

**CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION**

Meeting @ 12 p.m., Wednesday, September 7, 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 August 23, 2016 meeting minutes.
- 3.) Public Hearing on the Zion Townhomes Subdivision Final 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.
- 4.) Discussion and Possible Action on the Zion Townhomes Subdivision Final 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.
- 5.) Discussion and Possible Action on the replat of the Lila West Subdivision, Lots 1 & 2, a Subdivision of 15.039 Acres of Land in the Jose de Jesus Valderas Survey, Abstract No. 380, Brazoria County, Texas.
- 6.) 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
Tuesday, August 23, 2016

COMMISSIONERS, STAFF & GUESTS

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

Michael Stoldt - City Manager
Mary Kay Fischer - City Attorney
Karen Barclay - Building Services Department Director
Laurie Rodriguez - Code Enforcement Officer
Martha Eighme - Tourism and Special Events Coordinator
Shelly Deisher - City Secretary
Alyssa Deaton - Assistant City Secretary

Bonnie McDaniel - City Councilwoman
Jennifer King - Teal Construction Plat
Jeannine Riney - 1501 S. Velasco Game room SUP
Art Dannhaus - Northview Duplexes Plat
Roshan - 2851 N. Downing U-Haul SUP
William Billingsley - 521 S. Arcola Rezone
M.E. Willis - Citizen
Lamar Jordan - Citizen

AGENDA

1. Declaration of Quorum and Call to Order at **12:01 pm.**
2. Discussion and Possible Action on approving the July 13, 2016 meeting minutes.

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

Motion carries 7 for; 0 against; 0 absent
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).

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

Motion carries 7 for; 0 against; 0 absent

James Dannhaus states that he is in favor of the replat approval.

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

Motion carries 7 for; 0 against; 0 absent

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).

Michael Stoldt, City Manager, discusses staff comments for the replat, which are attached to the minutes.

Vice-Chairman Munson has some concern with the driveway's proximity to the intersection. Michael Stoldt assures him that it was measured and they meet the clearance.

**Motion by Vice-Chairman Munson to approve the plat subject to staff comments;
Second by Commissioner Bieri.**

Motion carries 7 for; 0 against; 0 absent

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.

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

Motion carries 7 for; 0 against; 0 absent

Mr. Jordan's mother owns the property across the street which is zoned SFA and is concerned that rezoning to Manufactured Home District will affect the development and value of future Townhomes on that lot.

Mr. Billingsley assures Mr. Jordan that he is only going to put one single-wide manufactured home on the lot to care for his mother.

Motion by Commissioner Hernandez to close the Public Hearing;

Second by Commissioner Perez;

Motion carries 7 for; 0 against; 0 absent

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.

Mr. Billingsley stated that his mother's home will be close to his home, away from the railroad tracks; and that the lots next to him are already zoned Manufactured Home district so it will just carry across to his land.

Mr. Jordan reiterated that he doesn't feel that having a manufactured home district across the street will help with the development of townhomes across the street.

Mr. Billingsley stated that it will look more like a house and even though it is on blocks, it will have skirting around it and will look nice. He also stated that he doesn't see how one manufactured home is going to affect Mr. Jordan.

Michael Stoldt, City Manager, pointed out that he understands that eventually at some point in the future someone could put more manufactured homes on there, but he does not foresee many being able to fit on there and the railroad tracks is a big deterrent for residential development. He also stated that in his mind, manufactured homes are less of an intrusion than the current zoning designation which is Light Industrial. He considers this rezone a move up for the neighborhood.

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

Motion carries 7 for; 0 against; 0 absent

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.

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

Motion carries 7 for; 0 against; 0 absent

No one wished to speak.

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

Motion carries 7 for; 0 against; 0 absent

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.

Vice-Chairman Munson: Was there any opposition to it?

Alyssa Deaton: No.

**Motion by Commissioner Spoor to approve the rezone;
Motion by Commissioner Townsend.**

Motion carries 7 for; 0 against; 0 absent

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.

