# CITY OF ANGLETON, TEXAS

## PLANNING & ZONING COMMISSION

Meeting @ 12 p.m., Wednesday, January 6, 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 December 2, 2015 meeting minutes.

**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).

**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).

**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.

**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.

**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).

**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).

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

**10.)** 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, December 2, 2015

**Commissioners present:**

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

**Staff present:**

Michael Stoldt – City Manager
Patti Worfe – Asst. City Manager/Eco. Dev. Director
Mary Kay Fischer – City Attorney
Karen Barclay – Building Services Dept. Director
Shelly Deisher – City Secretary
Alyssa Deaton – Asst. City Secretary

**Others in attendance:**

Terry Singletary, Surveyor
Robert Baldwin, Gulf Coast Auto Park
Amy Landry, Civil Engineer

**1.)** Declaration of quorum and call to order at **12:01pm**.

**2.)** Discussion and Possible Action on Approving the October 7, 2015 and November 4, 2015 Meeting Minutes.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**3.)** Discussion and Possible Action on Approval of a Preliminary Plat of 6.202 acres, being a portion of 16.8015 acres, tax parcel 503517, with a legal description of Angleton Commercial Sub. No. 3, (AO380 J de J Valderas) Lot 5, also known as 2916 N. Velasco.

Terry Singletary explains to the Commissioners the project he is involved in on this property.

Michael Stoldt, City Manager:
This is a preliminary plat, so they'll be coming back to you. There is one sewer line they'll be putting in across the back of the property. We're extending to the south edge of it along the back and then they'll be extending it up north. It'll be coming back to you, but staff has no objections.

**Motion by Commissioner Munson to recommend approval of the preliminary plat;**
**Second by Commissioner Hernandez.**

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**4.)** Public Hearing on a request to Re-zone 1.8637 acres at 100 Cannan Street, Angleton, Texas, 77515, with a legal description of AO380 J de J Valderas, Tract 104A1A, from SF-7.2 – Single Family Residential-7.2 District to C-G – Commercial-General District.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

Amy Landry, Civil Engineer explains to Commissioners the project she is involved in on this property.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**5.)** Discussion and Possible Action on a request to Re-zone 1.8637 acres at 100 Cannan Street, Angleton, Texas, 77515, with a legal description of AO380 J de J Valderas, Tract 104A1A, from SF-7.2 – Single Family Residential-7.2 District to C-G – Commercial-General District.

Commissioner Munson had concerns with the width of the lot and whether or not the proposed business would be able to fit in that space.

Michael Stoldt, City Manager and Karen Barclay, Building Services Dept. Director explained to Commissioner Munson that they are within the parameters and that they meet minimum standards.

**Motion by Commissioner Hernandez to recommend approval of the rezone;**
**Second by Commissioner Spoor.**

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**6.)** Public Hearing on AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING THE ZONING ORDINANCE BY CHANGING THE LANDSCAPE REQUIREMENTS OF SECTION 28-102 AND RELATED ILLUSTRATIONS IN SECTION 28-114 OF THE CODE OF ORDINANCES FOR THE CITY OF ANGLETON; 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.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

Robert Baldwin of Gulf Coast Auto Park:
This question came up when we were going to do some additional paving for our new car inventory and our trade-in inventory and our customer paid repair work, so the area we are going to pave is not open to the public. It certainly could be visible by the public, but it's not up front, it's in the back. It's more like a storage yard. In fact, around the one in Sugarland, we're going to have a 6ft cyclone type fence with slats in it, so it seemed to me a little overreaching to landscape a parking lot in the back that's not open to the public, where the public is not supposed to go. Now on the front, I'm all in on landscaping, just like you landscape the front of your house. I want my place to look nice, be attractive, friendly, a place you want to come to; but this is in the back and it's for service cars and new and pre-owned inventory and like I said, not open to the public. I felt like the way the current ordinance is written is not quite fair.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**7.)** Discussion and Possible Action on AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING THE ZONING ORDINANCE BY CHANGING THE LANDSCAPE REQUIREMENTS OF SECTION 28-102 AND RELATED ILLUSTRATIONS IN SECTION 28-114 OF THE CODE OF ORDINANCES FOR THE CITY OF ANGLETON; 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.

Michael Stoldt, City Manager, explained that the current ordinance is onerous and many new businesses that come in are having difficulty interpreting the ordinance and there are many parts in the ordinance that are contradictory.

Michael Stoldt, City Manager:
We want an ordinance that anybody can pick up and read and say, "I understand what I have to do", without going to a landscape architect and paying a lot of money. So this was re-written and it changed two guidelines.

Michael Stoldt, City Manager, outlines the changes to the guidelines.

Bill Garwood, Chairperson:
So how does the proposal affect what Mr. Baldwin wants to do with simply storing cars in the back?

Michael Stoldt:
Actually, he had me put in something and I think it's a good addition. There's a statement in here that says if you're building a new parking lot and you have to plant 5 trees, you don't have to plant them in the new parking lot. He can plant those 5 trees someplace else where they're more visible from the public street. In my mind, it would be more important for the City to have the front of buildings, the parts that's visible most often to the public, landscaped, and not so much in an old parking lot or new parking lot that's sitting in the back and do nothing to the front. So this gives businesses a lot more flexibility with where they plant trees. If it's an expansion and they don't have any landscaping up front and they would rather have it up front to beautify the building, they can.
So, I think it still requires some minimum standards that I think will continue to make the city more beautiful. It's certainly easier for developers to understand what's required of them. It's much easier for staff to explain what's required of them. It's just a simpler, better regulation than the one we have now.

One of the things that I did that's a big change in this is it said large trees, large shade trees, but it never defined what a large shade tree is very well. It referred you to this national publication that's like a hundred and fifty pages long. I looked at Pearland; I looked at Lake Jackson, Alvin. All of them actually listed trees, rather than sending you to some publications; it said here are the trees that are allowed. So, this has been changed so you don't have to go someplace else to figure out what tree you're allowed to plant, you can take it right off that list. And, it gives the building official authority – if a couple of oaks are stated there, and there are many different types of oaks trees, and they come in and say, "I want to plant this type of oak tree", she can say that's ok, as long as it meets that minimum height requirement.
If somebody wants to plant a tree that's not on the list, they don't have to go to the board of adjustments and get a variance… it's simple council action. Just go to council and say, "can we plant this tree?", and they can say yes and you're done.

