and the City Council must be made before the 15<sup>th</sup> calendar day prior to the date of the public hearing; and

**WHEREAS**, notice of the Planning and Zoning Commission and City Council public hearings was published in the newspaper on July 17, 2016 and August 7, 2016, which was before the 15<sup>th</sup> calendar day prior to each respective public hearing; and

**WHEREAS**, after conducting a public hearing on August 23, 2016, the Planning and Zoning Commission recommended approval of the requested zoning text change by a \_\_\_-\_\_\_ vote; and

**WHEREAS**, the City Council conducted a public hearing on this rezoning request on August 23, 2016; and

**WHEREAS**, the City Council has received the Planning and Zoning Commissions’ recommendation for a proposed zoning ordinance text change to add a required waiting period under certain conditions.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:**

**SECTION 1:** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

**SECTION 2:** That the Code of Ordinances, City of Angleton, Texas is hereby amended by adding a section to be numbered Section 28-24 (g)(6)(a-d), which said section reads as follows:

**Sec. 28-24. (g) City council authority and consideration:**

**(6) Required Waiting Period.**

(a) After a final decision is reached by the City Council denying the zoning and rezoning requests involving real property (including PD and SUP requests), no further application may be filed for zoning and rezoning requests (including PD and SUP requests) involving any part of the subject real property for twelve (12) months from the date of the final decision.

(b) City-initiated applications from the Planning and Zoning Commission, City Council or City Manager are not limited by this waiting period.

(c) Upon filing a waiver request and a payment of a one hundred dollar (\$100.00) fee, the applicant may request the City Council to waive the waiting period upon a finding of changed conditions or significant new information. The City Manager, or his/her designee, may submit the request for waiver to the Planning and Zoning Commission for a recommendation to the City Council.

(d) If the requested waiver is granted, and the applicant files an application for rezoning before the expiration date of the waiting period specified in Sec. 28-24 (g)(6)(a) above, the application fee shall be one hundred fifty percent (150%) of the zoning application fee.

**SECTION 3:** That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no wise affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

**SECTION 4:** That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code – Chapter 551, as amended, and that a quorum of the City Council was present.

**SECTION 5:** That this Ordinance shall be effective not less than 10 days from the date of its passage and in accordance with the time set forth in the City Charter and the City Secretary is directed to cause the descriptive caption of this Ordinance to be published in the official newspaper of the City, at least once within ten days after the passing of the Ordinance.

**SECTION 6:** That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding \$2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
RANDY RHYNE, Mayor

ATTEST:

\_\_\_\_\_  
SHELLY DEISHER, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MARY KAY FISCHER, City Attorney