

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

Meeting @ 12 p.m., Wednesday, February 3, 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 January 6, 2016 meeting minutes.
- 3.) Presentation of Appreciation Plaque for Toni Kersey's service on the Planning and Zoning Commission from July, 2013 to November, 2015.
- 4.) Discussion and Possible Action on the Final Plat of the JW Subdivision, a Replat of 6.202 Acres of Tract 5 of the Angleton Commercial Subdivision No. 3, as Recorded in Volume 19, Pages 681-684 of the Plat Records of Brazoria County, Texas (also known as 2916 N. Velasco).
- 5.) Public Hearing on a Request to Rezone a 2.45 acre tract of land out of the Angleton Commercial Subdivision No. 3 as recorded in Volume 19, Page 681-684 of the Plat Records of Brazoria County, Texas (also known as 2916 N. Velasco) from AG – Agricultural District to C-G – Commercial-General District.
- 6.) Discussion and Possible Action on a Request to Rezone a 2.45 acre tract of land out of the Angleton Commercial Subdivision No. 3 as recorded in Volume 19, Page 681-684 of the Plat Records of Brazoria County, Texas (also known as 2916 N. Velasco) from AG – Agricultural District to C-G – Commercial-General District.
- 7.) Discussion and Possible Action on the Preliminary Plat of the Teal Industrial Angleton Business Park, said property having 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.
- 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: \_\_\_\_\_

\_\_\_\_\_  
Alyssa Deaton, Assistant City Secretary



# CITY OF ANGLETON, TEXAS

## PLANNING & ZONING COMMISSION

Minutes from Regular Meeting

Wednesday, January 6, 2016

### Commissioners present:

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

### Staff present:

Michael Stoldt – City Manager  
Patti Worfe – Asst. City Manager/Eco. Dev. Director  
Mary Kay Fischer – City Attorney  
Shelly Deisher – City Secretary  
Alyssa Deaton – Asst. City Secretary  
Laurie Rodriguez – Code Enforcement Officer

### Others in attendance:

Those listed on the registry.

- 1.) Declaration of quorum and call to order at **12:05pm.**
- 2.) Discussion and Possible Action on Approving the January 6, 2016 Meeting Minutes.

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

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

- 3.) Public Hearing on a Request to Rezone 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, also known as Buchta Road/County Road 428 from SF-7.2 – Single-Family Residential-7.2 District to SFA – Single-Family Attached Residential District (Townhomes).

**Motion by Commissioner Perez to open the public hearing;**

**Second by Vice-Chairman Munson.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

Zion Lovingier with Diokonos Holdings:  
I've got my partner here, Matt Sherman.

I think Alyssa mentioned that there were some callers that were concerned with... they just didn't want some run down, dingy townhome project. We build very beautiful homes; these are more like a luxury townhome, rather than your typical low budget type of a project. I have some pictures of some other projects that we've done if anyone had concerns.

Chairman Garwood asks if there is anyone else that wants to speak.  
No one wished to speak.

**Motion by Vice-Chairman Munson to close the public hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor) ; one vacant position.**

- 4.) Discussion and Possible Action on a Request to Rezone 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, also known as Buchta Road/County Road 428 from SF-7.2 – Single-Family Residential-7.2 District to SFA – Single-Family Attached Residential District (Townhomes).

Chairman Garwood: So you guys have done this before?

Zion Lovingier: We've done residential homes before; townhomes would be a new project for us, however, right now, our main project is in the Beechwood subdivision which is just north of Henderson Drive, just north of Angleton. Obviously, we know there is a huge need in Brazoria County and in Angleton for housing and we came across this piece of land and we thought it would be great to get a little bit of a higher density by doing a townhome project. In meeting with the engineers, the numbers work great and we can really be able to provide a good product at an affordable price. Nobody seems to be building entry level housing in Brazoria County or even in Angleton, so anybody who is building is building a higher line product. In order to make the numbers work, and get that price to where it's affordable for entry level housing, that higher density would be required. This is something we could (inaudible) everybody to be able to do that.

Vice Chairman Munson: How many units per...?

Zion Lovingier: 108

Vice Chairman Munson: Your townhomes that I'm familiar with will have like four units or so under a roof.

Zion Lovingier: This would be eight per section, with greenbelts in between.

Vice Chairman Munson: Do you propose two story?

Zion Lovingier: Two story with a tandem garage. Meaning you'd be able to... we still have to work with the engineer... you'd be able to get one car for sure, we're trying to design it so you could actually park two cars in those garages so you could relieve any type of parking on the street, but the cars would be tandem, so they'll pull in behind each other.

Vice Chairman Munson: But, it would be in the unit itself?

Zion Lovingier: In the unit, not stand-alone garages, correct. The design also provides locations for visitor parking as well, so that it's not pushing people parking on the curb.

Commissioner Bieri: Is there going to be an HOA or maintenance fee to go along? What's the price range of your townhomes?

Zion Lovingier: We are anticipating and still working, we are thinking we can hit the price point, being able to sell these between 160,000 and 180,000 per unit. We still have to meet with the Attorney to devise the community documents, but it would involve being able to provide an HOA that could maintain the front yards and the exteriors of the property.

Vice Chairman Munson: And the square footage?

Zion Lovingier: They're going to range between 1300 sq. ft. and 1500 sq. ft.; everything is going to be at least 3 bedroom, 2 bath.

Commissioner Bieri: We get a lot of requests for townhomes in our business, in real estate, and we don't have but I think two here in Angleton.