Bill Garwood, Chairman:
Mr. Baldwin, does the proposal adequately address your concerns?

Mr. Baldwin:
Yes.

**Motion by Commissioner Munson to recommend approval of the amendments to the Landscape Requirements of Section 28-102 in the Zoning Ordinance;**
**Second by Commissioner Hernandez.**

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**8.)** Adjourn.

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

**Motion carries 4 for; 0 against; 2 absent (Perez, Bieri).**

**Adjourned at 12:21pm**.

_____
Bill Garwood, Chairperson

_____
Alyssa Deaton, Asst. City Secretary

ANGLETON
Where the Heart is

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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).**

__ Consent item __ Discussion item
__ Discussion and possible action _x_ Public Hearing

**REQUESTED BY:** Zion Lovingier

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

**Attachments:** (Attachment description)
Public Hearing Notice to the Facts, to residents within 200ft and amended notice to residents.

**Executive Summary:**
Owner is requesting to rezone in order to build townhomes.

**Recommendation:**
Staff recommends approval

**12-10-15**
**Date**

**Alyssa Deaton**
**Name**

Public Hearing Notice

The City of Angleton has received 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). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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

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

---

Date: December 14, 2015

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY:

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

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

*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

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

www.angleton.tx.us

December 16, 2015

**Public Hearing Notice**

The City of Angleton has received 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). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6th, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12th, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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

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

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

Sincerely,

Alyssa Deaton
Assistant City Secretary

*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

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

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December 14, 2015

**Public Hearing Notice**

The City of Angleton has received 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 District to SFA – Single-Family Attached Residential District. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6th, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12th, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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

Sincerely,

Alyssa Deaton
Assistant City Secretary

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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).**

__ Consent item __ Discussion item
_x_ Discussion and possible action __ Public Hearing

**REQUESTED BY:** Zion Lovingier

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

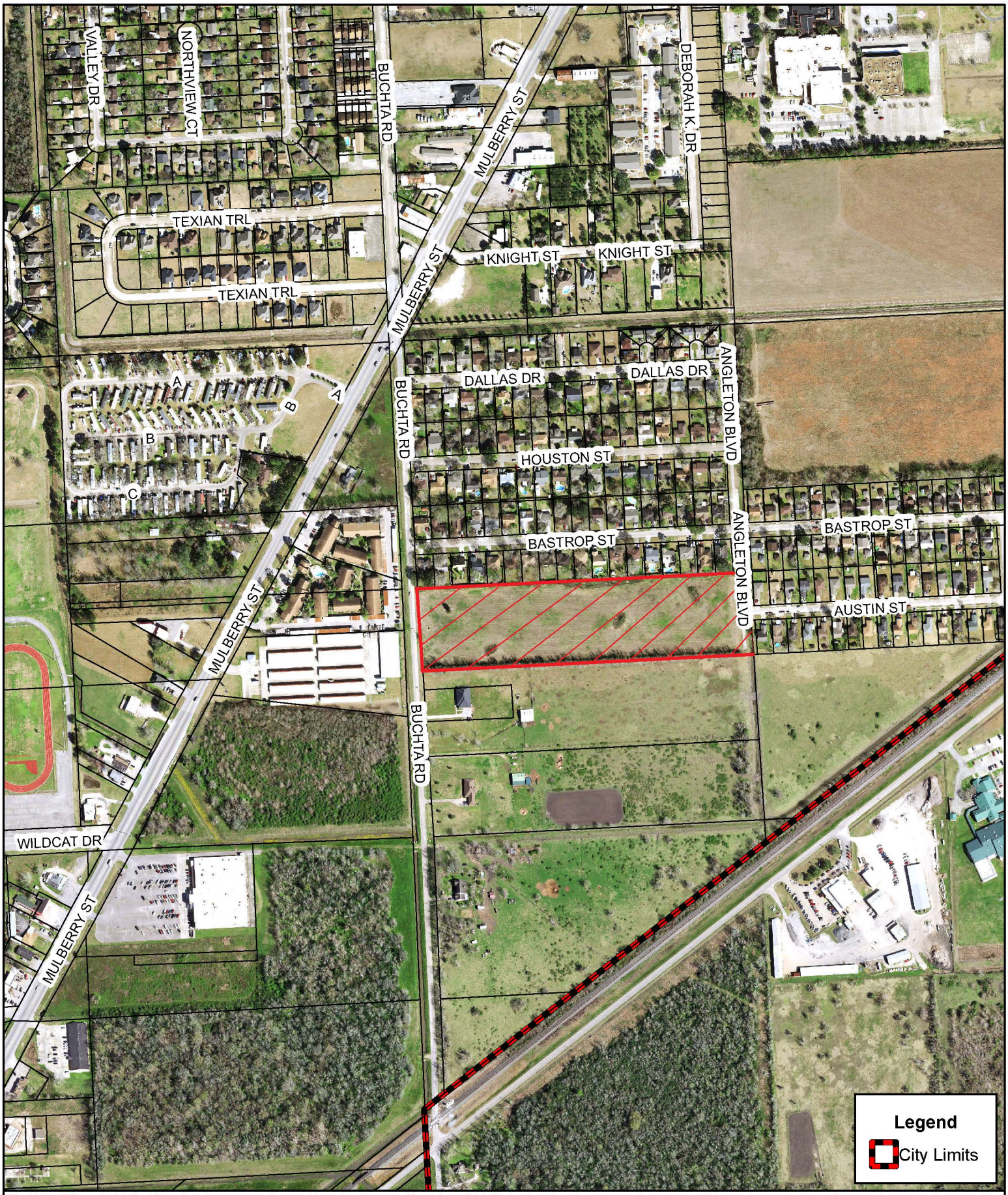
**Attachments:** (Attachment description)
Application and supporting docs

**Executive Summary:**
Owner is requesting to rezone in order to build townhomes.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**

**Name** **Date**




*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.*

City of Angleton

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

# City of Angleton GIS Mapping

*1 " = 499 '*

**12**

OFFICE USE ONLY
Date received: _____ Fee: $_____
P&Z Public Hearing date: _____
Date to send cert. letters: _____
Date to publish: _____
Proof of taxes paid: _____ date verified: _____

