

**CITY OF ANGLETON, TEXAS**  
**PLANNING & ZONING COMMISSION**  
Meeting @ 12 p.m., Wednesday, October 5, 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 September 7, 2016 and September 13, 2016 meeting minutes.
- 3.) Public Hearing on ORDINANCE NO. 2016-O-10B, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE USE CHART FOR MARKET (PUBLIC, FLEA); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.
- 4.) Discussion and Possible Action on ORDINANCE NO. 2016-O-10B, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE USE CHART FOR MARKET (PUBLIC, FLEA); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.
- 5.) Public Hearing on a request for a Specific Use Permit to operate a Farmers Market at 234 South Arcola Street; 218, 227, and 335 South Chenango Street; and 212 and 216 East Peach Street; in the City of Angleton, Texas.
- 6.) Discussion and Possible Action on a request for a Specific Use Permit to operate a Farmers Market at 234 South Arcola Street; 218, 227, and 335 South Chenango Street; and 212 and 216 East Peach Street; in the City of Angleton, Texas.
- 7.) Discussion and Possible Action on approving the plat for the H.W. Munson 2<sup>nd</sup> Subdivision, a plat of a 1.00 and 1.68 acre tract being out of a 2.68 acre tract, all being out of Tract 13 of the H. H. Cornwall Survey, Abstract 180, Brazoria County, Texas.
- 8.) 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: \_\_\_\_\_

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Alyssa Deaton, Assistant City Secretary





## Planning and Zoning Commission

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

### COMMISSIONERS, STAFF & GUESTS

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

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

Josh McGinn - Baker & Lawson Surveyor

### AGENDA

1. Declaration of Quorum and Call to Order at **12:00 pm.**
2. Discussion and Possible Action on approving the August 23, 2016 meeting minutes.

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

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

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.

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

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

No one wished to speak.

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

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

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.

Michael Stoldt, City Manager reviewed the comments and stated that they have already been addressed, with the exception of #3. The comments have been attached to the minutes.

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

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

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.

Michael Stoldt, City Manager reviewed the comments and stated that they have already been addressed. He added that the new plat they submitted showed 15.784 acres and needs to be changed to 15.039.

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

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

6. Adjourned at 12:09 pm.

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

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

CERTIFICATION

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Bill Garwood, Chairman

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Alyssa Deaton, Asst. City Secretary



## Planning and Zoning Commission

City of Angleton, Texas  
Meeting Minutes  
Wednesday, September 13, 2016

### COMMISSIONERS, STAFF & GUESTS

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

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

Terry & Lee Packard - 406 E. Myrtle  
Liz & Nicole Sardelich - 305 E. Mulberry, Sardelich Counseling

### AGENDA

1. Declaration of Quorum and Call to Order at **12:00 pm**.
2. Public Hearing on a request for a Specific Use Permit to allow the construction of a non-residential accessory building in the CBD - Central Business District located at 305 East Mulberry Street, with a legal description of: Moore & Miller Addn (Angleton), Block 37, Lot 1 to 5.

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

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

Liz Sardelich stated that she was present and available to answer any questions.

Mr. Packard, property owner within 200 feet, stated that he was just curious to know what was going on.

**Motion by Vice-Chairman Munson to close the Public Hearing;**

**Second by Commissioner Bieri.**

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

3. Discussion and Possible Action on a request for a Specific Use Permit to allow the construction of a non-residential accessory building in the CBD - Central Business District located at 305 East Mulberry Street, with a legal description of: Moore & Miller Addn (Angleton), Block 37, Lot 1 to 5.

Chairman Garwood asked Ms. Sardelich to come up and explain the purpose of the building.

Ms. Sardelich explained that it will be a 1,600 sq. ft. metal pole barn that she will be using for both personal and business use.