Zion Lovingier: Yeah, and even those, they're pretty old.

Commissioner Bieri: They are.

Zion Lovingier: What we've noticed, even building in Beechwood is... if you look at what's available on the market, for anything that's built newer than 2010, under 200,000, it's almost non-existent.

Commissioner Bieri: Right and y'all build some nice homes out there.

Zion Lovingier: So, that's really the demographic that we really want to be able to serve.

Munson: So this Angleton Boulevard over here, which I guess is on the Eastside, does that go all the way through? Or would you put it all the way through and have that as an access?

Zion Lovingier: In meeting with the City Engineers, we are actually planning to cul-de-sac it but having an emergency access out the back because they would require that. I have the drawings here if you want me to bring those up to you.

Commissioner Perez: Will there be any amenities, swimming pools, little playgrounds?

Zion Lovingier: Strictly housing.

Michael Stoldt, City Manager: The two entrances are for emergency access. That's why we told them, if you're going to do a cul-de-sac, you'll have to provide an emergency access. It would be a locked gate, but EMS and Fire Department would both have access. It's an emergency access only.

Vice Chairman Munson: So this linear detention is just kind of like a ditch?

Zion Lovingier: A dry detention, yeah. And in that case, you have a better barrier for these residents here because that first building... I mean that space there is a good 60 to 80 feet or more. So, that's a significant buffer there for those property owners to the north.

Vice Chairman Munson: So the outlet for the detention is across Buchta?

Zion Lovingier: Yes, the ditch runs along Buchta.

Vice Chairman Munson: So out from the detention and under Buchta.

Chairman Garwood: Any other questions?

Lee Mullins: I live on Austin Street and the whole length of Austin Street is a full length street for half a block. Between Bastrop and Houston Street, coming down toward Austin off of Bastrop is like an alley-way. Will they widen that up to a full width street?

Gentleman with Zion Lovingier: There's no access into the subdivision down Austin.

Lee Mullins: So that will just remain an alleyway?

Gentleman with Zion Lovingier: It remains just the way it is. Yes, for emergency only.

Michael Stoldt, City Manager: There will be access off of Austin, but it will be gated, for emergency purposes only.

Chairman Garwood: So you shouldn't see any additional traffic on your street.

Lee Mullins: Well we'd like to see it made into a full width street, because the traffic hitting each other coming... you know.

Chairman Garwood: That's something you probably want to talk to City Council about.

**Motion by Commissioner Perez to recommend approval of the rezone of the 9.99 acre tract;  
Second by Vice-Chairman Munson.**

Is there any further discussion or comments?

Mike Katz, property owner has concerns about the one way strip off Austin Street as well. He also wants a full street.

Chairman Garwood: Our charge this afternoon is to decide whether or not we want to recommend to City Council to rezone this specific property to allow them to do their townhomes. We really don't have any, literally any, influence whatsoever when it comes to City Council's budget in improving or widening Austin street. I would strongly encourage you all to have a presence, much like you all have this afternoon, at the City Council meetings to express your desires as wishes as citizens of this community.

Michael Stoldt, City Manager: We're not approving the plat layout tonight, once they get the rezoning they'll have to formalize that plat and go through the platting process. I didn't realize that part of the problem with that half street is maybe the City didn't have the right-of-way to make it a full width street. If that's the case, as part of this platting, we may require that they dedicate the other half of that right-of-way so that at some point, we could make it a full width street.

Mike Katz: They tried to build that as a full street, but the owner of that property back there on Austin didn't realize that he didn't own that. The guy came out and put barricades up and tore all their forms up. That was in '79.

Michael Stoldt, City Manager: That's something we can look at in the platting process, but their desire was they wanted a cul-de-sac, just a quieter neighborhood because the only ones going through there are the people that live there. Now, whether or not they get to do that would be up to Planning and Zoning and City Council during the platting process.

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor) ; one vacant position.**

- 5.) Public Hearing on a Request to Rezone 2851 North Downing Rd., with a legal description of A0318 T S Lee, Tract 33B1, Acres 0.31, Angleton from SF-7.2 – Single-Family Residential-7.2 District to C-G – Commercial-General District.

**Motion by Vice-Chairman Munson to open the public hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

Nick Panjwani, property owner is present and is for the rezone.

**Motion by Vice-Chairman Munson to close the public hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

- 6.) Discussion and Possible Action on a Request to Rezone 2851 North Downing Rd., with a legal description of A0318 T S Lee, Tract 33B1, Acres 0.31, Angleton from SF-7.2 – Single-Family Residential-7.2 District to C-G – Commercial-General District.

**Motion by Commissioner Perez to recommend approval of the rezone of 2851 North Downing Rd. from SF-7.2 to C-G;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

- 7.) Public Hearing on a Request to Replat 2 Texian Trail North with a legal description of Texian S/D (A0375 I T Tinsley) (Angleton) Lot Commercial Reserve A into Lot A1 (0.1687 acres) and Lot A2 (0.2976 acres).

**Motion by Commissioner Perez to open the public hearing;  
Second by Vice-Chairman Munson.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

Aaron Ward: I'm with Censeo homes. We're under contract on this piece of property and we're requesting to have it replatted into two single-family residential lots.

**Motion by Vice-Chairperson Munson to close the public hearing;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

- 8.) Discussion and Possible Action on a Request to Replat 2 Texian Trail North with a legal description of Texian S/D (A0375 I T Tinsley) (Angleton) Lot Commercial Reserve A into Lot A1 (0.1687 acres) and Lot A2 (0.2976 acres).