# CITY OF ANGLETON
# RE-ZONE APPLICATION

**Name(s) of Property Owner:** Diakonos Holdings LLC (Zion Lovingier) + MZK Residential LL (Matt Sherm

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: _____ Email: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Business Phone: _____ Cell: _____

**Address/Location of Property to be Re-zoned:** Buchta Rd CR 428
parcel ID: 170885 tax ID 0375-0107-000

Legal Description: SEE ATTACHED SURVEY
Metes & Bounds Lot(s) Block Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

Has the property been platted? YES (NO)

Current Zoning: SF 7.3 Current Use: SINGLE FAMILY RESIDENTIAL DISTRICT

Proposed Zoning: SFA Proposed Use: Single Family Attatched Residential District (townhomes)

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

ANGLETON
Where the Boots

# CITY OF ANGLETON
## APPOINTMENT OF AGENT

As owner of the property described as Buchta Road C-42.8,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: MYSELF - Zion Lovingier

Mailing Address: _____ Email: _____

City: _____

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 [signature] Title Managing Member

Printed/Typed Name of owner Zion Lovingier Date 11-18-15

*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~~ Nevada §

COUNTY OF Clark §

Before me, Ashly Wood, on this day personally appeared Zion Lovingier, known to me (or proved to me on the oath of _____ or through (Photo ID) 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 18 day of November 2015

(SEAL)

ASHLY WOOD
Notary Public, State of Nevada
Appointment No. 11-4707-1
My Appt. Expires Apr 15, 2019

Ashly Wood
Notary Public Signature

April 15, 2019
Commission Expires

**RO'VIN GARRETT, PCC**
**BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR**
**111 E. LOCUST**
**ANGLETON, TEXAS 77515**

**Certified Owner:**
BAILEY REX C III

**Legal Description:**
S/2 LT 45 375 I T TINSLEY, ACRES 10.000

**Account No: 0375-0107-000**
**As of Date:** 11/23/2015

**Appr. Dist. No.: 170885**

**Legal Acres:** 10.0000
**Parcel Address:** BUCHTA RD CR 428
**Print Date:** 11/23/2015

| Market Value | | Appraised Value | Assessed Value | Capped Value | Homesite Value | Agricultural Market Value | Non-Qualifying Value |
|---|---|---|---|---|---|---|---|
| Land | Improvement | | | | | | |
| $50,000 | $0 | $50,000 | $50,000 | $0 | $0 | $0 | $50,000 |

| Taxing Unit | Assessed Value (100%) | Exemptions | | Taxable Value | Tax Rate | Tax |
|---|---|---|---|---|---|---|
| | | Code | Amount | | | |
| BRAZORIA COUNTY | $50,000 | | $0.00 | $50,000 | 0.4260000 | $213.00 |
| *Amount saved by additional sales tax revenue $50.83* | | | | | | |
| SPECIAL ROAD & BRIDGE | $50,000 | | $0.00 | $50,000 | 0.0600000 | $30.00 |
| ANGLETON ISD | $50,000 | | $0.00 | $50,000 | 1.4552000 | $727.60 |
| ANGLETON - DANBURY MEDICA | $50,000 | | $0.00 | $50,000 | 0.3217510 | $160.88 |
| PORT FREEPORT | $50,000 | | $0.00 | $50,000 | 0.0413040 | $20.65 |
| ANGLETON DRAINAGE DIST. N | $50,000 | | $0.00 | $50,000 | 0.1666190 | $83.31 |
| CITY OF ANGLETON | $50,000 | | $0.00 | $50,000 | 0.7175980 | $358.80 |

**Total Tax:** $1,594.24
**Total Tax Paid to date:** $1,594.24
**Total Tax Remaining:** $0.00

**Exemptions:**

**AMOUNT DUE IF PAID BY:**

| 11/30/2015 0% | 12/31/2015 0% | 01/31/2016 0% | 02/29/2016 7% | 03/31/2016 9% | 04/30/2016 11% |
|---|---|---|---|---|---|
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| **05/31/2016 13%** | **06/30/2016 15%** | **07/31/2016 18 + up to 20%** | **08/31/2016 19 + up to 20%** | **09/30/2016 20 + up to 20%** | **10/31/2016 21 + up to 20%** |
| $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |

**School Information:**
**ANGLETON ISD** **2015 M&O 1.0400000 I&S .41520000 Total 1.4552000 2014 M&O 1.0400000 I&S .41520000 Total 1.4552000**

**PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.** 4.1.62

**Print Date:** 11/23/2015

**PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:**

**RO'VIN GARRETT, PCC**
**BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR**
**111 E. LOCUST**
**ANGLETON, TEXAS 77515**
**(979) 864-1320, (979) 388-1320, (281) 756-1320**

* 0 3 7 5 0 1 0 7 0 0 0 *

**0375-0107-000**
**BAILEY REX C III**

**AMOUNT PAID:**
$ _____.____

# WARRANTY DEED

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

That REXFORD C. BAILEY, III (hereafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto, DIAKONOS HOLDINGS, LLC AND MZK RESIDENTIAL, LLC, whose present mailing address is 3042 South Durango, Las Vegas, NV 89117 (herein called "Grantee") subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in BRAZORIA County, Texas, more particularly described as follows:

*FIELD NOTES 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, ACCORDING TO THE MAP OR PLAT OF SAID BRYAN AND KIBER SUBDIVISION DULY RECORDED IN VOLUME 29, PAGE 75, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*BEGINNING at a ½" iron rod set in the East right-of-way line of Butcha Road (County Road 428), said rod marking the Southwest corner of Lot 1, Block 4, Angleton County Estates Subdivision, according to the recorded plat thereof in Volume 11, Page 48 of the Plat Records of Brazoria County, Texas.*

*THENCE; South 89 degrees 57' 52" East, along the South line of Lots 1 through*

FILED BY ATCH15054992
ALAMO TITLE COMPANY

## WARRANTY DEED

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.**

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA §

That REXFORD C. BAILEY, III (hereafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration paid to the undersigned by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto, DIAKONOS HOLDINGS, LLC AND MZK RESIDENTIAL, LLC, whose present mailing address is 3042 South Durango, Las Vegas, NV 89117 (herein called "Grantee") subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in BRAZORIA County, Texas, more particularly described as follows:

*FIELD NOTES 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, ACCORDING TO THE MAP OR PLAT OF SAID BRYAN AND KIBER SUBDIVISION DULY RECORDED IN VOLUME 29, PAGE 75, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*BEGINNING at a ½" iron rod set in the East right-of-way line of Butcha Road (County Road 428), said rod marking the Southwest corner of Lot 1, Block 4, Angleton County Estates Subdivision, according to the recorded plat thereof in Volume 11, Page 48 of the Plat Records of Brazoria County, Texas.*

*THENCE; South 89 degrees 57' 52" East, along the South line of Lots 1 through*

FILED BY ATCH15054992
ALAMO TITLE COMPANY

*18, Block 4, Angleton Country Estates; at 1260.09 feet pass a ½" iron rod found marking the Southeast corner of said Lot 18, Block 4; said rod also being in the West right-of-way line of Angleton Boulevard, and continue to a total distance of 1320.09 feet to a point for corner in the East line of Angleton Boulevard; said point bears north 89 degrees 57' 52" West 15.00 feet from a ½" iron rod found marking the Southwest corner of Lot 1, Block 2, Angleton Country Estates, Section Two, according to the recorded plat thereof in Volume 15, Pages 367-368 of the Plat Records of Brazoria County, Texas;*

*THENCE; South 0 degrees 05' 33" West 329.19 feet, along the East right-of-way line of Angleton Boulevard, also being the East line of Tract 45, to a ½" iron rod found for corner at the Southeast corner of said Tract 45;*

*THENCE: West 1320.00 feet, along the South line of Tract 45, to a ½" iron rod found for the Southwest corner of said Tract 45 in the East right-of-way line of Buchta Road;*

*THENCE; North 0 degrees 04' 36" East 330.00 feet, along the East right-of-way line of Buchta Road, to the Place of Beginning.*

*Said tract therein containing 9.99 Acres of Land*

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging and any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, unto the said DIAKONOS HOLDINGS, LLC AND MZK RESIDENTIAL, LLC, their heirs and assigns forever, and Grantor do hereby bind himself, his heirs and assigns, to warrant and forever defend all and singular the Property unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject however, as aforesaid.

Current ad valorem taxes, standby fees and/or assessments by any taxing authority on said Property, having been prorated as applicable, the payment thereof is assumed by Grantee.

EXECUTED this 13 day of November, 2015.

Rexford C. Bailey III
REXFORD C. BAILEY, III

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, Gwen Fief, a Notary Public, on this day personally appeared REXFORD C. BAILEY, III, known to me [or proved to me on the oath of _____ or through Driver License (description of identity card or other document)], to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of November, 2015.

(SEAL)

Gwen Fief
Notary Public, for the State of Texas

*AFTER RECORDING, PLEASE RETURN TO:*
Zion Lovingier
3042 South Durango
Las Vegas, NV 89117

NOTARY PUBLIC STATE OF TEXAS
GWEN FIEF
Notary Public, State of Texas
My Commission Expires
December 11, 2016

# FILED and RECORDED

Instrument Number: 2015053344

Filing and Recording Date: 11/17/2015 08:31:38 AM Pages: 4 Recording Fee: $34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-megan

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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.**

__ Consent item __ Discussion item
__ Discussion and possible action _x_ Public Hearing

**REQUESTED BY:** Nick Panjwani of Angleton Realty LLC

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

**Attachments:** (Attachment description)
Public Hearing Notice to the Facts, to residents within 200ft and amended notice to residents.

**Executive Summary:**
Owner is requesting rezone because the property was closed for more than 90 days and is a non-conforming use so he must rezone in order to re-open.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**
_____ _____
**Name** **Date**

Public Hearing Notice

The City of Angleton has received 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. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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

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

---

Date: December 14, 2015

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY: Friday, December 18th

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

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

*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

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

www.angleton.tx.us

December 14, 2015

**Public Hearing Notice**

The City of Angleton has received 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. The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6th, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12th, 2016 at 6:00 pm. The public hearings will be held in the Council Chambers located at 120 South Chenango, Angleton, Texas 77515. The purpose of the public hearings is to receive comments from residents and property owners on the requested rezone. City Hall is accessible to the disabled. Disabled individuals who might have difficulty attending these public hearings should contact the City Secretary's Office at (979) 849-4364, extension 2115, to arrange for special assistance. If anyone interested in attending these hearings requires a translator, please contact the City Secretary's Office prior to the hearing so arrangements can be made. If you are unable to attend the public hearings, comments may be sent to:

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

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

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

Sincerely,

Alyssa Deaton
Assistant City Secretary

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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.**

__ Consent item __ Discussion item
_x_ Discussion and possible action __ Public Hearing

**REQUESTED BY:** Nick Panjwani of Angleton Realty LLC

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

**Attachments:** (Attachment description)
Application and supporting docs

**Executive Summary:**
Owner is requesting rezone because the property was closed for more than 90 days and is a non-conforming use so he must rezone in order to re-open.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**

**Name** **Date**

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.

City of Angleton

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

# City of Angleton GIS Mapping

1 " = 141 '

OFFICE USE ONLY
Date received: _____ Fee: $_____
P&Z Public Hearing date: _____
Date to send cert. letters: _____
Date to publish: _____
Proof of taxes paid: _____ date verified: _____

# CITY OF ANGLETON
# RE-ZONE APPLICATION

**Name(s) of Property Owner:** Angleton Realty LLC

Current Address: 2851 North Downing Rd Email: _____ .com

City: Angleton State: Tx Zip: 77515

Home Phone: _____ Business Phone: _____ Cell: _____

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

**Name of Applicant:** Angleton Realty LLC
(If different than Property Owner)

Addr _____

City: _____ State: Tx Zip: Business Phone: Cell: _____

Home Phone: _____

**Address/Location of Property to be Re-zoned:** 2851 North Downing Road
Angleton, Tx 77515

See attached survey

Legal Description: _____
Metes & Bounds Lot(s) Block Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

Has the property been platted? YES (NO)

Current Zoning: Residential Current Use: Convenience Store / GAS Station

Proposed Zoning: Commercial Proposed Use: Convenience Store / GAS Station

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

Friday, December 4, 2015

**Shopping Cart**

# Property Tax Status

Begin a New Search  Go to Your Portfolio  Tax Office FAQ's

*Make your check or money order payable to:*
*Ro'Vin Garrett*
*111 E. Locust*
*Angleton, Texas 77515*

***Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.***
***If using Internet Explorer version 8 or later, you may experience problems adding more than four accounts to your shopping cart. Please consider using a different browser (for ex., Chrome or Firefox) to manage your shopping cart.***

*A Convenience Fee of up to 2.4% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of $1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.*

**Unless otherwise noted, all data refers to tax information for 2015. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due may not reflect payments that have been received but not yet processed.**

**Account Number: 03180058120**

**Address:**
ANGLETON REAL TY LLC

**Property Site Address:**
2851 N DOWNING @ HENDERSON

**Legal Description:**
A0318 T S LEE, TRACT 33B1, ACRES 0.324, ANGLETON

**Current Tax Levy:** $5,172.02

**Current Amount Due:** $5,172.02

**Prior Year Amount Due:** $0.00

**Total Amount Due:** $5,172.02

**Last Payment Amount for Current Year Taxes:**
Not Received

**Active Lawsuits:** None

**Pending Credit Card or E-Check Payments:**
No Payment Pending

Click Here to Pay Now

**Jurisdictions:**

ANGLETON - DANBURY HOSPITAL DISTRICT
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BRAZORIA COUNTY
CITY OF ANGLETON
PORT FREEPORT
SPECIAL ROAD & BRIDGE

**Market Value:** $162,210

**Land Value:** $21,170

**Improvement Value:** $141,040

**Capped Value:** $0

**Agricultural Value:** $0

**Exemptions:** None

**Last Certified Date:** 09/27/2015

Taxes Due Detail by Year and Jurisdiction

Payment Information

Print a Current Tax Statement

Click Here to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

Friday, December 4, 2015

Shopping Cart

# Payment Information

Begin a New Search Go to Your Portfolio

Return to the Previous Page

**Account No.:** 03180058120

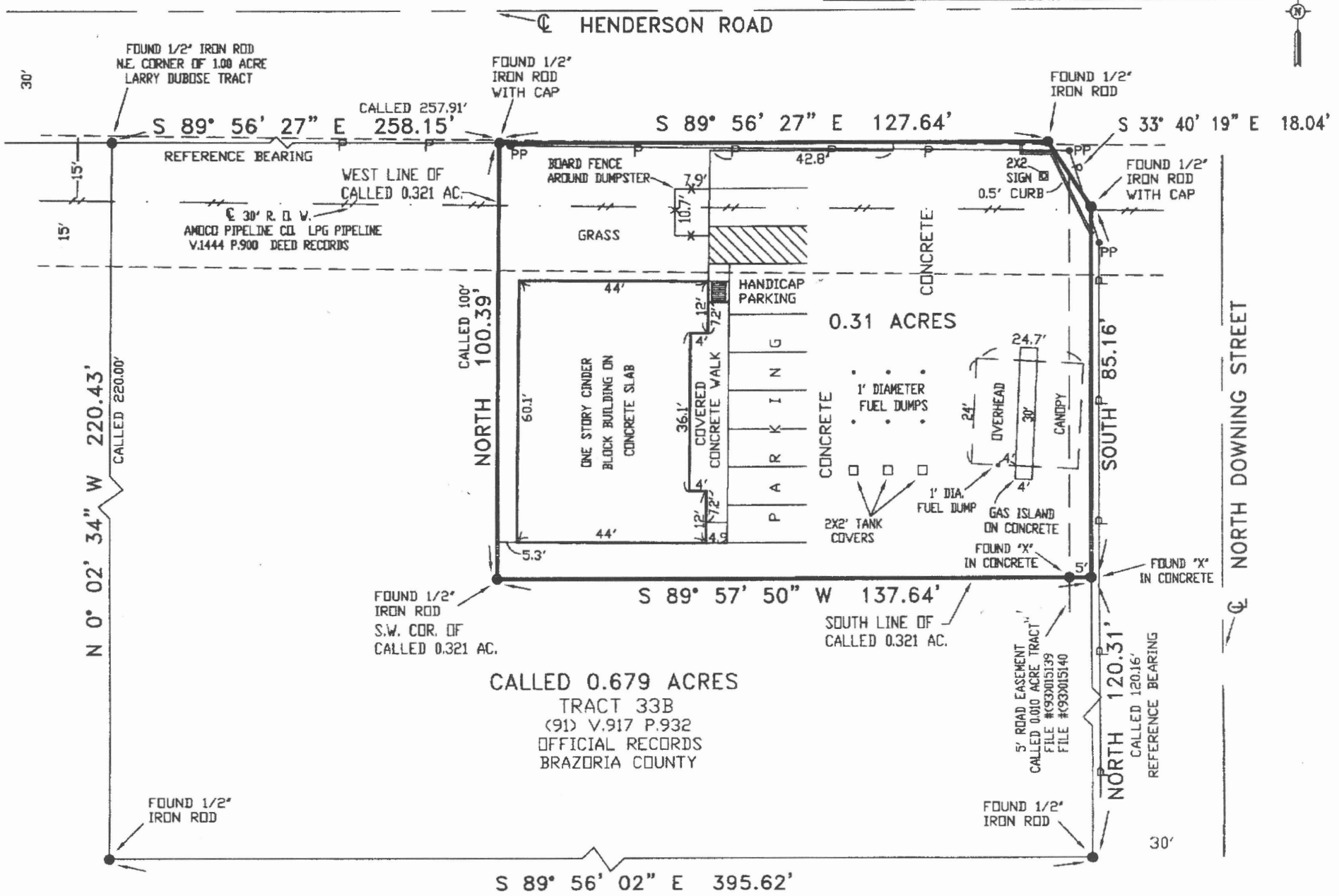
| Receipt Date | Amount | Tax Year | Description | Payer |
|---|---|---|---|---|
| 2015-01-30 | $5,329.68 | 2014 | Payment | DARAM CONSTRUCTION & COMMERCIAL SERVICES |
| 2014-01-31 | $5,466.79 | 2013 | Payment | ANGLETON REALTY LLC |
| 2013-01-31 | $5,044.51 | 2012 | Payment | ANGLETON REALTY LLC |
| 2012-01-31 | $5,382.71 | 2011 | Payment | ANGLETON REALTY LLC |
| 2011-01-31 | $5,452.42 | 2010 | Payment | ANGLETON REALTY LLC |
| 2009-11-04 | $5,850.06 | 2009 | Payment | QAMAR ENTERPRISES INC |
| 2008-10-23 | $5,571.91 | 2008 | Payment | QAMAR ENTERPRISES INC |
| 2007-10-31 | $5,290.49 | 2007 | Payment | QAMAR ENTERPRISES INC |
| 2006-12-05 | $5,919.37 | 2006 | Payment | QAMAR ENTERPRISES INC |
| 2005-11-10 | $3,615.08 | 2005 | Payment | QAMAR ENTERPRISES INC |
| 2004-12-21 | $3,563.73 | 2004 | Payment | QAMAR ENTERPRISES INC |
| 2003-12-04 | $3,604.42 | 2003 | | QAMAR ENTERPRISES INC |
| 2003-01-07 | $3,559.91 | 2002 | Payment | QAMAR ENTERPRISES INC |
| 2001-12-20 | $3,387.03 | 2001 | Payment | QAMAR ENTERPRISES INC |
| 2000-12-31 | $3,420.40 | 2000 | Payment | UNKNOWN |
| 2000-01-20 | $3,043.94 | 1999 | Payment | UNKNOWN |
| 1999-07-19 | $3,158.67 | 1998 | Payment | CHICAGO TITLE/GALVESTON |
| 1999-07-19 | $342.54 | 1998 | Payment | CHICAGO TITLE/GALVESTON |
| 1999-05-19 | $535.34 | 1998 | Payment | QAMAR ENTERPRISES INC |
| 1998-01-23 | $3,023.67 | 1997 | Payment | UNKNOWN |
| 1996-11-30 | $3,082.42 | 1996 | Payment | UNKNOWN |
| 1996-01-12 | $3,263.18 | 1995 | Payment | UNKNOWN |
| 1995-01-17 | $3,336.02 | 1994 | Payment | UNKNOWN |
| 1994-01-20 | $3,623.14 | 1993 | Payment | UNKNOWN |
| 1993-01-27 | $2,732.22 | 1992 | Payment | UNKNOWN |