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

Motion carries 7 for; 0 against; 0 absent

No one wished to speak.

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

Motion carries 7 for; 0 against; 0 absent

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.

Vice-Chairman Munson asks if this is the same property that was discussed on the last agenda item.

Michael Stoldt says it is, but only the convenient store. He also advises that staff worked with the applicant to ensure that the u-hauls will fit and not take up any of the convenient store's required parking or block the dumpster.

Commissioner Perez asks if they will be on the grass or if there is enough room on the concrete.

Karen Barclay, Building Services Director stated that they will be on the concrete, striped and that they will only be allowed to have three.

Commissioner Perez asks if by only allowing three, that it will limit the size of the u-hauls.

Karen Barclay stated that if they have one big one, then they can only have one small and if they only have small, even if they could fit more than three in the spaces, they are still limited to a max of three.

Chairman Garwood: And there has been no opposition?

Alyssa Deaton: No.

**Motion by Commissioner Spoor to grant the Specific Use Permit;
Second by Commissioner Perez.**

Motion carries 7 for; 0 against; 0 absent

**Travis Townsend exits the room due to a possible conflict of interest for items 11 & 12.*

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.

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

Motion carries 6 for; 0 against; 0 absent; 1 abstain (Townsend)

Jeannine Riney stated that she is in favor.

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

Motion carries 6 for; 0 against; 0 absent; 1 abstain (Townsend)

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.

Chairman Garwood: So this has had a Specific Use Permit in the past, is that correct?

Michael Stoldt: It expired. If you recall, it came to you twice, no one showed up. Went to City Council, no one showed up. Council denied it. We went over and informed them; at that point we found out they were in violation of some of the rules; they had the front door covered to where you couldn't see through, which is against the rules; and the door was locked, which is against the rules. There is no time limit if it's denied for how long you have to wait to reapply. As it stands right now, she can come back and reapply.

Vice-Chairman Munson: Well that's why we put time limits on the SUP's, is to ensure there is no violations, that it complies with the rules.

Regina Bieri asks what the city's feelings are.

Michael Stoldt states that it is in the right location, but the violations concern him and that he is not recommending approval but cannot deter the Commission to deny it.

Commissioner Spoor: Our choice is to not give the SUP, or give the SUP with the stipulations and let the law handle it, then she's shut down if she doesn't comply, correct?

Michael Stoldt: Well no. She was cited last time and I understand that she pled guilty to both of those and paid a fine. That doesn't necessarily mean you're shut down if you're in violation if you're cited.

Commissioner Spoor: So our other alternative is a vacant building?

Michael Stoldt: Correct

Jeannine Riney: I did not know about the film on the door, I did not know about this. No one ever told me about this. It's for the sun, to block the sun. It can be quickly remedied. And I had someone at the door, opening the door every time someone was there. It wasn't ever left unattended and it will never happen again.

Vice-Chairman Munson: To me, we set these SUP's with conditions for specific reasons and this was not followed.

**Motion by Vice-Chairman Munson to deny the SUP;
Second by Commissioner Hernandez.**

Motion to deny with SUP with a vote of 5 for; 1 against (Spoor); 0 absent; 1 abstain (Townsend)

**Travis Townsend re-enters the room.*

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).

Michael Stoldt went over the comments with Commissioners, which are attached to the minutes.

**Motion by Commissioner Perez to approve the final plat subject to staff comments;
Second by Commissioner Spoor.**

Motion carries 7 for; 0 against; 0 absent

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.

Michael Stoldt went over the comments with Commissioners, which are attached to the minutes.

**Motion by Commissioner Spoor to approve the plat subject to staff comments;
Second by Commissioner Hernandez.**

Motion carries 7 for; 0 against; 0 absent

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.

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

Motion carries 7 for; 0 against; 0 absent

No one wished to speak.

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

Motion carries 7 for; 0 against; 0 absent

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.