**Motion by Commissioner Perez to recommend approval of the replat of 2 Texian Trail North;  
Second by Vice-Chairman Munson.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

- 9.) Discussion and Possible Action on Appointing a Board Member to the Planning and Zoning Commission to fill a vacant position.

Commissioner Perez: I think the question is; can we allow one person to sit on two boards?

Mary Kay Fischer, City Attorney: I don't see why we can't. I didn't find anything that would prohibit it.

Vice Chairman Munson: Well my thought is, if Marion is functioning well and enjoys what she's doing on the other board; I'd like to get somebody else involved.

Does anybody know Travis Townsend?

Commissioner Bieri knows him and tells the commissioners a little bit about him and his background and thinks he would be an asset to the Planning and Zoning commission.

**Motion by Commissioner Bieri to recommend appointing Travis Townsend to fill the vacant position;  
Second by Vice-Chairman Munson.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

**10.) Adjourn.**

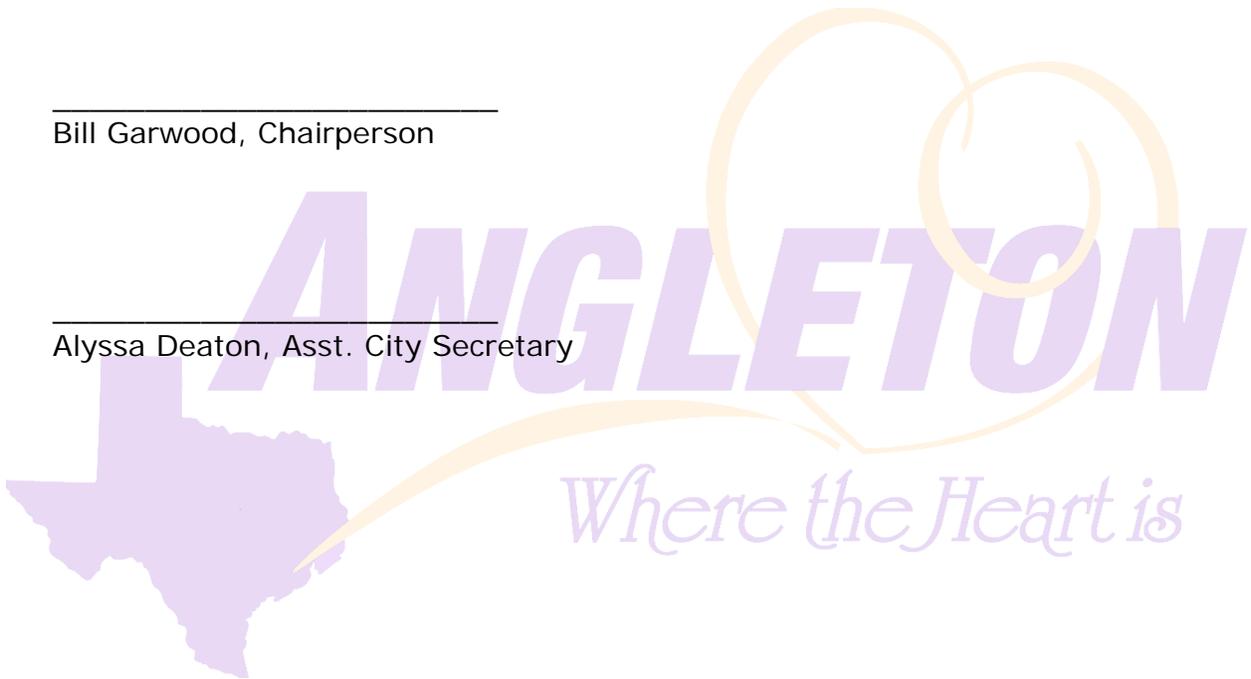
**Motion by Commissioner Perez to adjourn;  
Second by Commissioner Bieri.**

**Motion carries 4 for; 0 against; 2 absent (Hernandez, Spoor); one vacant position.**

**Adjourned at 12:33 pm.**

\_\_\_\_\_  
Bill Garwood, Chairperson

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





STATE OF TEXAS COUNTY OF BRAZORIA KNOW ALL MEN BY THESE PRESENTS, THAT: I, PAUL O'FARRELL, TRUSTEE, OWNER OF TRACT 5, OF ANGLETON COMMERCIAL SUBDIVISION NO. 3, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY...

STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL O'FARRELL, ACTING IN HIS CAPACITY AS TRUSTEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