**Tax Office:**

Search & Pay Taxes
Appraisal District
Your Tax Portfolio
Tax Rates & Entities
Related Links
Tax Office FAQ
Tax Office Home Page

PREPARED FOR: QAMAR ENTERPRISES

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional easements in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



N O T E !!!

THE SOUTH AND WEST PROPERTY LINES OF 0.31 ACRE TRACT ARE SUBJECT TO RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT AS RECORDED IN (86) V.277 P.751, OFFICIAL RECORDS, AND BOUNDARY LINE AGREEMENT RECORDED IN (86) V.277 P.757, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

N O T E !!!

ALL FOUND IRON RODS WITH CAP ARE STAMPED, "R. STROUD, RPLS 2112."

2851 NORTH DOWNING STREET - - - ANGLETON, TEXAS 77515

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 IN BRAZORIA COUNTY, TEXAS.

COMMUNITY # 480064
PANEL # 0435
SUFFIX: H
DATE: 6-5-89
ZONE: "X"

A PLAT 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; SAID CALLED 0.321 ACRE TRACT BEING IN A DEED RECORDED IN COUNTY CLERK'S FILE NO. (98)039183 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 0.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE 1"= 30' 4T 21,592 1-19-2010

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETEREMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY, 2010 . THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED CORRECT: Randy L Stroud

RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

STATE OF TEXAS REGISTERED RANDY L. STROUD 2112 PROFESSIONAL LAND SURVEYOR

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

31-52D(G-16&M-458)

# Randy L. Stroud, P.E.

***Civil Engineer and Land Surveyor***

**201 South Velasco**
**Angleton, Texas 77515**
**(979) 849-3141**
**Fax # (979) 849-9444**

**Registered Professional Land Surveyor, License #2112**

**Professional Engineer License #50839**


FIELD NOTES 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; SAID CALLED 0.321 ACRE TRACT BEING IN A DEED RECORDED IN COUNTY CLERK'S FILE NO. (98) 039183 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 0.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set in the South right-of-way line of Henderson Road (City of Angleton) at the Northwest corner of said called 0.321 acre tract; said rod bears South 89° 56' 27" East (Reference Bearing) 258.15 feet (called 257.91 feet) from a ½" iron rod found marking the Northeast corner of the Larry O. Dubose 1.00 acre tract;

THENCE; South 89° 56' 27" East 127.64 feet, along the South right-of-way line of Henderson Road, to a ½" iron rod found for corner at the intersection of the South right-of-way line of Henderson Road with the West right-of-way line of Downing Road (City of Angleton);

THENCE; South 33° 40' 19" East 18.04 feet, along the West right-of-way line of Downing Road, to a ½" iron rod set for an angle point;

THENCE; South 85.16 feet, along the West right-of-way line of Downing Road, to an "X" in concrete found for corner in the South line of said called 0.321 acre tract;

THENCE; South 89° 57' 50" West 137.64 feet (called 140.00 feet), along the South line of said called 0.321 acre tract, to a ½" iron rod in concrete found marking the Southwest corner of said called 0.321 acre tract;

THENCE; North 100.39 feet (called 100.00 feet), along the West line of said called 0.321 acre tract, to the Place of Beginning;

Said tract therein containing 0.31 Acres of Land.

STATE OF TEXAS REGISTERED RANDY L. STROUD 2112 PROFESSIONAL LAND SURVEYOR

Certified Correct: Randy L. Stroud

Randy L. Stroud, Registered Professional Land Surveyor
License #2112

*See attached Plat.
May 16, 2000

4T21592.WPD (FN 57.6)

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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).**

__ Consent item __ Discussion item
__ Discussion and possible action _x_ Public Hearing

**REQUESTED BY:** Aaron Ward, Censeo homes

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

**Attachments:** (Attachment description)
Public Hearing Notice to the Facts, to residents within 200ft and amended notice to residents.