**Motion by Vice-Chairman Munson to approve the SUP with no special conditions;  
Second by Commissioner Bieri.**

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

4. Adjourned at 12:05 pm.

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

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

**CERTIFICATION**

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

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



**PLANNING & ZONING AGENDA ITEM**  
**Meeting Date: October 5, 2016**

**SUBJECT: Public Hearing on ORDINANCE NO. 2016-O-10B, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE USE CHART FOR MARKET (PUBLIC, FLEA); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

Consent item                       Discussion item  
 Discussion and possible action     Public Hearing

**REQUESTED BY:** Michael Stoldt

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

**Attachments:** (Attachment description)  
Notice to Facts

**Executive Summary:**

**Alyssa Deaton**

**9/12/16**

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

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

## **Public Hearing Notice**

Public Hearing on ORDINANCE NO. 2016-O-10B, AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE USE CHART FOR MARKET (PUBLIC, FLEA). The Planning and Zoning Commission will conduct a Public Hearing on Wednesday, October 5, 2016 at 12:00 pm. The City Council will conduct a Public Hearing on Tuesday, October 25, 2016 at 6:00 pm. The Public Hearings will be held in City Council Chambers located at 120 South Chenango Street, Angleton, Texas, 77515. The purpose of the public hearings is to receive comments from residents and property owners on the proposed ordinance. 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 Alyssa Deaton at (979) 849-4364 ext. 2114.

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Date: September 12, 2016

To: The Facts – Legal Notices

From: City of Angleton

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

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

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



**ORDINANCE NO. 2016-O-10B**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 (ZONING ORDINANCE) OF THE CODE OF ORDINANCES BY AMENDING THE USE CHART FOR MARKET (PUBLIC, FLEA); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH AND EVERY OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 28 of the Code of Ordinances authorizes the City Council to amend, supplement, or change the regulations of the Zoning Ordinance or the boundaries of zoning districts specified in the zoning map; and

**WHEREAS**, any amendment to the zoning ordinance text or to zoning district boundaries may be initiated by the Planning and Zoning Commission, who shall then make a recommendation to the City Council; and

**WHEREAS**, pursuant to state law, notice was published in the newspaper advising that the Planning and Zoning Commission was conducting a public hearing on Wednesday, October 5, 2016, at 12:00 p.m. and the City Council was conducting a public hearing on Tuesday, October 25, 2016 at 6:00 p.m., to discuss amending the use chart for Market (Public, Flea); and

**WHEREAS**, after conducting a public hearing, the Planning and Zoning Commission recommended the approval of amending the use chart for Market (Public, Flea) on Wednesday, October 5, 2016 by a vote of  for,  against,  absent;

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

**SECTION 1:** That 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 Section 28-81 (b) Use Charts in the Code of Ordinances is hereby amended to read as follows:

*Type of Land Uses:*

*Retail Uses*

**Market (Public, Flea)**

Use Chart is amended to read **Market (Public, Flea, Farmers)** to include Farmers Markets as an additional *Retail Use* land use that may be approved as a **Specific Use Permit** in **AG and MFR Residential Zoning Districts and all Non-Residential Zoning Districts.**

The Use Chart is hereby amended to read as follows:

<b>Legend</b>																			
P – The land use is <u>permitted</u> by right in the zoning district indicated.																			
☐ – The land use is <u>prohibited</u> in the zoning district indicated.																			
S – The land use <u>may be approved</u> as a specific use permit (SUP) in the zoning district indicated.																			
Types of Land Uses	Residential Zoning Districts											Non-Residential Zoning Districts							
	AG	SFE-20	SF-10	SF-7.2	SF-6.3	SF-5	SF-PH	2F	SFA	MFR-14	MFR-29	MFR-36	MH	C-N	C-MU	C-G	C-O/R	CBD	LI
Market (Public, Flea, Farmers)	S									S	S	S		S	S	S	S	S	S

**SECTION 3:** That the Use Chart is hereby amended in accordance with the provisions of this Ordinance.

**SECTION 4:** 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 5:** 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 6:** 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 7:** 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.

**SECTION 8:** That this Ordinance shall be effective from and after November 4<sup>th</sup>, 2016.

PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF OCTOBER, 2016.

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

ATTEST:

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SHELLY DEISHER, City Secretary

APPROVED AS TO FORM:

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MARY KAY FISCHER, City Attorney



**PLANNING & ZONING AGENDA ITEM**  
**Meeting Date: October 5, 2016**

**SUBJECT: Public Hearing on a request for a Specific Use Permit to operate a Farmers Market at 234 South Arcola Street; 218, 227, and 335 South Chenango Street; and 212 and 216 East Peach Street; in the City of Angleton, Texas.**

Consent item                       Discussion item  
 Discussion and possible action     Public Hearing

**REQUESTED BY:** Travis Smith, Designated Agent

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

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

**Executive Summary:**

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

9/12/16  
\_\_\_\_\_  
**Date**

## Public Hearing Notice

The City of Angleton has received a request for a Specific Use Permit to operate a Farmers Market at 234 South Arcola Street; 218, 227, and 335 South Chenango Street; and 212 and 216 East Peach Street; in the City of Angleton, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, October 5, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, October 25, 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.

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Date: 9-12-16  
To: The Facts – Public Hearing  
From: City of Angleton  
To be published once on: Sunday, September 18, 2016

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



September 14, 2016

**Public Hearing Notice**

The City of Angleton has received a request for a Specific Use Permit to operate a Farmers Market at 234 South Arcola Street; 218, 227, and 335 South Chenango Street; and 212 and 216 East Peach Street; in the City of Angleton, Texas. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, October 5, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, October 25, 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

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

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

Cordially,

Alyssa Deaton  
Assistant City Secretary

Alyssa Deaton  
Asst. City Secretary

Mayor  
Randy 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

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

www.angleton.tx.us









Masterson Park

E Orange St

S Arcola St

S Arcola St

E Plum St

E Peach St

Holy Comforter  
Episcopal Church

E Peach St

E Orange St

S Chenango St

S Chenango St

Map

Google

19





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" = 110'





CITY OF ANGLETON  
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 234 S. ARCOLA ST., 227 S. CHENANGO,  
212 E. PEACH, 218 S. CHENANGO, 335 S. CHENANGO

PROPERTY DESCRIPTION (Legal description): BLOCK 22-LOTS 17-20; BLOCK 22, LOTS 11-16,  
BLOCK 21-LOTS 4-5; BLOCK 19-LOTS 19-20; BLOCK 21-LOTS 11-14  
Block 21-Lots 1-3 & Lot 6

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:  
HOLY COMFORT EA EPISCOPAL CHURCH, P.O. Box 786, ANGLETON, TX  
77516, 979-849-1269

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER:  
THE REV. TRAVIS SMITH, RECTOR, 234 S. ARCOLA

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE:  
PEACH STREET FARMERS MARKET: SATURDAY MORNING  
MARKET SELLING FRESH PRODUCE AND CRAFTS AND FOOD  
FROM LOCAL VENDORS

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: [Signature]  
DATE: SEPTEMBER 2, 2016

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY. N/A

ATTACHMENT: SECTION 35 SUP – SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

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



CITY OF ANGLETON
APPOINTMENT OF AGENT

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

Name of Agent: THE REV. TRAVIS SMITH - RECTOR

Mailing Address: P.O. Box 786, ANGLETON, TX 77516 Email:

City: ANGLETON State: TX Zip: 77516

Home Phone: Business Phone:

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

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

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

HOLY COMFORTER EPISCOPAL CHURCH

Signature of owner By: [Signature] Title Sr. Warden

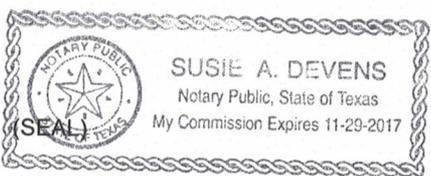
Printed/Typed Name of owner Barbara J. Marin Date 9/2/16

\*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, Susie A. Devens, on this day personally appeared Barbara J. Marin, known to me (or proved to me on the oath of or through ) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

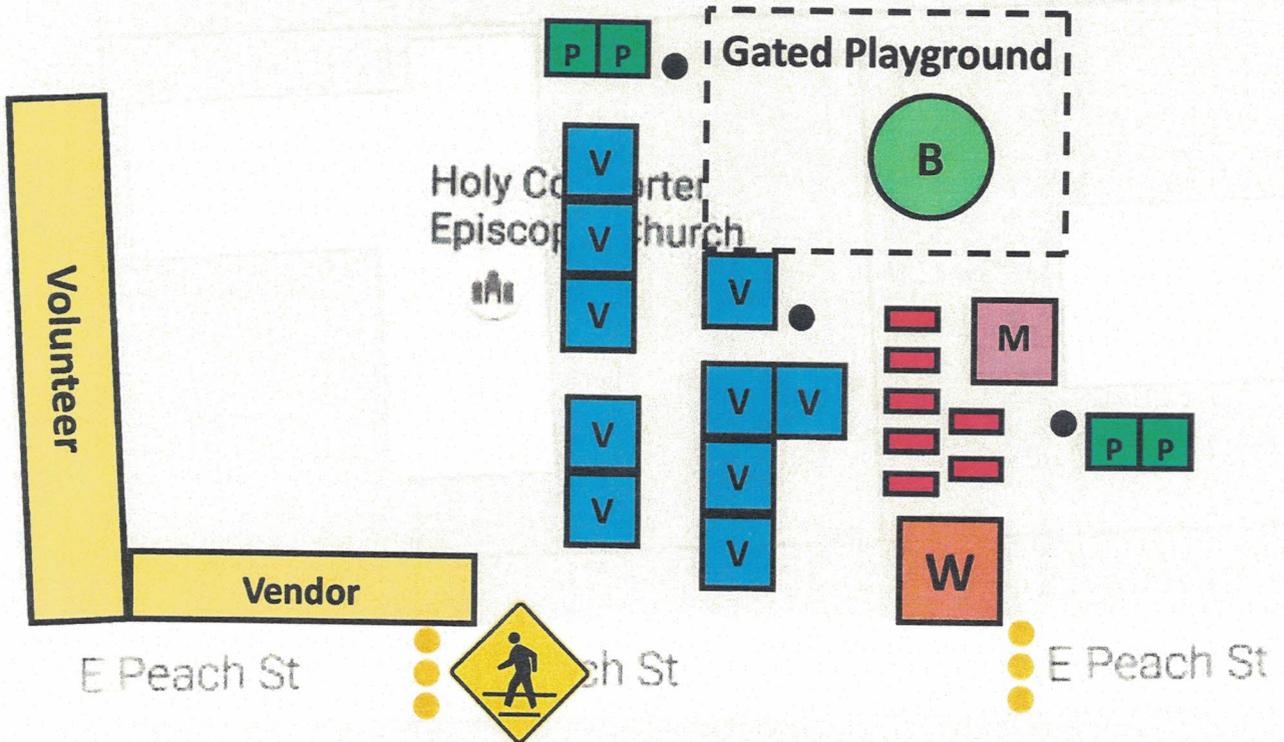
Given under my hand and seal of office this 2nd day of September, 2016



[Signature]
Notary Public Signature
11-29-2017
Commission Expires

Chenango St

Arcola St

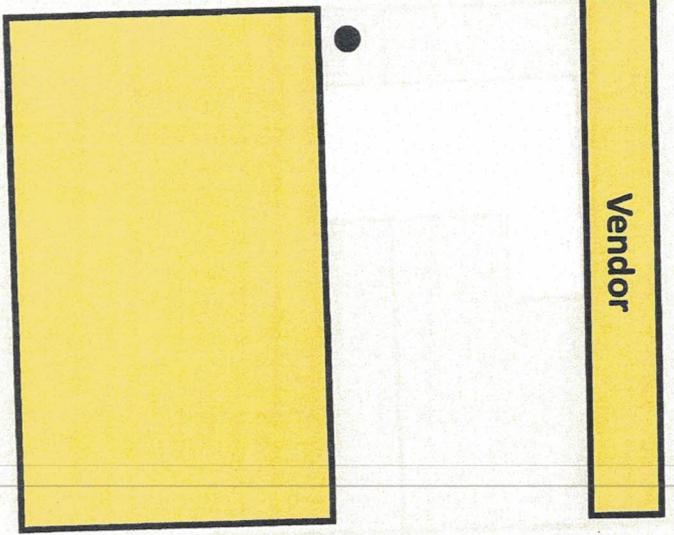


E Peach St

E Peach St

S Chenango St

S Arcola St



S Chenan

S Arcola St

- Bounce House
- Lavatories
- Musician/Bandstand
- Parking
- Safety Cones
- Seating/Picnic Tables
- Vendor Stalls
- Waste/Recycling Receptacles
- Welcome Tent





**Legend**

- Streets Surrounding
- ▣ 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" = 257'



I, HENRY W. MUNSON, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF H.W. MUNSON 2ND SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

HENRY W. MUNSON  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY W. MUNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID SUBDIVISION.

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

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

I, KARYN MCCOY MUNSON, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF H.W. MUNSON 2ND SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS SHOWN HEREON, AND DEDICATE FOR PUBLIC USE, THE EASEMENTS AND RIGHT-OF-WAYS SHOWN HEREON, FOREVER, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

KARYN MCCOY MUNSON  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARYN MCCOY MUNSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID SUBDIVISION.

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

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

**ANGLETON CITY COUNCIL**

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF H.W. MUNSON 2ND SUBDIVISION WAS APPROVED THIS DAY OF \_\_\_\_\_, 2016, BY THE CITY COUNCIL OF ANGLETON, TEXAS.

WANDY RHINE, MAYOR  
SHELLY DESHER, CITY SECRETARY

**ANGLETON PLANNING AND ZONING COMMISSION**

I, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF H.W. MUNSON 2ND SUBDIVISION WAS APPROVED THIS DAY OF \_\_\_\_\_, 2016, BY THE ANGLETON PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS.

CHAIRMAN  
WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
SHELLY DESHER, CITY SECRETARY

FROM THE OFFICE OF:  
RANDY L. STROUD, P.E.  
FIRM NO. 10020500  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141

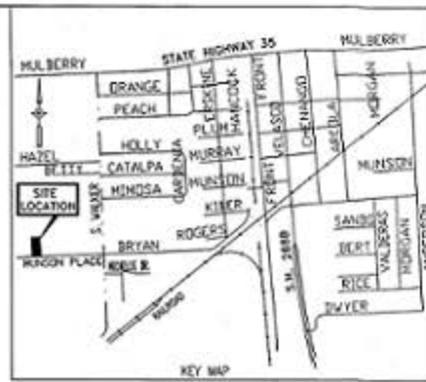
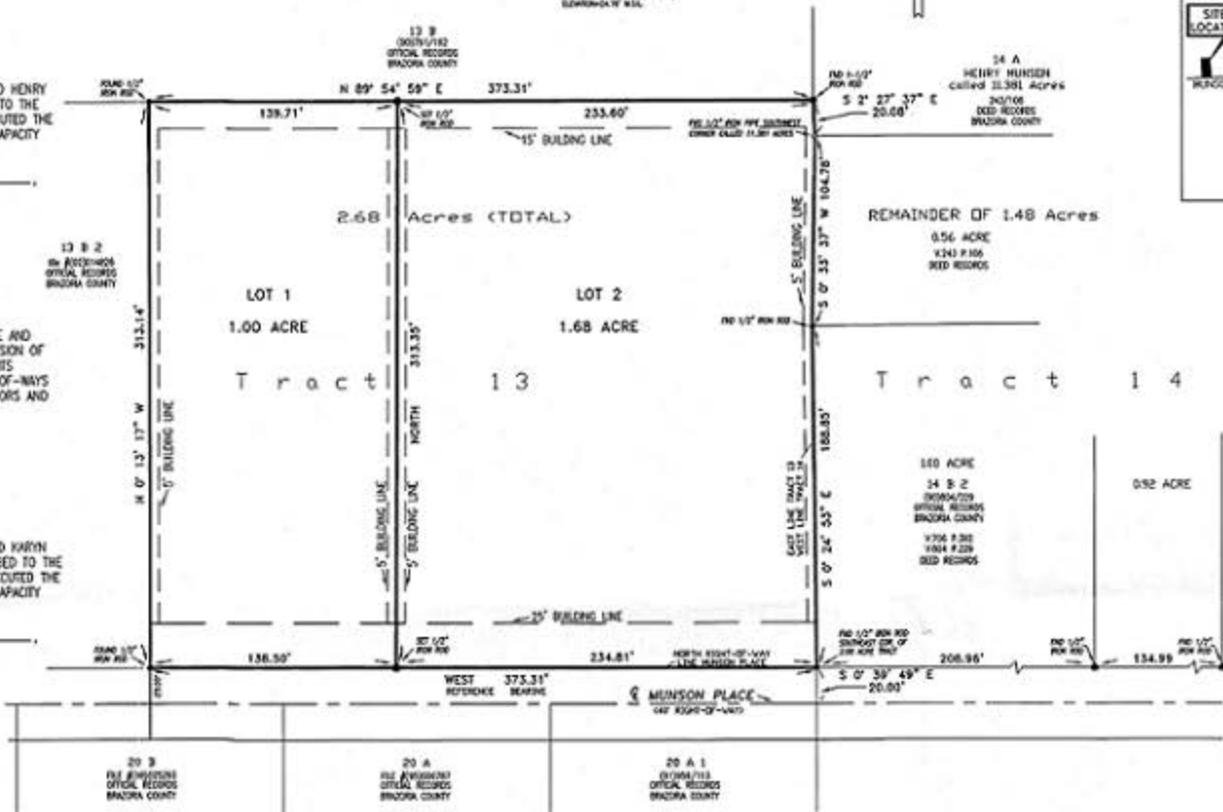
OWNER: HENRY MUNSON & KARYN MCCOY MUNSON  
430 S. BINGER  
ANGLETON, TEXAS 77515  
979-849-7063

SURVEYOR: RANDY L. STROUD, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE #0113  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141

ACRES: 2.68  
ALL 90' 1/2" ROW HAS 1/4" OF STRIP  
RPLS 210 & RPLS 300

TRACT DESCRIPTION  
SEE MAP IN PUBLIC FILE IN OFFICE OF  
SOUTH WALKER COUNTY AND WHICH PLAT  
EDITION = 2012 434

DATE-OFF RECORDING INFORMATION  
SEE RECORDING TO SEE 100'  
EDITION=12 434



**ANGLETON DRAINAGE DISTRICT**  
ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016,  
BY THE ANGLETON DRAINAGE DISTRICT.

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

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

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE OF THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

DAVID SPOOR  
TERRY BOWK  
WILSON ZORBA

THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD HAZARD MAP FOR THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

COMMUNITY # 480064  
PANEL #0445  
SUFFIX: H  
DATE: 10-6-04  
ZONE: "X"

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON HAVE BEEN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODES OR REGULATIONS OF THE CITY OF ANGLETON, TEXAS.



1-2376  
DATE

**H.W. MUNSON 2ND SUBDIVISION  
SHORT FORM PLAT**

2 LOTS - 2.68 ACRES

A PLAT OF A 1.00 AND 1.68 ACRE TRACT BEING OUT OF A 2.68 ACRE TRACT DESCRIBED IN FILE NO. 2003-063749 OF THE OFFICIAL RECORDS, ALL BEING OUT OF TRACT 13 H.H. CORNWALL SURVEY, ABSTRACT 180, BRAZORIA COUNTY, TEXAS



SCALE: 1" = 50'

**HW Munson 2<sup>nd</sup> Subdivision**  
**Staff Comments**  
**9/29/16**

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1. Please show where additional fire hydrant is to be installed.
2. Please provide a metes and bounds description on plat.





# APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 9-28-16

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

Address of property A 1.00 and 1.68 acre tract being out of a 2.68 acre tract described in file no. 2003-063749 of the official records tract 13 HH Cornwall Survey Abstract 180 B.C. Texas

Name of Applicant: H. W. Munson Phone: \_\_\_\_\_

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

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

Name of Owner of Property: Henry Munson & Karyn McCoy Munson

Address: st. Angleton

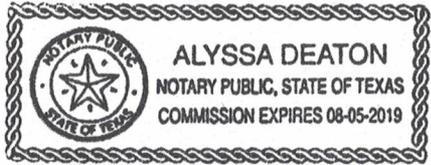
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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) Henry Munson Karyn Munson

**NOTARIAL STATEMENT FOR APPLICANT:**

Sworn to and subscribed before me this 28<sup>th</sup> day of September, 2016.

(SEAL) 

Alyssa Deaton  
Notary Public for the State of Texas  
Commission Expires: 9-28-16 AD  
8-5-2019

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).

**AFFIDAVIT OF  
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)  
A plot of 1.00 & 1.68 acre tract of a 2.68 acre tract in file no. 2003-063749  
out of tract '13 H.H. Cornwall Survey Abstract 180 B.C. Texas  
which is the subject of the attached application for land platting and is shown in the records of  
Brazoria County, Texas.

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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: H. W. Munson

ADDRESS: St. Angeleno

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

PRINTED NAME OF OWNER: Henry Munson & Karyn McCoy Munson

SIGNATURE OF OWNER: Karyn Munson DATE: 9/28/2016

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 28<sup>th</sup> day of September, 2016.

(SEAL)

Alyssa Deaton  
Notary Public for the State of Texas  
Commission Expires: 8-5-19

PROJECT SUMMARY FORM

A plat of

Address of property 1.00 & 1.68 acre tract out of a 2.68 acre tract file no. 2003-063749 out of tract 13 HH Cornwall Abstract 180 B.C. Texas

The subject property fronts 138.50 feet on the North side of Munson Place

Depth: 313.14 feet Area: \_\_\_\_\_ Acres: 1 acre square feet

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

Home site

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

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

Name: Henry Munson

Date: 9-28-16