Mary Kay Fischer, City Attorney stated that other cities have this waiting period. She also stated that there are waivers to reapply if conditions change, but if it's the same request, then the applicant has to wait twelve months to reapply. This prevents the same request being brought back repeatedly.

Michael Stoldt re-confirms Mary Kay's statement and said that this waiting period has been in all the other cities he has worked for.

**Motion by Vice-Chairman Munson to approve Ordinance 2016-O-8A;
Second by Commissioner Townsend.**

Motion carries 7 for; 0 against; 0 absent

17. Adjourned at 12:59 pm.

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

Motion carries 7 for; 0 against; 0 absent

CERTIFICATION

Bill Garwood, Chairman

Alyssa Deaton, Asst. City Secretary



PLANNING & ZONING AGENDA ITEM
Meeting Date: September 7, 2016

SUBJECT: Public Hearing on the Zion Townhomes Subdivision Final 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.

Consent item Discussion item
 Discussion and possible action Public Hearing

REQUESTED BY: Zion Lovingier, property owner

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

Attachments: (Attachment description)
Notice to Facts and to owners within 200 feet in the original subdivision

Executive Summary:
According to the Texas Local Government Code, Section 212.015, owners within 200 feet of the original subdivision must be notified of the replat. This parcel was originally platted to be part of the Angleton Country Estates Subdivision, but was never developed.

Recommendation:
Staff recommends approval contingent upon comments.

Alyssa Deaton

Name

8/18/16

Date

Public Hearing Notice

The City of Angleton has received a request for approval of the Zion Townhomes Subdivision Final 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. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, September 7, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, September 13, 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.* No variance is being requested, therefore, the above provision will not apply.

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

Date: 8-18-16
To: The Facts – Public Hearing
From: City of Angleton
To be published once on: Monday, August 22, 2016

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



August 18, 2016

Public Hearing Notice

The City of Angleton has received a request for approval of the Zion Townhomes Subdivision Final 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. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, September 7, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, September 13, 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 Rhyme

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.* No variance is being requested, therefore, the above 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

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

www.angleton.tx.us



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



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 121 S. Velasco St.
 Angleton, TX 77515
 979-849-4364

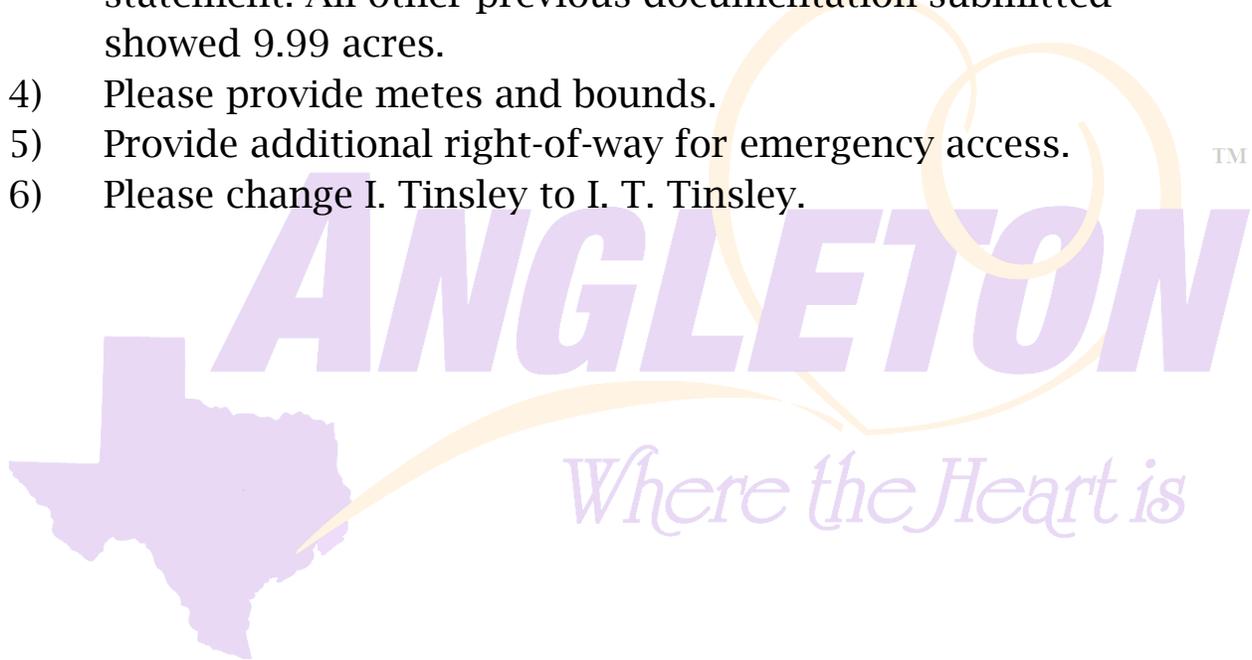
City of Angleton GIS Mapping

1" = 219'



**Zion Townhomes Subdivision
Staff & Engineer's Comments
August, 2016**

- 1) 16' & 20' front yard setback is shown. Change to 20' & 24' to meet 20' front yard setback requirement. (Back yard can be 15')
- 2) Still showing 22 visitor parking spaces. Need 3 more.
- 3) Acreage in dedicatory statement does not match other acreage statement. All other previous documentation submitted showed 9.99 acres.
- 4) Please provide metes and bounds.
- 5) Provide additional right-of-way for emergency access.
- 6) Please change I. Tinsley to I. T. Tinsley.





APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 5-17-16

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

Address of property Buchta Rd.

Name of Applicant: Zion Louingier Phone: _____

Name of Company: Diakonos Holdings + MZK Residential, LLC Phone: _____

E-mail: _____

Name of Owner of Property: Diakonos Holdings LLC + MZK Residential LLC

Address: 3042 South Durango, Las Vegas, NV 89117

Phone: _____ ; E-mail: _____ .com

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) Zion Louingier

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 19 day of may, 2014.



Leslie Magill
Notary Public for the State of Texas- nevada
Commission Expires: 9-18-19

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 East side of Buena and one
block South of

The subject property fronts 330 feet on the East side of Buena Rd.

Depth: 1,320' Area: 10.0 Acres: 435,600 square feet

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

Development of 97 townhomes to be
Sold individually

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

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

Drainage + Detention Plan has been
reviewed + approved by Angleton
Drainage District

Name: Zion Loungier
by: Robin Crouch

Date: 5-18-16

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
S/2 LT 45 375 F T Tinsley, Acres 10.00
Buchta Rd

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: DOUG ROESLER of BAKER + Lawson INC.

ADDRESS: 300 E. CEDAR Angleton TX 77515

APPLICANT PHONE # _____ E-MAIL: _____ Awson.com

PRINTED NAME OF OWNER: Zion Lovinger (DIAKonos Holdings LLC)

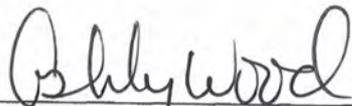
SIGNATURE OF OWNER:  DATE: 05-25-2016

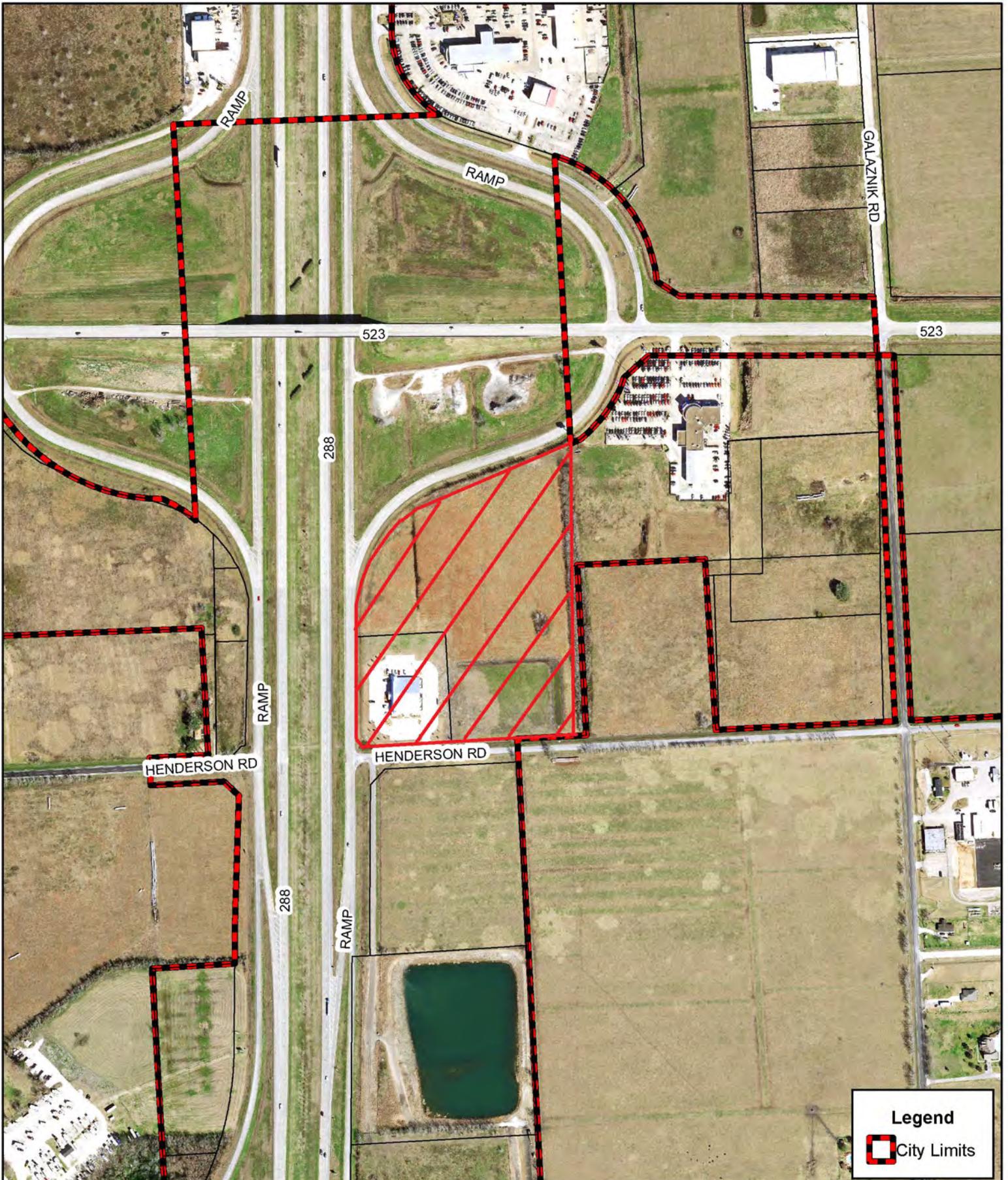
NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 25 day of May, 2016.

(SEAL)




Notary Public for the State of Texas ~~TEXAS~~ **NEVADA**
Commission Expires: April 15, 2019



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" = 439'



STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED _____, HENRY MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED _____, HENRY MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY APPEARED _____, HENRY MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ADMITTED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN SET FORTH, AND AS THE ACT AND DEED OF THE CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

STATE OF TEXAS
COUNTY OF _____

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STATE OF TEXAS
COUNTY OF _____

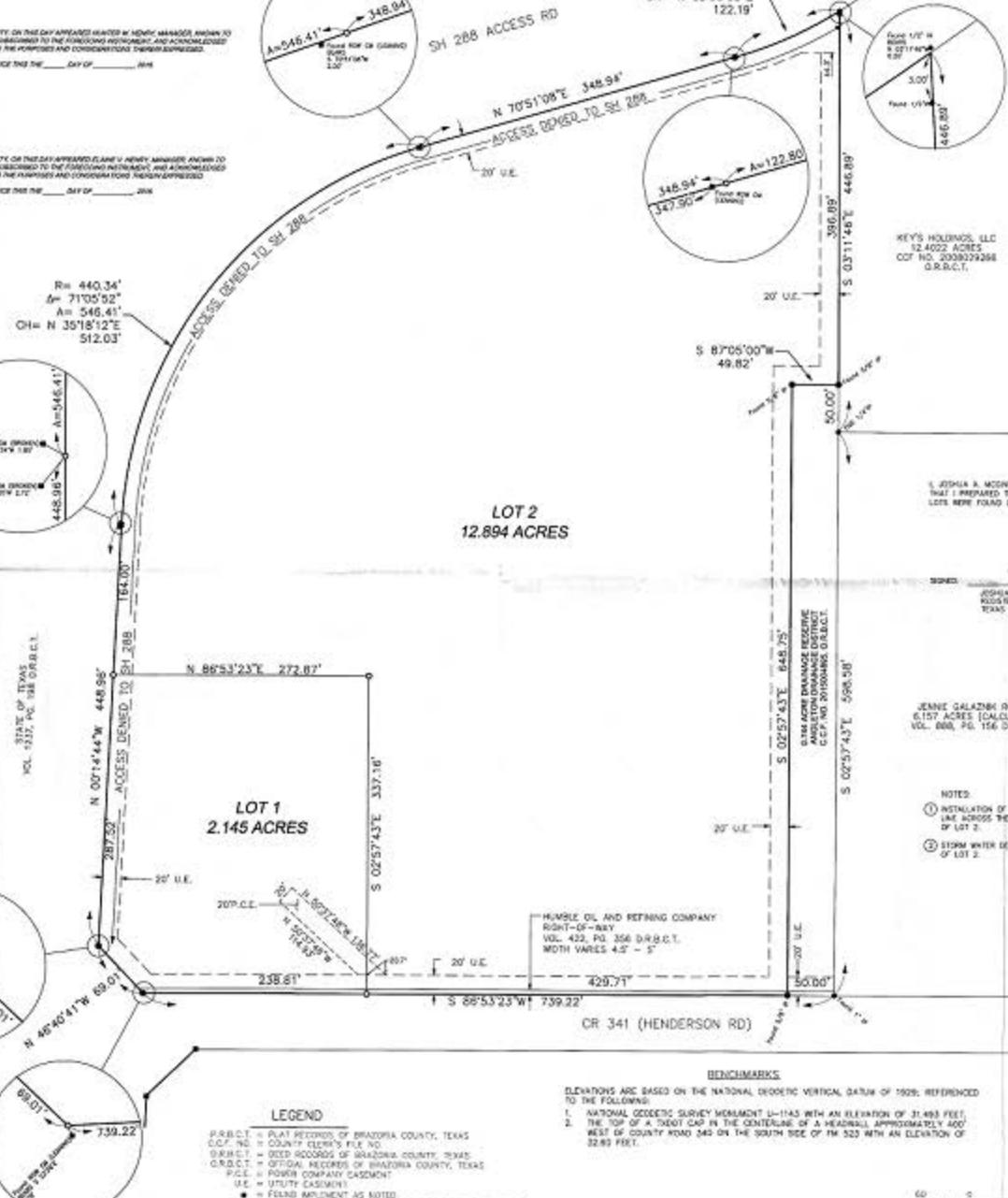
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.



I, JOSHUA A. MOON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM ACTUAL SURVEYS MADE ON THE GROUND AND THAT THE CORNER MARKS ON ALL LOTS WERE FOUND OR SET AS NOTED, IN ACCORDANCE WITH THE CODES OF ORDINANCES OF THE CITY OF ANGLETON.

SIGNED: _____ DATE _____
JOSHUA A. MOON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8467

JEANIE GALAZNE ROONEY
6.157 ACRES (CALCULATED)
VOL. 880, PG. 156 D.R.B.C.T.

NOTES

- INSTALLATION OF ADDITIONAL FIRE HYDRANTS ON LOT 2 AND EXTENSION OF THE WATER LINE ACROSS THE SOUTH SIDE OF LOT 2 WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF LOT 2.
- STORM WATER DETENTION FOR LOT 2 WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF LOT 2.

REPLAT OF LILA WEST SUBDIVISION

LOTS 1 & 2
A SUBDIVISION OF 15.039 ACRES OF LAND
IN THE JOSÉ DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380,
BRAZORIA COUNTY, TEXAS

OWNER:
HENRY FAMILY PROPERTIES, LLC
151 LAKE VIEW CIRCLE
MONTGOMERY, TEXAS 77356

DRAWN: JULY 23, 2016

BAKER & LAYSON, INC.
SURVEYING • PLANNING • DESIGN

300 E. 60th St., ANGLETON, TEXAS 77501
PHONE: (409) 949-8861 FAX: (409) 949-4800
E-MAIL: E.TROTT@BLINC.COM

12116 BCR-AT-0160



**Lila West Subdivision Replat
Staff Comments
8/24/16**

1. Missing surveyor's seal
2. Missing metes and bounds description
3. Shows Angleton 288 Industrial Park on the Planning Commission and City Council statements





APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8-17-16

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

Address of property County Road 341, Angleton Tx

Name of Applicant: Henry Family Properties Phone: _____

Name of Company: _____ Phone: _____

E-mail: _____

Name of Owner of Property: Henry Family Properties

Address: 151 Lake View Circle

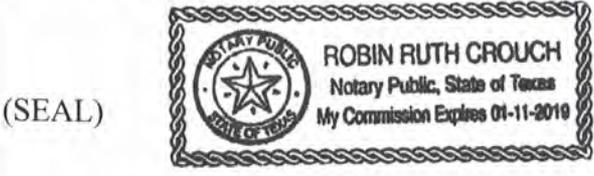
Phone: _____ E-mail: _____

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 17 day of August, 2016.



[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 County Road 341, Angleton, Tx

The subject property fronts _____ feet on the _____ side of CR 341

Depth: _____ Area: _____ Acres: 15.784 square feet

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

Resize Lots 1 + 2. - There are now city services at this location so the property owner no longer has to allow for a spray field.

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: HUNTER W HENRY

Date: 8/17/16

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate ^{15.039 Hect} address and/or legal description) Lots 1+2, A Subdivision of ~~15.784~~ Acres of Land in the Jose De Jesus Valderas Survey, A-380 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: Henry Family Properties, LLC

ADDRESS: 151 Lake View Circle, Montgomery, TX

APPLICANT PHONE # _____ E-MAIL: _____

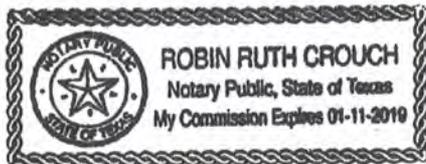
PRINTED NAME OF OWNER: Henry Family Properties, LLC

SIGNATURE OF OWNER: [Signature] DATE: 8/17/16

NOTARIAL STATEMENT FOR PROPERTY OWNER:

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

(SEAL)



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



**CITY OF ANGLETON
APPOINTMENT OF AGENT**

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

Name of Agent: Josh McGinn

Mailing Address: 300 E. Cedar Email: _____

City: Angleton State: Tx Zip: 77515

Home Phone: _____ ^{Fax} 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 Manager

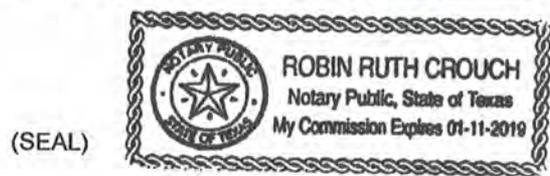
Printed/Typed Name of owner HUNTER W HENRY Date 8/17/16

*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 Hunter W. Henry known to me (or proved to me on the oath of _____ or through Known Person) 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 17 day of August, 2016



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