**Executive Summary:**
This property was rezoned at the previous P&Z meeting and the next step is the replat to divide the lot into two lots so Mr. Ward can build two homes.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**

**Name** **Date**

Public Hearing Notice

The City of Angleton has received 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). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12, 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

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

---

Date: December 14, 2015

To: The Facts – Public Hearing

From: City of Angleton

To be published once BY: Friday, December 18th

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

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

*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

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

www.angleton.tx.us

December 14, 2015

**Public Hearing Notice**

The City of Angleton has received 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). The Planning and Zoning Commission will conduct a public hearing on this request on Wednesday, January 6th, 2016 at 12:00 pm and the City Council will conduct a public hearing on this request on Tuesday, January 12th, 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

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

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

Sincerely,

Alyssa Deaton
Assistant City Secretary

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: 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).**

__ Consent item __ Discussion item
_x_ Discussion and possible action _._ Public Hearing

**REQUESTED BY:** Aaron Ward, Censeo homes

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

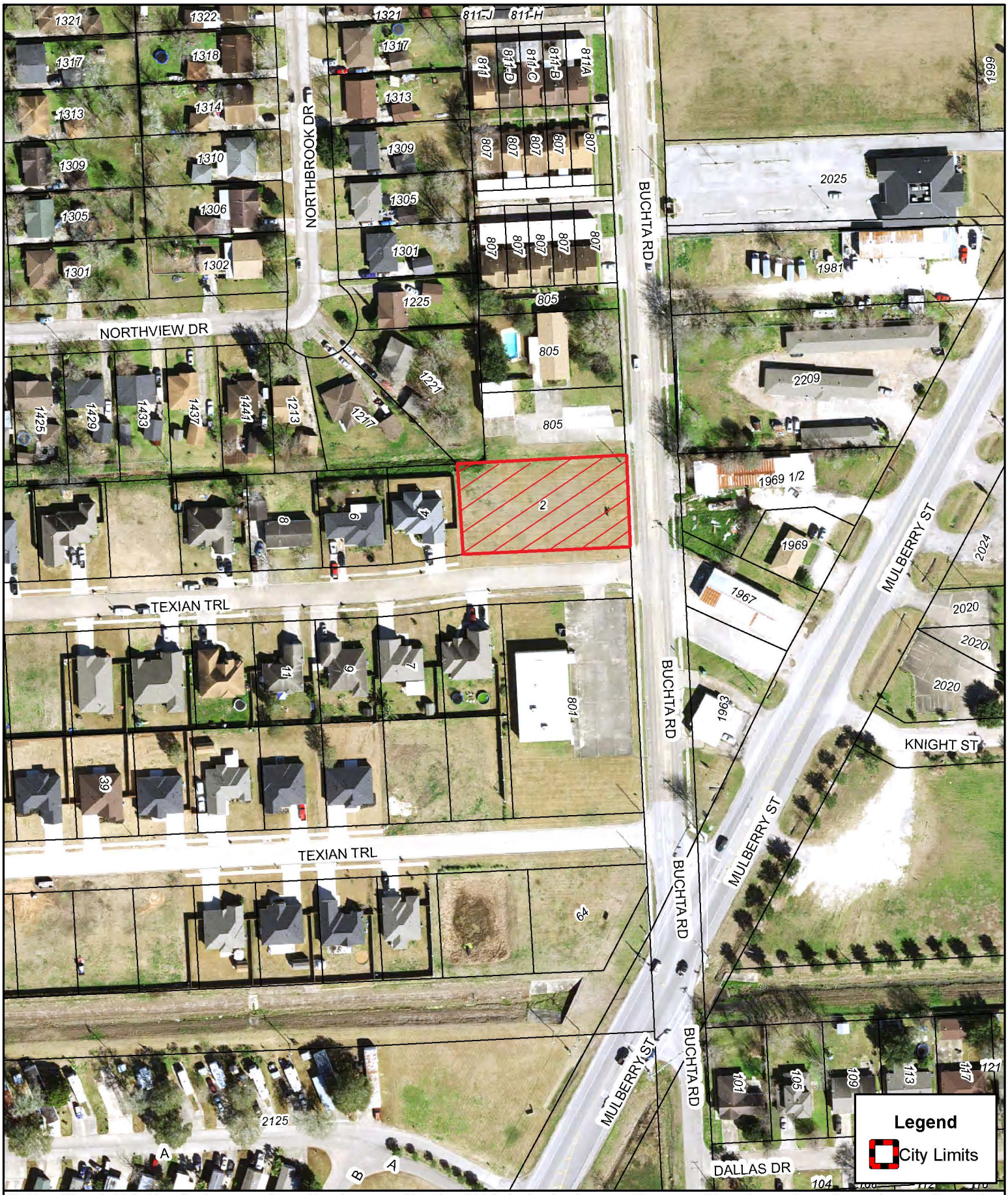
**Attachments:** (Attachment description)
Application and supporting docs

**Executive Summary:**
This property was rezoned at the previous P&Z meeting and the next step is the replat to divide the lot into two lots so Mr. Ward can build two homes.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**

**Name** **Date**




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.

City of Angleton

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

# City of Angleton GIS Mapping

1 " = 146 '

# APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12-8-15

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

Address of property 2 Texian Trail North

Angleton Texas 77515

Name of Applicant: Aaron Ward Phone: [redacted]

Name of Company: Censeo Homes Phone: [redacted]

E-mail: [redacted]

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Name of Owner of Property: Sara Bouse

Address: [redacted]

Phone: _____ E-mail: _____

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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 9th day of December, 2015.

(SEAL)

NOTARY PUBLIC STATE OF TEXAS
BRANDI JESSICA STROTHER
My Commission Expires
October 28, 2018

Brandi Jessica Strother
Notary Public for the State of Texas
Commission Expires: October 28, 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 2 Texian Trail North, Angleton Texas, 77515

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

Depth: 102' Area: .4663 Acres: 20306.16 square feet

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

Are requesting that 2 Texian Trail be divided into two lots for the purpose of building two new single family homes.

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

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

Name: Aaron Ward Date: 12-8-15

**AFFIDAVIT OF**
**AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description) Com-m LT 2-TEXIAN TRAIL, ANGLETON, TX 77515

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: AARON WARD

ADDRESS: _

APPLICANT PHONE # _E-MAIL:

PRINTED NAME OF OWNER: SARA BOUSE FOR J.C. BROCKMAN ESTATE

SIGNATURE OF OWNER: Sara Bouse, EXECUTOR DATE: 11/24/15

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 24th day of NOVEMBER, 2015.

(SEAL)

RHONDA LEE TOWNES
Notary Public, State of Texas
My Commission Expires
June 24, 2017

Rhonda Lee Townes
Notary Public for the State of Texas
Commission Expires: 6-24-17

**AFFIDAVIT OF**
**AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description) Com-m LT 2-TEXIAN TRAIL, ANGLETON, TX 77515

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: AARON WARD

ADDRESS: _

APPLICANT PHONE # _ E-MAIL:

PRINTED NAME OF OWNER: SARA BOUSE FOR J.C. BROCKMAN ESTATE

SIGNATURE OF OWNER: Sara Bouse, EXECUTOR DATE: 11/24/15

*NOTARIAL STATEMENT FOR PROPERTY OWNER:*

Sworn to and subscribed before me this 24th day of NOVEMBER, 2015.