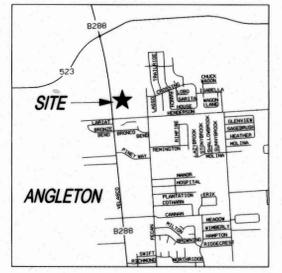
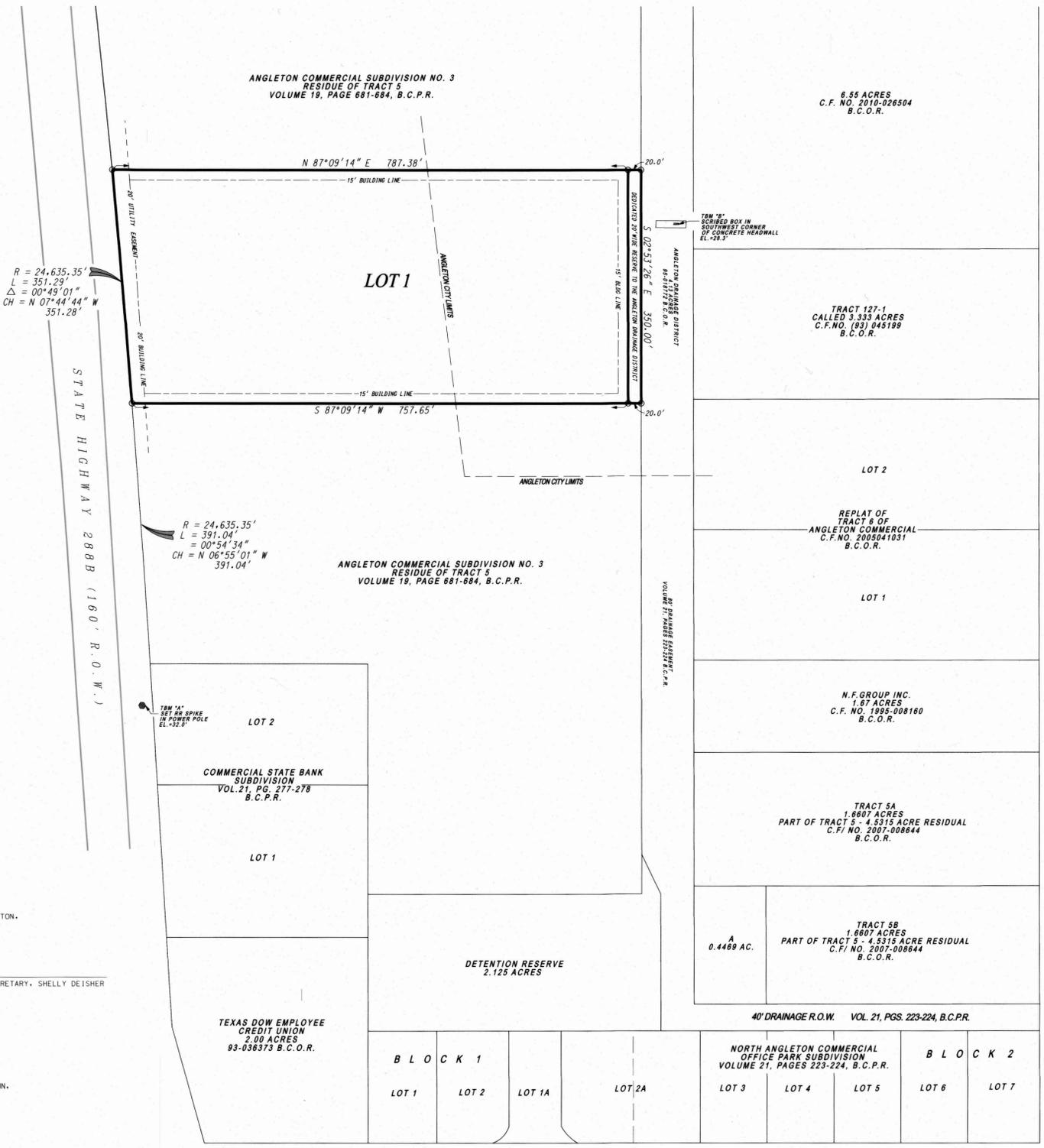
APPROVED THIS 12th DAY OF January, 2016, BY THE ANGLETON DRAINAGE DISTRICT THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE.

APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ON THIS THE 12th DAY OF January, 2016.

STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY SINGLETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...



Terry Singletary Registered Professional Land Surveyor Texas Registration Number 4808



- LEGEND: Circle with dot denotes a set 5/8 inch iron rod; solid circle denotes a power pole; dashed line denotes an easement; solid line denotes a building line; solid line with dashes denotes an Angleton city limit; TBM denotes a temporary benchmark; B.C.O.R. denotes Brazoria County Official Records; B.C.P.R. denotes Brazoria County Plat Records.

HENDERSON ROAD (COUNTY ROAD 341) (80' R.O.W.)

- NOTES: 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM... 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS... 3. FLOOD ZONE CLASSIFICATION: THE UNDERSIGNED HAS REVIEWED THE MOST RECENT FLOOD INSURANCE RATE MAP...

BENCHMARKS: ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT. N.G.S. MONUMENT A693, ELEV. 29.11 ON THE SOUTH ENTRANCE TO THE COURTHOUSE. TBM 'A' RAILROAD SPIKE IN POWER POLE ON THE EAST SIDE OF STATE HIGHWAY 2888. ELEVATION = 32.0'. TBM 'B' SCRIBED BOX IN SOUTHWEST CORNER OF CONCRETE HEADWALL LOCATED IN DRAINAGE DITCH EAST OF LOT 1. ELEVATION = 28.3'.

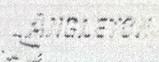
PLAT OF JW SUBDIVISION A REPLAT OF 6.202 ACRES OF TRACT 5 OF ANGLETON COMMERCIAL SUBDIVISION NO. 3, AS RECORDED IN VOLUME 19, PAGES 681-684 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

J. DE J. VALDERAS SURVEY ABSTRACT 380 JANUARY 2016

Doyle & Wachtstetter, Inc. Surveying and Mapping GPS/GIS 131 COMMERCE STREET, CLUTE, TEXAS 77531 OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED: 11-4-15 BOOK NO.: ANGLETON V. 12-B PROJECT NO.: 6038-15-01 DRAWN BY: MCELDY/11-4-15 CHECKED BY: TRS/11-4-15 REVISED: 01-07-2016

Rec'd 11/11/15  
Sueba



APPLICATION FOR REQUEST FOR RE-PLATTING

Date: Nov. 2, 2015

Address of property 2916 N. Velasco, Angleton

Name of Applicant Terry Singletary on behalf of Binrock, Ltd. Phone [redacted]

Name of Company Doyle + Wachtstetter, Inc. Phone [redacted]

E-Mail [redacted] VOF.COM  
w/copy to [redacted] .com for Binrock, Ltd.

Name of Owner Paul O'Farrell, Trustee

Address P.O. Box 1639, Angleton, TX 77516

I HEREBY REQUEST approval of the re-platting 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.

\* Owner or Agent for Owner (Applicant) Paul O'Farrell, Trustee

(Note - Any form that is not completely filled out may be delayed, result in a denial or returned to the Applicant)

Submittals:

- Re-platting Application Form
- Proof of current taxes paid for subject property (must be a certified tax certificate from tax office for current taxes paid)
- Deed of ownership for subject property (must match name on plat as owner)
- Application fee:
  - Short Form Plat: \$250.00 (property division or combining - no drainage plan or detention)
  - Residential (includes preliminary & final review)
    - 200 lots or less - \$800.00 plus \$6.00 per lot
    - After 200 lots - \$4.00 per lot
  - Commercial (includes preliminary & final review)
    - Less than two acres - \$1,000.00
    - More than two acres - \$1,000.00 plus \$25 per additional acre
- Project description summary form
  - Provide information concerning the reasons for this re-platting in the space provided
- Authorization of Property Ownership Form
  - If more than one owner, a separate form must be signed, dated & notarized by all owners involved.
- Six (6) copies of the plat
  - The plat should show the proposed re-platting with required setbacks, dimensioned lot lines and size of the resultant lot(s) by acreage and square footage.
  - If property lines are being adjusted and more than one lot is being affected, both (all) lots involved need to be portrayed on the plat. The resultant property lines should be solid lines. The previous property lines need to be shown as dashed or dotted lines and labeled "Original Property Line".
  - Plat should reflect the name, size and extents of all bordering right of ways.
  - Provide the distance from the nearest intersection (on the same side of the road) in each direction.
  - Boundary lines should be obtained from actual field-run survey records.

ANGLETON

REQUEST FOR RE-PLATTING

PROJECT SUMMARY FORM

Address of property 2916 N. Velasco

The subject property fronts 351.29 feet on the east side of Hwy 288B  
Depth Varies: to 807.38' Area = 6.202 TS Acres- 270,159 TS square feet  
777.65'  
6.363 277,172

INDICATE THE PURPOSE OF THE REQUESTED RE-PLAT (BE SPECIFIC)

To create Lot 1 to be sold to Binrock, Ltd. or assigns  
for development of a Tractor Supply Company store and  
to create a Reserve for the benefit of the Angleton  
Drainage District, being 20' wide + located east of Lot 1.  
(east to west)

Is this re-plat a requirement for obtaining a building permit?  YES  NO

Name: Paul O Farrell, Trustee Date: 11-3-15

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ANGLETON

REQUEST FOR RE-PLATTING

AFFIDAVIT  
AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of 2916 N. Velasco, Angleton - 6.3656 <sup>6.202 TS</sup>  
(indicate address and/or legal description)  
acres (being a portion of tax parcel 503517-Angleton  
Comm. Subd. No. 3, Lot 5 which is the subject of the attached application  
16.8015 acres)  
for land re-plating, 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 re-plating of the subject property.

NAME OF APPLICANT: Terry Singletary of Doyle + Wachtstetter, Inc.  
on behalf of Binrock, Ltd.

ADDRESS OF APPLICANT: [REDACTED], TX 77531

APPLICANT PHONE # [REDACTED] ext. 142 E-MAIL: [REDACTED]@yo.com  
w/copy to: [REDACTED]@bc.com

NAME OF OWNER: Paul O'Farrell, Trustee

\* SIGNATURE OF OWNER: Paul O'Farrell, Trustee DATE: 11-3-15

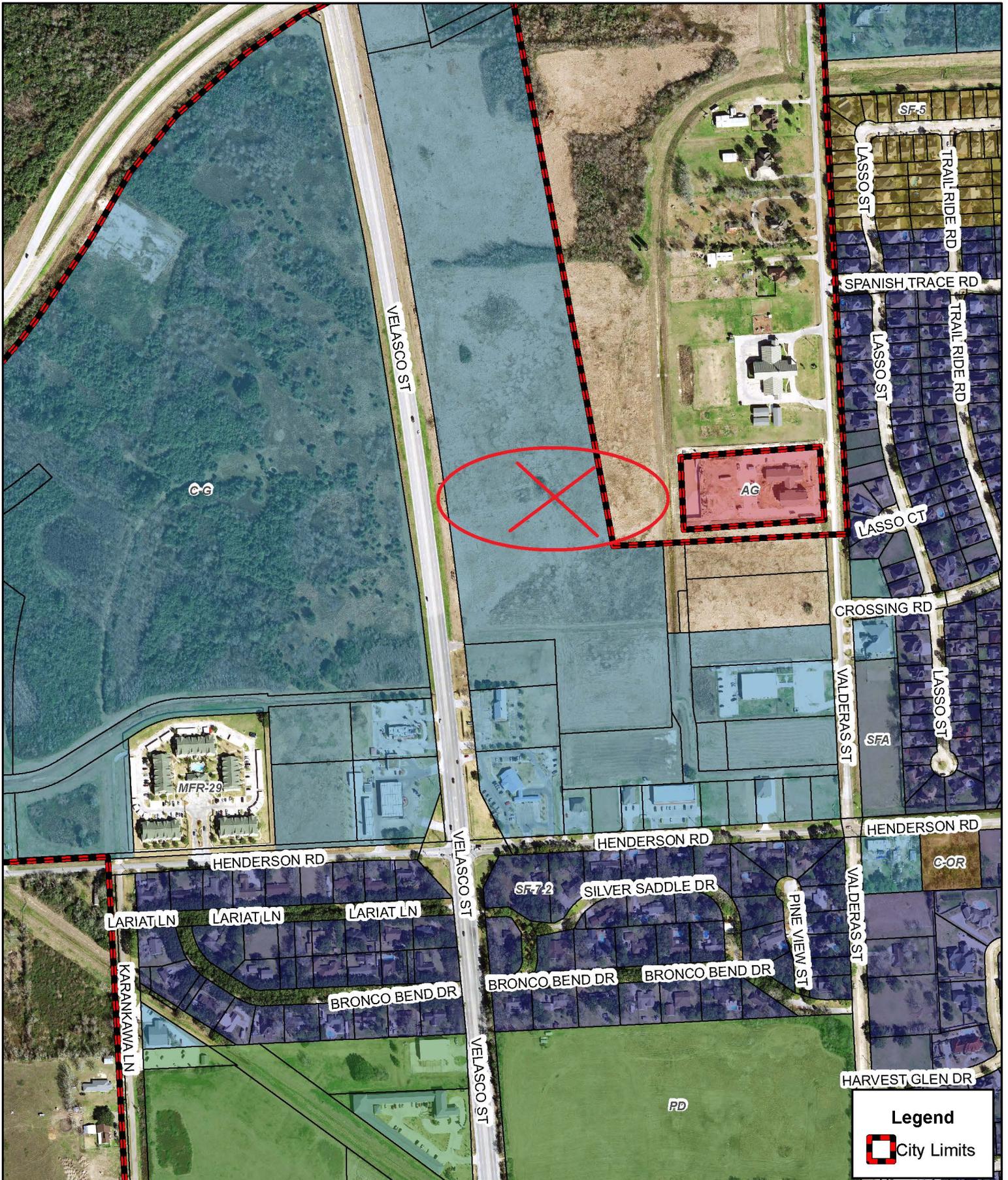
NOTARIAL STATEMENT FOR PROPERTY OWNER

Sworn to and subscribed before me this 3<sup>rd</sup> day of November, 2015

[Signature]  
Notary Public  
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" = 460'



## Public Hearing Notice

The City of Angleton has received a request to rezone a 2.45 acre tract of land out of the Angleton Commercial Subdivision No. 3 as recorded in Volume 19, Page 681-684 of the Plat Records of Brazoria County, Texas (also known as 2916 N. Velasco) from AG – Agricultural District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, February 3, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, February 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 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.

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Date: 1-13-16

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY: Sunday, January 17<sup>th</sup>, 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.



January 14, 2016

**Public Hearing Notice**

The City of Angleton has received a request to rezone a 2.45 acre tract of land out of the Angleton Commercial Subdivision No. 3 as recorded in Volume 19, Page 681-684 of the Plat Records of Brazoria County, Texas (also known as 2916 N. Velasco) from AG – Agricultural District to C-G – Commercial-General District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, February 3, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, February 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 rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary’s Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary’s Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

*Alyssa Deaton*  
Asst. City Secretary

Mayor  
Randy Rhyne

Mayor Pro Tem  
Roger Collins  
Position 5

Council Members  
Hardwick Bieri  
Position 1

Williams Tigner  
Position 2

Wesley Rolan  
Position 3

Bonnie McDaniel  
Position 4

City Manager  
Michael Stoldt

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

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

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

Sincerely,

Alyssa Deaton  
Assistant City Secretary

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

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





OFFICE USE ONLY

Date received: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
P&Z Public Hearing date: \_\_\_\_\_  
City Council Public Hearing date: \_\_\_\_\_  
Date to send cert. letters: \_\_\_\_\_  
Date to publish: \_\_\_\_\_  
Proof of taxes paid: \_\_\_\_\_ date verified: \_\_\_\_\_

**CITY OF ANGLETON  
ZONING APPLICATION**

Name(s) of Property Owner: PAUL O'FARRELL, TRUSTEE

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home Phone: \_\_\_\_\_

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: \_\_\_\_\_ City: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Email: \_\_\_\_\_

State: \_\_\_\_\_

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

Address/Location of Property to be Zoned: 2916 N. Velasco St.  
Angleton, TX 77515

Legal Description: see attached proposed plat and metes and bounds  
Metes & Bounds Lot(s) Block Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

Has the property been platted? YES NO

*Plat currently being reviewed by City.*

Date Council approved Annexation: \_\_\_\_\_

Current Use:

undeveloped land

Proposed Zoning: C-G Proposed Use: Tractor Supply Company Store

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



**NOTE:**  
 1. MIN. 4 FT OF COVER ON PROPOSED WATERLINE  
 2. ESTIMATED FUTURE F.F. ELEVATION IS 23.50



**VICINITY MAP**  
 SCALE: 1" = 1/2 MI.  
 KEY MAP: 858A

**LEGEND**

- |                 |  |                     |
|-----------------|--|---------------------|
| <b>EXISTING</b> |  | ELEVATION           |
| x 68.0          |  | TOP OF CURB         |
| x 67.75         |  | GUTTER              |
| rim 68.85       |  | RIM                 |
| # 65.30         |  | FLOWLINE            |
| ●               |  | MANHOLE             |
| ○               |  | CLEAN OUT           |
| ○               |  | POWER POLE          |
| ○               |  | DOWN GUY            |
| ○               |  | FIRE HYDRANT        |
| ○               |  | WATER VALVE         |
| ○               |  | WATER METER         |
| ○               |  | STREET SIGN         |
| ○               |  | AREA LIGHT          |
| ○               |  | TELEPHONE ENCLOSURE |
| ○               |  | GAS METER           |
| ○               |  | CHAIN LINK FENCE    |
| ○               |  | BARBED WIRE FENCE   |
| ○               |  | WOOD FENCE          |
| <b>PROPOSED</b> |  | WATER LINE          |
| ○               |  | GATE VALVE          |
| ○               |  | BLOW-OFF VALVE      |

40 0 40 80  
 SCALE: 1" = 40'

NO.	DATE	REVISIONS	APP.

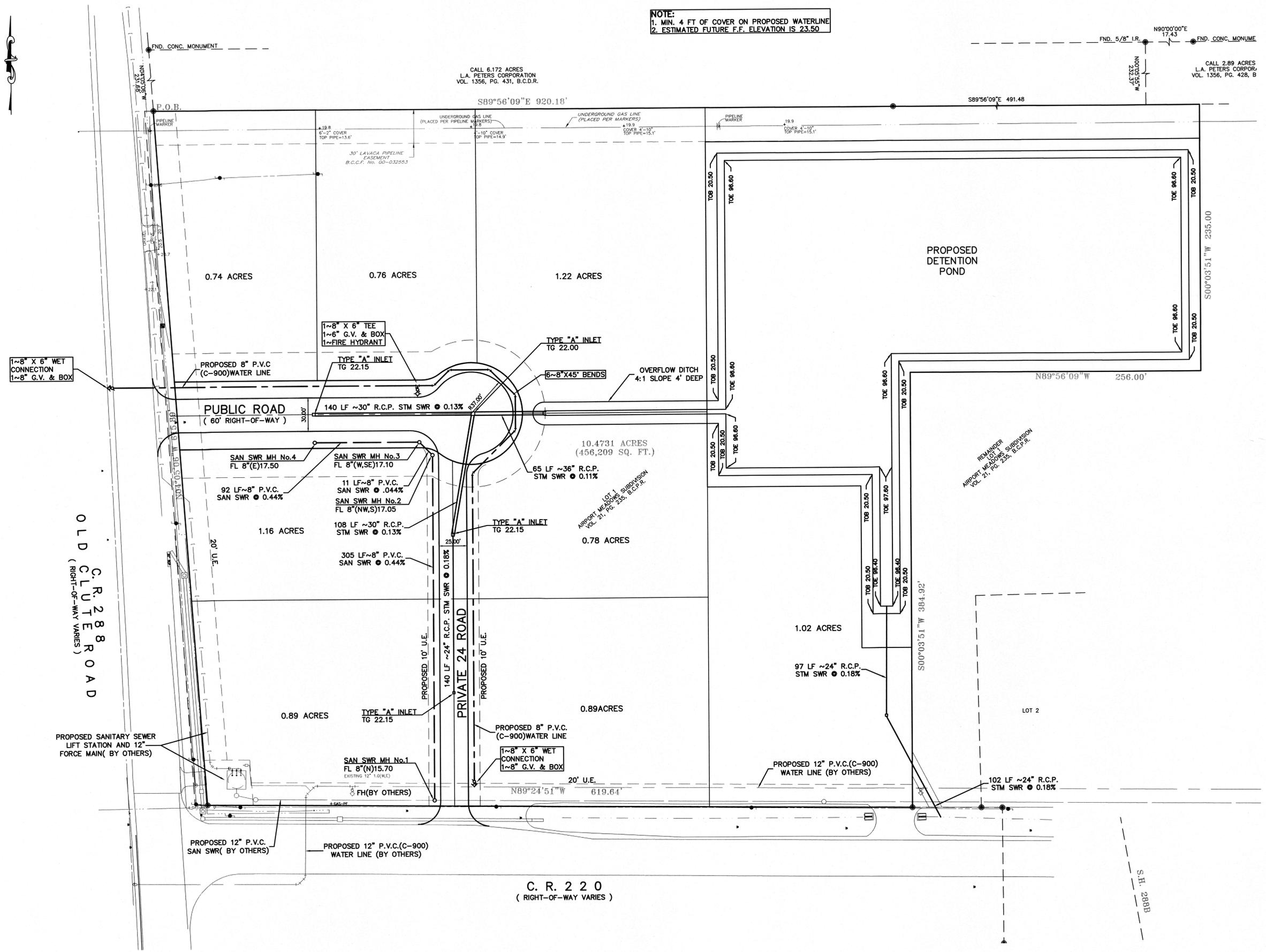
THIS DOCUMENT AND RELATED DETAILS REMAIN THE PROPERTY OF LENTZ ENGINEERING, L.C. THIS DOCUMENT IS NOT TO BE SOLD, COPIED, OR REPRODUCED WHOLE OR IN PART, WITHOUT THE CONSENT OF LENTZ ENGINEERING, L.C.

5909 WEST LOOP SOUTH, SUITE 200  
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 FAX: 713.639.9000  
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 www.lentzengr.com

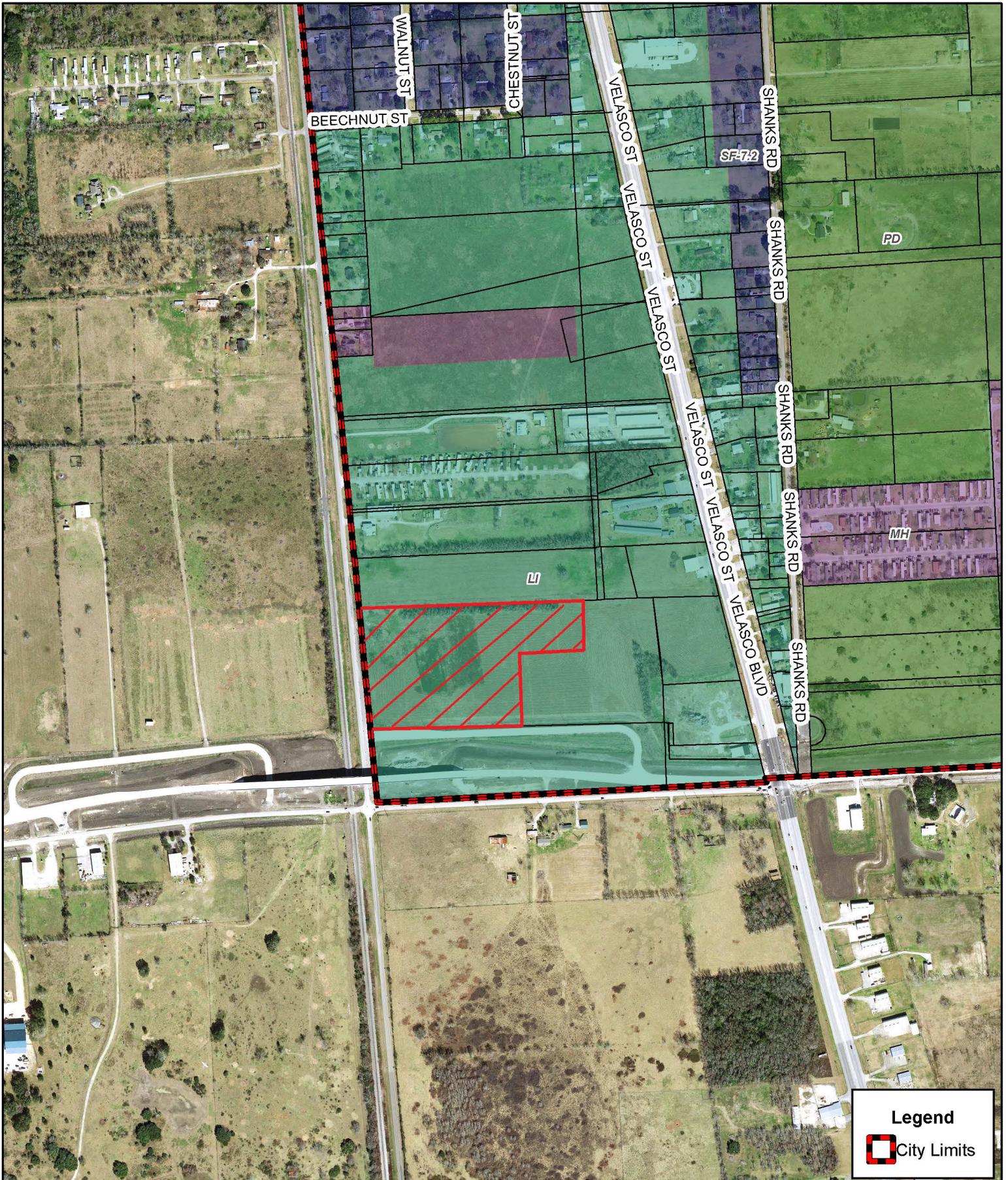
**TEAL INDUSTRIAL ANGLETON  
 BUSINESS PARK  
 ANGLETON, TEXAS**

**OVERALL SITE LAYOUT**

DRAWN BY: B.S.M.	JOB NO.: LE-14069	
DESIGNED BY: B.S.M.	DATE: DECEMBER, 2015	
APPROVED BY: D.L.R.	SCALE: 1" = 40'	4



F:\Data\2014\14069 Teal Industrial Angleton Business Park\Drawings\LE-14069-master\LE.dwg December 29, 2015 2:18:25 PM Rudy De Hoyos



**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" = 599'





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: JENNI FER KING

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

Name of Company: TEAL CONSTRUCTION COMPANY

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

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

Name of Owner of Property: TEAL DEVELOPMENT PARTNERS, LLC

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

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

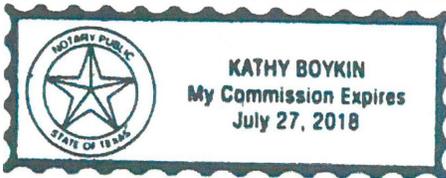
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements 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: Email:

City: HOUSTON State: TX Zip: 77043

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.

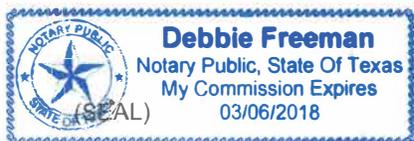
Signature of owner [Handwritten Signature] Title MANAGER
Printed/Typed Name of owner JOHN A MURRAY Date 1/5/2016

\*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



[Handwritten Signature]
Notary Public Signature
3.6.18
Commission Expires