(SEAL)

RHONDA LEE TOWNES
Notary Public, State of Texas
My Commission Expires
June 24, 2017

Rhonda Lee Townes
Notary Public for the State of Texas
Commission Expires: 6-24-17

# DUPLICATE TAX RECEIPT

**RO'VIN GARRETT, PCC**
**BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR**
**111 E. LOCUST**
**ANGLETON, TEXAS 77515**

**Certified Owner:**

**TEXIAN LAND COMPANY**
**% SARA BOUSE**

**Legal Description:**
TEXIAN S/D (A0375 I T TINSLEY)
(ANGLETON) LOT COMM RES A

**Parcel Address:** 2 TEXIAN TRL N
**Legal Acres:** 0.4663

**Remit Seq No:** 28959746
**Receipt Date:** 03/16/2015
**Deposit Date:** 03/16/2015
**Print Date:** 10/12/2015 10:43 AM
**Printed By:** STACEY

**Deposit No:** 1507504C
**Validation No:** 900000036065950
**Account No:** **7930-0000-000**
**Operator Code:** LATOYA

| Year | Tax Unit Name | Rec Type | Tax Value | Tax Rate | Levy Paid | P&I | Coll Fee Paid | Total |
|---|---|---|---|---|---|---|---|---|
| 2014 | Brazoria County | TL | 15,230 | 0.438500 | 66.78 | 6.01 | 0.00 | 72.79 |
| 2014 | Special Road & Bridge | TL | 15,230 | 0.060000 | 9.14 | 0.82 | 0.00 | 9.96 |
| 2014 | Angleton Isd | TL | 15,230 | 1.455200 | 221.63 | 19.95 | 0.00 | 241.58 |
| 2014 | Angleton - Danbury Medical Center | TL | 15,230 | 0.346854 | 52.83 | 4.75 | 0.00 | 57.58 |
| 2014 | Port Freeport | TL | 15,230 | 0.045000 | 6.85 | 0.62 | 0.00 | 7.47 |
| 2014 | Angleton Drainage Dist. No 1 | TL | 15,230 | 0.176597 | 26.90 | 2.42 | 0.00 | 29.32 |
| 2014 | City Of Angleton | TL | 15,230 | 0.723500 | 110.19 | 9.92 | 0.00 | 120.11 |
| | | | | | **$494.32** | **$44.49** | **$0.00** | **$538.81** |

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**Check Number(s):**
3265

**PAYMENT TYPE:** ***PARTIAL PAYMENT***
**Checks:** $538.81

**Exemptions on this property:**

**Total Applied:** $538.81

**Change Paid:** $0.00

**PAYER:**

**TEXIAN LAND COMPANY**

***TOTAL DUE AS OF 10/12/2015 IS $1,457.13***

**(979) 864-1320, (979) 388-1320, (281) 756-1320**

# ANGLETON DRAINAGE DISTRICT

*A Political Subdivision of the State of Texas*
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

December 8, 2015

Aaron Ward
Censeo Homes

Re: Second Re-Plat of Reserve "A" Texian Subdivision

Dear Mr. Ward:

During the regular public meeting of the Angleton Drainage District on December 8, 2015, the Board of Supervisors unanimously approved the second rep lat of the Texian Subdivision.

As presented in this second re-plat, Commercial Reserve "A" is being subdivided from its original plat into Lots 1, Lot A1 and Lot A2.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this replat of Texian Subdivision in no way represents that Texian Subdivision has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the rep lat approved, with the stipulations listed in this letter, if any, by the District.

Should you have any questions regarding this matter, please contact the Angleton Drainage District at 979.849.2414, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Sincerely,

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

cc: Karen Barclay
121 S. Velasco
Angleton, TX 77515

**PLANNING & ZONING AGENDA ITEM**
**Meeting Date: January 6, 2016**

**SUBJECT: Discussion and Possible Action on Appointing a Board Member to the Planning and Zoning Commission to fill a vacant position.**

__ Consent item __ Discussion item
_x_ Discussion and possible action __ Public Hearing

**REQUESTED BY:** Alyssa Deaton

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

**Attachments:** (Attachment description)
Applications

**Executive Summary:**
Toni Kersey is no longer a commissioner for P&Z, so we need to appoint a new member. Shelly put the word out and posted on our website and we only received two applications.

**Recommendation:**
Staff recommends approval

**Alyssa Deaton** **12-10-15**

**Name** **Date**

ANGLETON

Where the Heart is

Application for Board or Commission Position

Name: Marian Goff Date: 11-24-15

Address:

Angleton, Tx 77515

Employer name and address: retired

Phone Numbers: cell: ffice: N/A home:

E-mail:

Board or Commission Applying for: Planning & Zoning

Tell us why you are interested (use additional pages if needed):

Worked on Board of Adjustments for almost 3 yrs. would love to become more involved -

Shelly If I can't serve on both committees - I prefer BOA -

I understand that my appointment to the board or commission must be approved by that board or commission and City Council.

Marian H. Goff 11-24-15

Signature Date:

ANGLETON
Where the Heart is

Application for Board or Commission Position

Name: TRAVIS TOWNSEND Date: 11-12-15

Address: ANGLETON, TX 77515

Employer name and address: BRAZORIA COUNTY DISTRICT ATTORNEY'S Office, 111 E. Locust, RM 408 A

Phone Numbers: cell: office: home: — E-mail:

Board or Commission Applying for: PLANNING + ZONING COMMISSION

Tell us why you are interested (use additional pages if needed): My family and I relocated to Angleton for on PEARLAND BECAUSE WE WERE LOOKING for that small Texas town that felt like home; we found that here. I want to be a part of this community and want to work to keep ANGLETON A QUALITY PLACE TO LIVE WHILE LOOKING FOR OPPORTUNITIES TO IMPROVE THE QUALITY OF LIFE WHEN POSSIBLE.

I understand that my appointment to the board or commission must be approved by that board or commission and City Council.

Travis Townsend
Signature

11-12-15
Date: