



**CITY OF ANGLETON, TEXAS
PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING
THURSDAY, JUNE 4, 2020, 12:00 P.M.
120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING & ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, JUNE 4, 2020, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

In accordance with an Order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of the City of Angleton, Texas will conduct the meeting scheduled at Thursday, June 4, 2020, at 12:00 P.M., at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515 and will be live-streamed on Facebook live at <https://www.facebook.com/cityofangleton/> to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). The City will follow the minimum recommended health protocols as set forth by the Texas Health and Human Services.

AGENDA

1. Declaration of a quorum and call to order.
2. Approval of Minutes from the May 7, 2020 Planning & Zoning Commission meeting.
3. Conduct a public hearing and possible action on a request to rezone a .887acre parcel on W. Live Oak from Single-Family Residential-6.3 (SF-6.3) to Two-Family Residential (2F).
4. Conduct a public hearing and possible action on a request from Brownstone Architects and Planners to rezone 7.282 acres on Henderson Road from Planned Development Overlay District (PD) to Multifamily Residential-14 (MFR-14).
5. Conduct a public hearing and possible action on a request from Riverway Capital Partners to rezone 78 acres on Downing, north of Hospital, from planned development Planned Development Overlay District (PD) to Planned Development Overlay District-1 (PD-1).

6. Conduct a public hearing and possible action on a request from Angleton BESS LLC for a specific use permit to build an electrical utility battery storage site on N. Walker, adjacent to the existing Texas New Mexico sub-station.
7. Discussion and possible action on a preliminary plat for the Windrose Green Subdivision.
8. Adjournment

CERTIFICATION

I, George Schonert, Secretary, Planning and Zoning Commission, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.cityofangleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday June 1, 2020 before 12:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/s/ George Schonert

Secretary, Planning and Zoning Commission

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact George Schonert at 979-849-4364 ext. 2108 or email gschonert@angleton.tx.us



**CITY OF ANGLETON, TEXAS
PLANNING & ZONING COMMISSION MEETING MINUTES
THURSDAY, MAY 7, 2020, 12:00 P.M.
120 S. CHENANGO STREET ANGLETON, TEXAS 77515**

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE PLANNING & ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING & ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, MAY 7, 2020, AT 12:00 P.M IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

1. Declaration of a quorum and call to order.
With a quorum present, Chairman Bill Garwood called the Council Meeting to order at 12:00 P.M., Chairman Bill Garwood and Commissioners Regina Bieri, Bonnie McDaniel, Henry Munson, Deborah Spoor, and Travis Townsend were present.
2. Conduct a public hearing and possible action on a request to rezone a .887acre parcel on W. Live Oak from Single-Family Residential-6.3 (SF-6.3) to Two-Family Residential (2F).
This item was pulled from the agenda.
3. Conduct a public hearing and possible action on a request from Brownstone Architects and Planners to rezone 7.282 acres on Henderson Road from Planned Development Overlay District (PD) to Multifamily Residential-14 (MFR-14).
This item was pulled from the agenda.
4. Conduct a public hearing and possible action on a request from Riverway Capital Partners to rezone 78 acres on Downing, north of Hospital, from planned development Planned Development Overlay District (PD) to Planned Development Overlay District-1 (PD-1).
This item was pulled from the agenda.
5. Conduct a public hearing and possible action on a request from Angleton BESS LLC for a specific use permit to build an electrical utility battery storage site on N. Walker, adjacent to the existing Texas New Mexico sub-station.
This item was pulled from the agenda.
6. Consideration and possible action to approve the minutes of the Angleton Planning and Zoning Commission meeting of April 2, 2020.

Upon a motion by Commissioner Munson and seconded by Commissioner Bieri, the Commission approved the minutes of the Angleton Planning and Zoning Commission meeting of April 2, 2020. The motion passed on a 6-0 vote.

7. Consideration and possible action on a replat for First Baptist Church.
Upon a motion by Commissioner McDaniel and seconded by Commissioner Townsend the Commission approved the replat for First Baptist Church. The motion passed on a 6-0 vote.
8. Consideration and possible action on an amended plat for the Vermillion subdivision.
Upon a motion by Commissioner McDaniel and seconded by Commissioner Bieri the Commission approved the amended plat for the Vermillion subdivision. The motion passed on a 6-0 vote.
9. Adjournment
Chairman Garwood adjourned the meeting at 12:05 P.M.

These minutes were approved by the Planning & Zoning Commission on this the 4th day of June 2020 upon a motion by Commissioner, seconded by Commissioner. The motion passed on a 6-0 vote.

CITY OF ANGLETON, TEXAS

Bill Garwood
Chairman

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Conduct a Public Hearing, to allow citizens to speak for and against a request from Derron Brown, Veronica and David King to re-zone .887 acres on W Live Oak to 2 Family residential (2F), the area is currently zoned Single Family residential 6.3 (SF 6.3).

AGENDA ITEM DESCRIPTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input checked="" type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: The Applicant would like to build 3 new Duplexes on the 3 lots that will be created when re-platted.

ATTACHMENTS (Attachment description):

Memo from City Planner
House plans/elevations
Survey

RECOMMENDATION: City staff believes this will be a good improvement for the area and recommends approval.

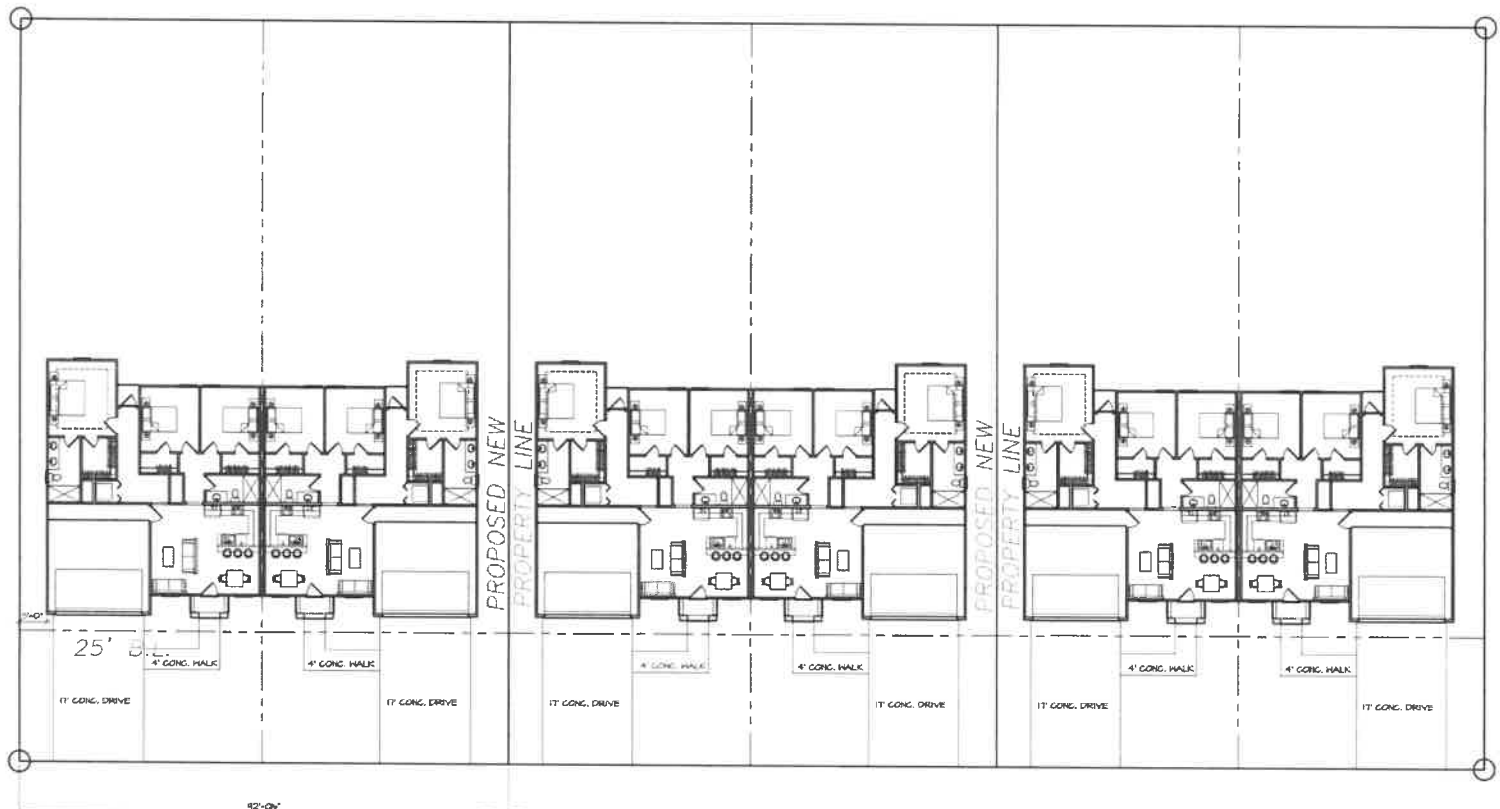
**CITY OF ANGLETON
NOTICE OF PUBLIC HEARINGS
BY THE PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

The Planning and Zoning Commission and Angleton City Council will conduct public hearings in separate meetings on June 4, 2020 and June 9, 2020 respectively to receive comments for and against a request by Deron Brown and Veronica and David King to rezone .887 acres of land in the Jamison Subdivision, specifically Block 1, Lots 3-7 and part of Lot 8.

The area proposed to be rezoned is located on the north side of W. Live Oak between its terminus and North Walker Street.

The Planning and Zoning Commission meeting will be held at **12:00 pm** on June 4, 2020 and the Angleton City Council will meet at **6:00 pm** on June 9, 2020. Both meetings will be held at City of Angleton City Hall, which is located at 121 S Velasco St, Angleton, TX 77515.

The meeting agendas and agenda packets will be posted online at www.angleton.tx.us. The City of Angleton will be using a telephone/video conferencing tool called ZOOM to make the meetings available to the public. You have several options to participate. The public will be permitted to offer public comments on each agenda item by emailing the City Secretary at citysecretary@angleton.tx.us prior to the meeting. The request must include the speaker's name and address and the agenda item number.



WEST LIVE OAK STREET

SITE PLAN
5/32"=1'-0"

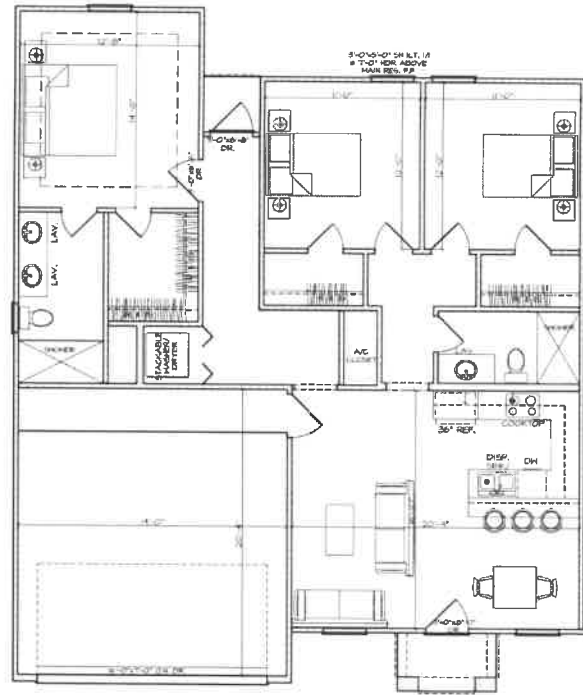
2500 E. Ft. Worth
 544, 200
 Houston, TX 77008
 office (713) 866-0111

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 A CUSTOM DESIGN FOR:
MR. DAVID KING
 WEST LIVE OAK STREET

DRAWN BY:
 ERICK
 DATE:
 02/18/20
 REVISIONS:
 00-00-00

SCALE:
 5/32"=1'-0"
 JOB NUMBER:
 20-07

SHEET NUMBER:
 1.0



SQUARE FOOTAGES:

1ST. FLOOR	1,240 S.F.
TOTAL LIVING AREA	1,240 S.F.
ENTRY PORCH	30 S.F.
REAR PORCH	16 S.F.
2-CAR GARAGE	416 S.F.
TOTAL COVERED AREA	1,752 S.F.

FLOOR PLAN NOTES:

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR IMMEDIATELY INSIDE WINDOW.
 2. ALL CEILING HTS. MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
 3. IRC 2012 R304.2- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8 GYPSUM BOARD AND IF LIVING AREAS ARE LOCATED ABOVE THE GARAGE, THEN THE GARAGE CEILING IS TO BE SEPARATED BY 5/8 GYPSUM BOARD. (ALL OTHER GYPSUM BOARD IN GARAGE CAN BE 1/2 INCLUDING CEILINGS OF 1 STORY)
 4. IRC 2012 R511.5.1- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914mm) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114mm) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (797mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (690mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
 5. IRC 2012 R511.5.6- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
 6. IRC 2012 R511.5.6.1- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).
 7. IRC 2012 R311.5.6.2- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEHEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2 INCH (38mm) BETWEEN THE WALL AND HANDRAILS.
 8. IRC 2012 R312.2- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
- EXCEPTION 1- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152mm) CANNOT PASS THROUGH.
- EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (107mm) TO PASS THROUGH.
 9. IRC 2012 R511.5.3.1- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196mm). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5mm).
 10. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
 11. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.
 12. ALL BEDROOM WINDOWS SHALL BE 44" A.F.F.(MAX) WITH 24" HIGH (MIN) X 20" WIDE (MIN) OPENINGS AND 5.7 SQ.FT.(MIN) NET CLEAR OPENING
 13. PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC 2012.
 14. FINAL LOCATION OF ALL A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.
 15. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET OVER A CONCRETE BACKER BOARD.
 17. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 10" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
 18. IRC 2012 311.2.2- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (13mm) GYPSUM BOARD.

- ===== 2x4 STUDS AT 16" O.C.
- ===== 2x4 STUDS AT 16" O.C. WITH BRICKSTONE LEDGE
- ===== MIN. 2x6 STUDS AT 16" O.C.
- ===== MIN. 2x8 STUDS AT 16" O.C. WITH BRICKSTONE LEDGE
- S.W.A. = SHEETROCK ARCH
- ◊ = INTERIOR ELEVATION

FIRST FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° UNL

GARCIA & HERNANDEZ CUSTOM HOMES
 A CUSTOM DESIGN FOR: BUILDING DESIGNERS
 MR. DAVID KING
 WEST LIVE OAK STREET

DRAWN BY:
 ERICK
 DATE:
 02/18/20
 REVISIONS:
 00/00/00

SCALE:
 1/4"=1'-0"
 JOB NUMBER:
 20-01

SHEET NUMBER:
 2.0

BRAZORIA COUNTY
TEXAS

COURT HOUSE STREET

J. DE J. VALDERAS SURVEY
ABSTRACT 186



WEST LIVE OAK STREET

SURVEY PLAT

LOTS 1, 4, 5, 6, 7
EAST SIDE OF
BLOCK 1


OF
D. S. JAMISON'S ADDITION
RECORDED IN
VOLUME 3 PAGE 11

BRAZORIA COUNTY PLAT RECORD
115

J. DE J. VALDERAS SURVEY
ABSTRACT 186
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
165

DAVID KING

WEST LIVE OAK STREET

 **Doyle & Wachsmetter, Inc.**
 Surveyors and Mappers
 1400 WEST LIVE OAK STREET, ANGLETON, TEXAS 77520
 PHONE 434-2200 FAX 434-2201





**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

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BUDGETED AMOUNT:
N/A

FUNDS REQUESTED:
N/A

FUND:
N/A

EXECUTIVE SUMMARY: The Applicant would like to build 3 new Duplexes on the 3 lots that will be created when re-platted.

ATTACHMENTS (Attachment description):

- Memo from City Planner
- House plans/elevations
- Survey
- Ordinance

RECOMMENDATION: City staff believes this will be a good improvement for the area and recommends approval.

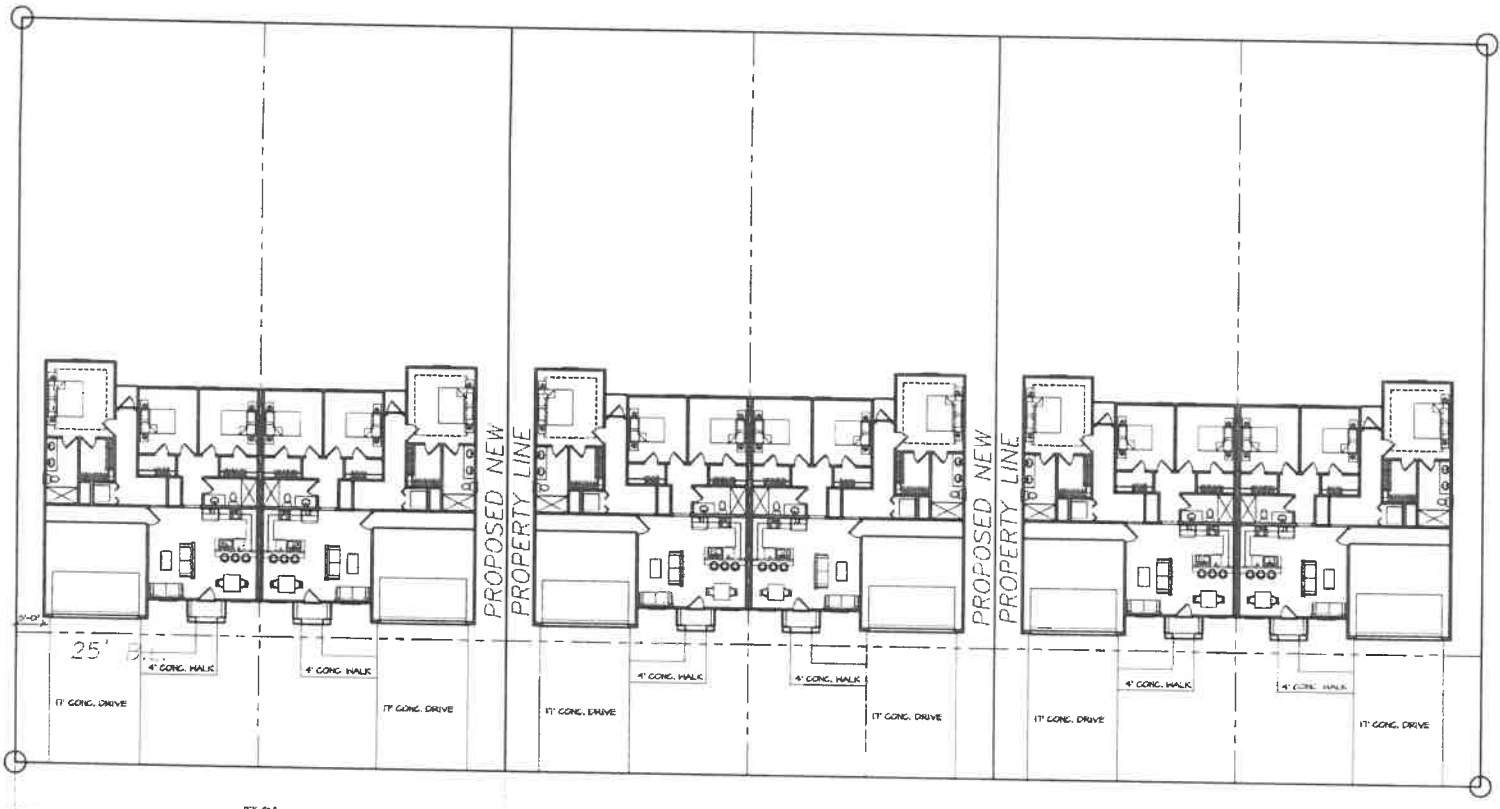
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WEST LIVE OAK STREET

2500 E. 17th Ave
 Ste. 200
 Houston, TX 77050
 (713) 792-2000-4111

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 A CUSTOM DESIGN FIRM
 MR. DAVID KING
 WEST LIVE OAK STREET

DRAWN BY:
 ERICK
 DATE:
 02/18/20
 REVISIONS:
 00-00-00

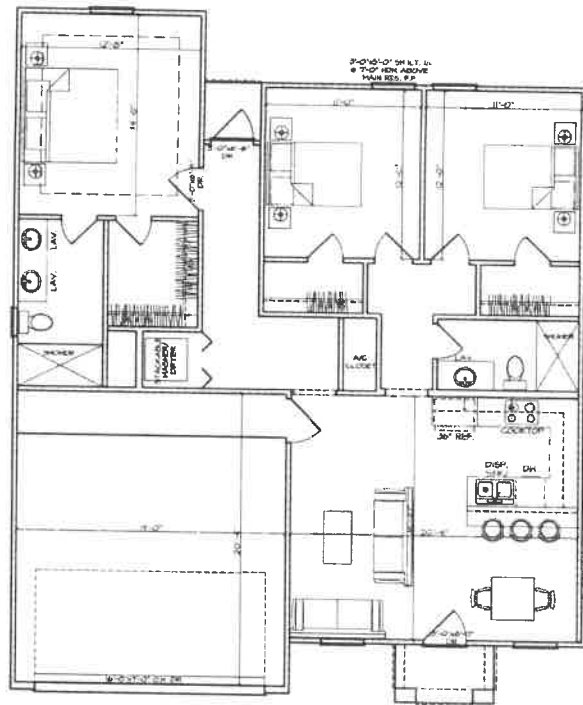
SCALE:
 3/32"=1'-0"
 JOB NUMBER:
 20-07

SHEET NUMBER:

1.0

SITE PLAN

502-11-07



SQUARE FOOTAGES:

1ST FLOOR	1,290 S.F.
TOTAL LIVING AREA	1,290 S.F.
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REAR PORCH	16 S.F.
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- EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (107mm) TO PASS THROUGH.
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- 244 STAIRS AT 16" O.C.
- 244 STAIRS AT 16" O.C. WITH BRICKSTONE LEDGE
- FIN. 246 STAIRS AT 16" O.C.
- MIN. 246 STAIRS AT 16" O.C. WITH BRICKSTONE LEDGE

- N.A. - METEOROLOGICAL
- ◊ INTERIOR ELEVATION

FIRST FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45°/135°

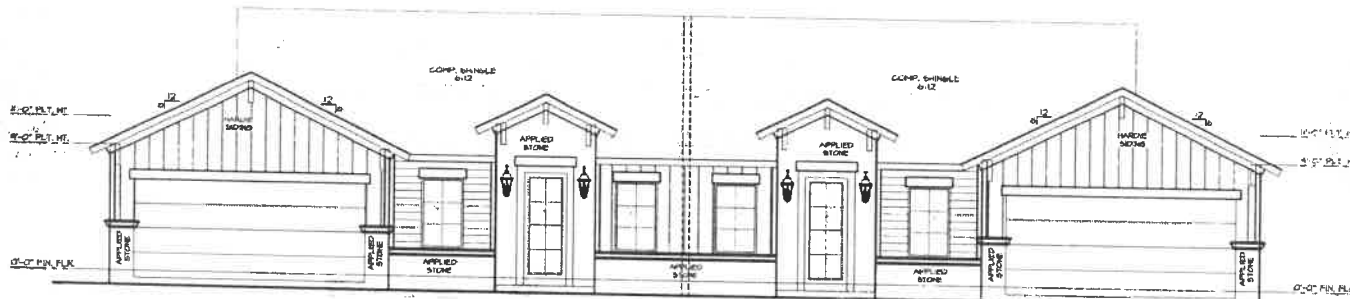
2500 E. 10th Street
 West, CO
 80034, 719.71006
 Fax: 719.868-4141

GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 A CUSTOM DESIGN FIRM
 MR. DAVID KING
 WEST LIVE OAK STREET

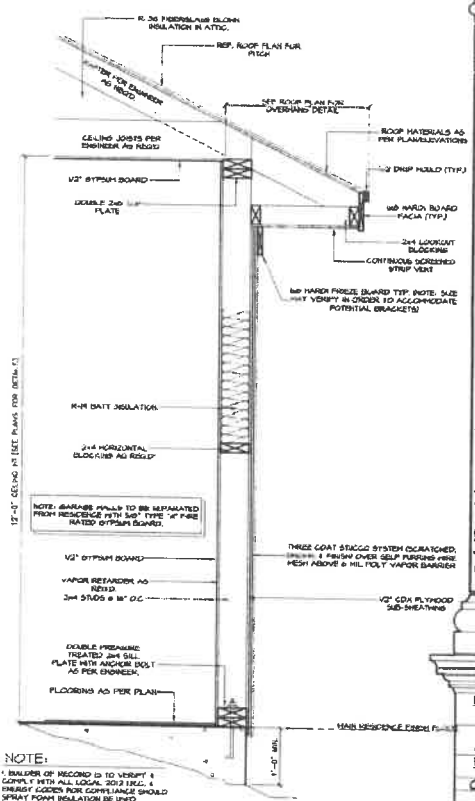
DRAWN BY:
 ERICK
 DATE:
 02/18/20
 REVISIONS:
 00/00/00

SCALE:
 1/4"=1'-0"
 JOB NUMBER:
 20-07

SHEET NUMBER:
 2.0



- ELEVATION NOTES:**
1. ENGINEER OF RECORD IS TO PROVIDE ALL FOUNDATION & STRUCTURAL DETAILS AS NOTED.
 2. ENGINEER IS TO PROVIDE & SIZE ALL STRUCTURAL DETAILS AS NOTED. SEE ENGINEER'S DRAWINGS FOR DETAILS.
 3. BUILDER/CONTRACTOR TAKES ALL LIABILITY IF ANY CHANGES ARE MADE OUT IN THE FIELD WITH OUT THE CONSENT OF THE DESIGNER/BUSINESS.
 4. ALL GUTTERS ARE TO EXTEND A MINIMUM OF 2'-0" FEET ABOVE THE HIGHEST POINT OF THE STRUCTURE & SHOULD BE WITHIN A 6"-0" RADIUS OF THE GUTTER VENT. SEE 2015 I.E.C.C. (I.E.C. SECTION T1003).
 5. WHEN USING COMPOSITION SHINGLE, RAFTERS ARE TO BE 2x6 @ 16" O.C. (MIN.) & ALL RAFTERS ARE TO BE JOIST @ 16" O.C. WHEN USING TILE ROOFING (MIN.). SEE ENGINEERING DRAWINGS FOR FURIN LOCATIONS & DETAILS OR IF THERE SHOULD BE A CHANGE IN RAFTER SIZES DUE TO MATERIALS, LOADS, OR CONDITIONS.
- 2015 I.E.C.C.:**
1. BUILDER/CONTRACTOR IS TO VERIFY THAT ALL CURRENT 2015 INTERNATIONAL ENERGY CONSERVATION CODES ARE MET ACCORDINGLY.



- NOTE:**
1. BUILDER OF RECORD IS TO VERIFY & COMPLY WITH ALL LOCAL 2015 I.E.C. & ENERGY CODES FOR COMPLIANCE SHOULD SPRAY FOAM INSULATION BE USED.
 2. REFERENCE ENGINEERING PLANS FOR SPECIFICATIONS & DETAILS FOR ANY & ALL HURRICANE CLIP LOCATIONS.
 3. INSULATION FOR FIRE WALLS ARE TO MEET FIRE WALL CODES, 25 FLAME SPREAD MAX.

WALL DETAIL
NOT TO SCALE

ELEVATION
04-1-07

2500 E. 10th Street
Suite 300
Houston, TX 77006
Office (281) 266-4300

GARCIA & HERNANDEZ CUSTOM HOMES
BUILDING DESIGNERS
A CUSTOM DESIGN FOR:
MR. DAVID KING
WEST LIVE OAK STREET

DRAWN BY:
BRICK
DATE:
02/18/20
REVISIONS:
00/00/00

SCALE:
1/4"=1'-0"
JOB NUMBER:
20-07

SHEET NUMBER:
3.0

BRAZORIA COUNTY
TEXAS

J. DE J. VALDERAS SURV
ABSTRACT 380

COURT HOUSE STREET

COURT HOUSE ST

TJ WRIGHT

T. J. WRIGHT



- (1/4) 1/4" = 100' 0"
- (1/4) 1/4" = 100' 0"
- (1/4) 1/4" = 100' 0"
- (1/4) 1/4" = 100' 0"
- (1/4) 1/4" = 100' 0"
- (1/4) 1/4" = 100' 0"



SURVEY PLAT
OF
LOTS 3, 4, 5, 6, 7
& EAST 8' OF 8
BLOCK 1

OF
O. B. JAMISON'S ADDITION
RECORDED IN
VOLUME 3, PAGE 31
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

DAVID KING

WEST LIVE OAK STREET

W LIVE OAK

WEST LIVE OAK STREET

[Faint, illegible text]



[Faint, illegible text]

[Faint, illegible text]



ORDINANCE NO. 20200609-0000

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING .887 ACRES FROM CHAPTER 28 ZONING SEC. 46 SINGLE FAMILY RESIDENTIAL 6.3 TO CHAPTER 28 ZONING SEC. 49 TWO FAMILY RESIDENTIAL DISTRICT OF THE ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.

* * * * *

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas conducted a public hearing regarding a request by Derron Brown, Veronica and David King to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances; and

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas approved to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances; and

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses and related activities; and

WHEREAS, the City the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, On June 4, 2020, the Angleton Planning & Zoning Commission conducted a public hearing regarding a request by Derron Brown, Veronica and David King to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Derron Brown, Veronica and David King to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances be approved; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with; and

WHEREAS, the City Council desires to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances;

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

Section 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

Section 2. That the request by Derron Brown, Veronica and David King to rezone .887 acres from Chapter 28 Zoning, Sec. 28-46 Single Family residential 6.3 to Chapter 28 Zoning Sec. 49 Two Family Residential 2F District of the Angleton Code of Ordinances be approved.

Section 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: Proper Notice & Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED, and ADOPTED this, the ____ day of _____,
2020.

Jason Perez, Mayor

ATTEST:

Frances Aguilar, City Secretary



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM: Conduct a public hearing to allow citizens to speak for and against a request from Brownstone Architects to rezone 7.282 acres on Henderson Road from Planned Development Overlay District (PD) to Multifamily residential-14 (MFR-14).

AGENDA ITEM DESCRIPTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input checked="" type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

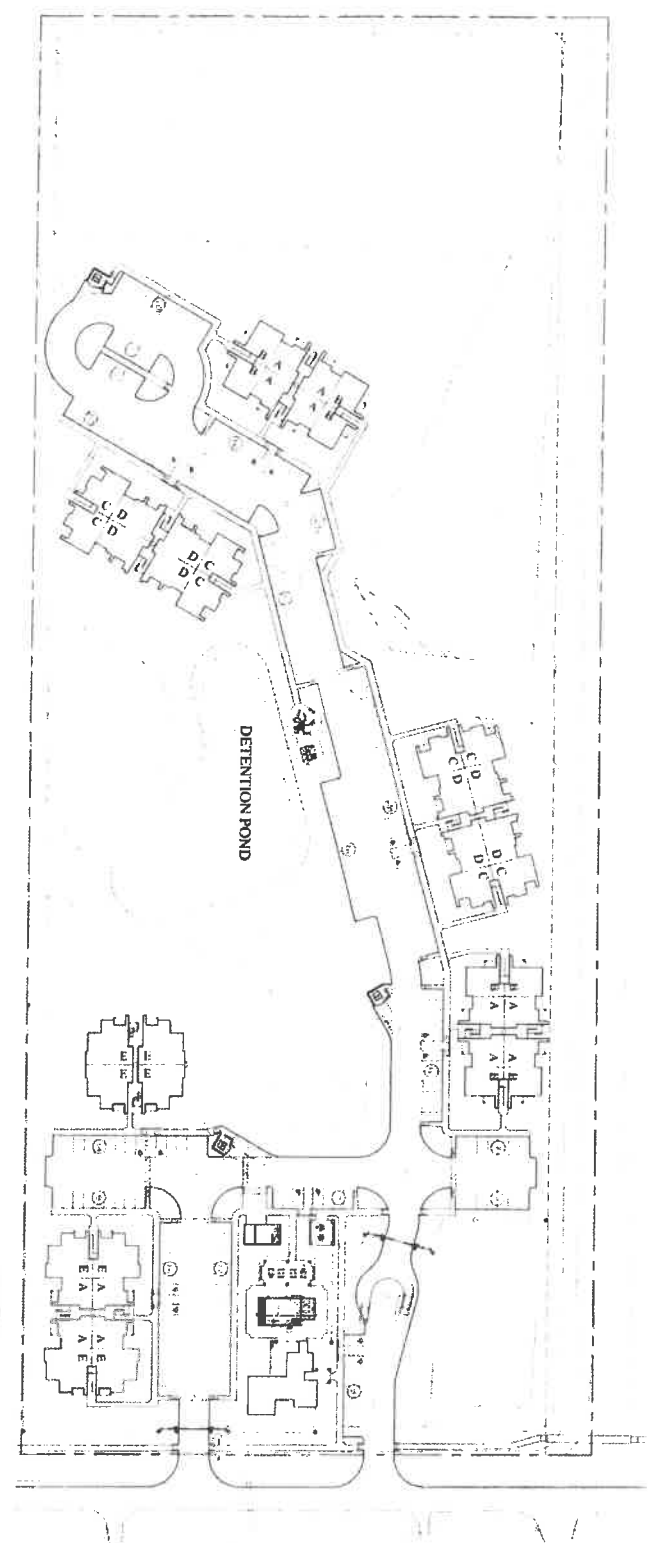
EXECUTIVE SUMMARY: The rezoning of the planned development district to MFR-14 is needed to establish district regulations for this proposed apartment complex. A prior city council created several PD zones in the city to identify areas deemed appropriate for flexible standards. No district regulations were established at that time so each of the PD tracts must be rezoned to provide such.

ATTACHMENTS (Attachment description):

- Survey
- Site Plan

RECOMMENDATION: The Planning and Zoning Commission recommended approval on June 4, 2020

1 ARCHITECTURAL SITE PLAN
SCALE = 3/8" = 1'-0"



E. HENDERSON ROAD

PARKING SUMMARY

TYPE	NO. OF SPACES	TOTAL
RESIDENT	108	108
VISITOR	10	10
BIKE	10	10
TOTAL	128	128



BROWNSTONE ARCHITECTURAL PLANNERS, INC.
WILLIAM L. BROWN, ARCHITECT
6517 WEAVER BRIDGE
HOUSTON, TEXAS 77061
713.627.7172

PROGRESS PRINT
DATE: 03/11/2020
PROJECT: ANGLETON VILLAGE
SHEET: A1-1

ANGLETON VILLAGE
A 108 UNIT FAMILY LIVING COMMUNITY
16_ E. HENDERSON RD.
ANGLETON, TEXAS 77515

PROJECT NUMBER
ARCHITECTURAL
SITE PLAN

A1-1



TR III
CALLED 271.431 AC

92 1057919 (2)

ORBC, TX

N89° 58' 05" E 500.00' M

TRACT LINE

270
1/2" I.P.
P.C.B. (84.66)

TRACT LINE

TR 27
CALLED 8.104 AC

TR 27B
CALLED 7.416 AC

12.40 AC
2002 052985
O.R.B.C.T.

TRACT LINE

(N00° 00' 53" W 1269.39')

14.571 AC

OUT OF A CALLED LOTS 27 & 28
OF THE OLIVER AND BARROW SUBDIVISION
VOL.2, PAGE 97 P.R.O.B.C. TX. AND OUT OF
271.431 ACRE TRACT RECORDED IN
92 1057919 O.R.O.B.C.TX OUT OF THE
T.S. LEE SURVEY ABSTRACT 318

HELD FOR REF BRG BASIS

28' 27" (S00° 00' 53" E 1269.39') (2)
5.35134 (SOUTH 1269.39') (1)

CALLED 39.217 AC

V.1750, P. 700 (1)

D.R.B.C. TX

TRACT LINE

TR 28
CALLED 3.284 AC
V.1057 P.919
ORBC, TX

CALLED 4.014 AC
92 1057930
ORBC, TX

MINN. LAND CO. TRACT
A. 27 AC EXT. 100
RECORD TO ORIGINAL
CORNER TO PLAN IN SURVEY RECORDS

TR 28C
CALLED 7.282 AC

0.373 AC 9195442 O.R.B.C.T.

3.05 AC
V.1769, P.872
O.R.B.C.T.

3.99 AC
V.209, P.506
O.R.B.C.T.

E. HENDERSON ROAD (80' ROW)

S89° 58' 05" W 500.00' M

(S89° 58' 05" W) (2)

TRACT LINE

3 THE EASTERNMOST 500
VOL.2, PAGE 97 P.R.O.B.C. TX.
X. OUT OF THE THEODORE S.
SCRIBED AS A 500 FEET TRACT OF



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM: Discussion and possible action on a request from Brownstone Architects to rezone 7.282 acres on Henderson Road from Planned Development Overlay District (PD) to Multifamily residential-14 (MFR-14).

AGENDA ITEM DESCRIPTION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

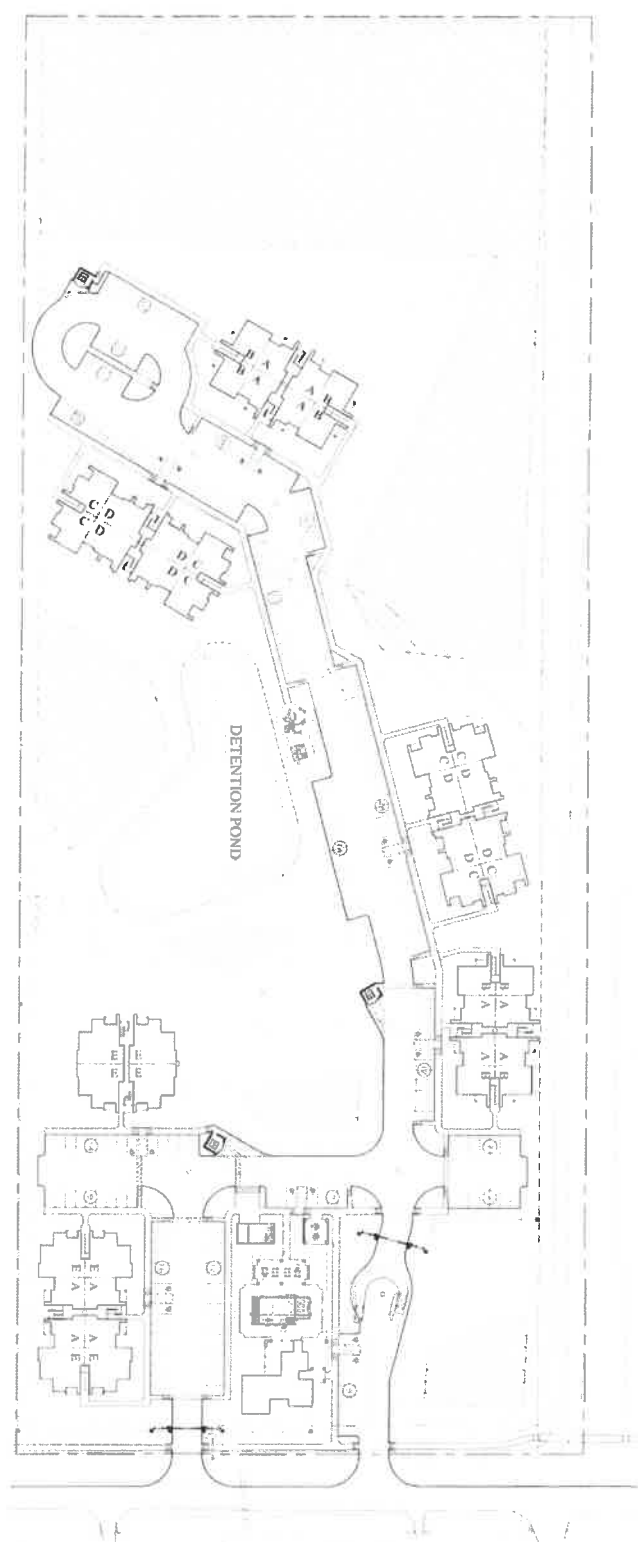
EXECUTIVE SUMMARY: The rezoning of the planned development district to MFR-14 is needed to establish district regulations for this proposed apartment complex. A prior city council created several PD zones in the city to identify areas deemed appropriate for flexible standards. No district regulations were established at that time so each of the PD tracts must be rezoned to provide such.

ATTACHMENTS (Attachment description):

- Survey
- Site Plan
- Report
- Ordinance

RECOMMENDATION: The Planning and Zoning Commission recommended approval on June 4, 2020

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'



E. HENDERSON ROAD

PARKING SUMMARY

TYPE	NO. SPACES	TOTAL
RESIDENT	108	108
VISITOR	10	10
TOTAL	118	118

www.brownstonearch.com
200 ALBERTS ROAD
HOUSTON, TEXAS 77057
713.459.7127

BROWNSTONE ARCHITECTS AND PLANNERS, INC.
6517 LAKE BROOK
HOUSTON, TEXAS 77061
713.459.7127

PROGRESS PRINT
03/11/2020
MULTI-FAMILY RESIDENTIAL ARCHITECTURAL PERMITTING AND CONSTRUCTION

ANGLETON VILLAGE
A 108 UNIT FAMILY LIVING COMMUNITY
16_ E. HENDERSON RD.
ANGLETON, TEXAS 77515

PROJECT NUMBER:
ARCHITECTURAL SITE PLAN
A1-1

I have examined this set of plans in accordance with the provisions of the Texas State Board of Architectural Examiners and certify that they conform to the requirements of the Texas State Board of Architectural Examiners and the rules and regulations of the State Board of Architectural Examiners.



TR III
 CALLED 271.431 AC
 92 1057919 (2)
 OR.B.C. TX

N89°58'05"E 500.00'M

TRACT LINE

END
 1/2" I.P.
 CORNER
 P.C.B. (0400)

TRACT LINE

TR 27
 CALLED 8.104 AC

TR 27B
 CALLED 7.416 AC

12.40 AC
 2002 052985
 O.R.B.C.T.

TRACT LINE

(N00°00'53"W 1269.39')

14.571 AC

OUT OF A CALLED LOTS 27 & 28
 OF THE OLIVER AND BARROW SUBDIVISION
 VOL.2, PAGE 97 P.R.O.B.C. TX. AND OUT OF
 271.431 ACRE TRACT RECORDED IN
 92 1057919 O.R.B.C. TX OUT OF THE
 T.S. LEE SURVEY ABSTRACT 318

HELD FOR REF BRG BASIS

28°27'S 00°00'53"E 1269.39' (2)
 (SOUTH 1269.39') (1)

CALLED 39.217 AC

V.1750, P. 700 (1)

D.R.B.C. TX

TRACT LINE

3.99 AC
 V.209, P.506
 O.R.B.C.T.

CALLED 4014 AC
 92 1057930
 OR.B.C. TX

TR 28
 CALLED 3.284 AC
 V.1057, P.919
 OR.B.C. TX

APPROX LOCATION
 OF PHYSICAL PROPERTY
 BELONGING TO CHURCH
 FROM PLAT RECORDS

TR 28C
 CALLED 7.282 AC

3.03 AC
 V.1769, P.872
 O.R.B.C.T.

S89°58'05"W 500.00'M

(S89°58'05"W) (2)

0.373 AC 91 95442 O.R.B.C.T.

END
 1/2" I.P.
 CORNER
 P.C.B. (0400)

TRACT LINE

E. HENDERSON ROAD (80' ROW)

3 THE EASTERNMOST 500
 VOL.2, PAGE 97 P.R.O.B.C. TX.
 X. OUT OF THE THEODORE S.
 SCRIBED AS A 500 FEET TRACT OF

There are no other visible or apparent pipeline easements affecting the limits of this property

SUBJECT to the requirements as set forth in instrument recorded in the Deed and Official Records of Brazoria County, Texas as follows:

Roadway easement to Brazoria County in Vol. 1054 Pg 838
20' Easement along South property line

(XXX) INDICATES RECORD INSTRUMENT CALLS AND DISTANCES

(1..2) INDICATES RECORD INSTRUMENT REFERENCE

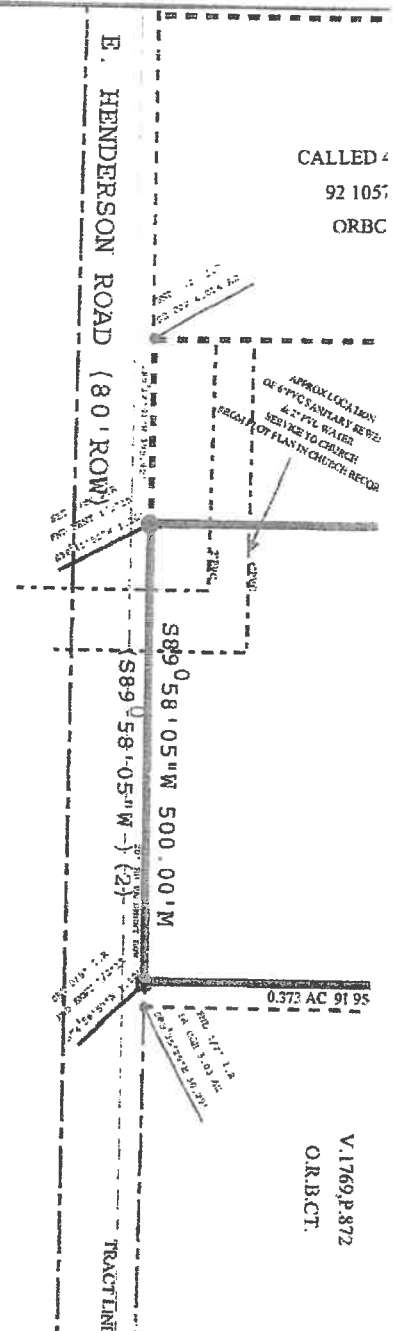
M INDICATES FIELD MEASURED CALLS AND DISTANCES

— IRON MARKER SET TO BE CAPPED

THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "X" ACCORDING TO THE F.I.R.M. OF COMMUNITY 48039C (0435)H

THE BUYER(S) OF THE PROPERTY AS OF THIS SURVEY IS/ARE E.J. KING AND JACKIE M. KING

CALLED :
92 1057
ORBC



APPROX LOCATION OF 6\"/>

0.373 AC 91 95

V.1769, P.872
O.R.B.C.T.



DATE- DECEMBER 8, 2014
Scale: 1"=200'
S.S. AGUIRRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TX. NO. 2552
FIRM 101297-001
LAKE JACKSON, TEXAS
979-482-3529

**SURVEY PLAT OF -
A 14.571 AC TRACT OF LAND (CALLED 14.8 ACRES MORE OR LESS) BEING THE EASTERNMOST 500 FEET OF LOTS 27 AND 28 OF THE OLIVER AND BARROW SUBDIVISION IN VOL.2, PAGE 97 P.R.O.B.C. TX. AND OUT OF A 271.431 ACRE TRACT RECORDED IN 92 1057919 O.R.O.B.C. TX. OUT OF THE THEODORE S. LEE SURVEY ABSTRACT 318 , BRAZORIA COUNTY , TEXAS AND ALSO DESCRIBED AS A 500 FEET TRACT OF LAND FRONTING ON HENDERSON ROAD, ANGLETON, TEXAS AND ADJACENT TO THE WESTERLY BOUNDARY OF THAT CERTAIN 39.217 ACRE TRACT OF LAND DESCRIBED IN VOL. 1750, PG. 700 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS**

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY , THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT.

To: Chairman of the Planning and Zoning Commission

Date

From: Wayne E. Neumann, AICP

Subject: Request to Rezone 7.282 Acres from Planned Development District to SFR-14

Preliminary Report

Applicant/Owner. Brownstone Architects and Planners

Location. The site is located on the north side of Henderson Road East approximately 400' east of the intersection of Buchta Road.

Background. The rezoning of the planned development district to SFR-14 is needed to establish district regulations for this proposed apartment complex. A prior city council created several PD zones in the city to identify areas deemed appropriate for flexible standards. No district regulations were established at that time so each of the PD tracts must be rezoned to provide such.

Analysis. The proposed apartment complex land area consist of 14.571 acres while only 7.282 acres are actually in the city limits. The applicant has requested that the remaining tract of be annexed into the city which will be accomplished per the time line required by state law. Once the remainder of the acreage is annexed then additional hearings and a recommendation by the commission and adoption by council will be scheduled. The proposal is to build a complex of 108 units with 70% offered at below market for qualifying families. This complex will front on Henderson Rd which already has several similar uses and apartment zones nearby including a SFR-29 zone immediately adjacent to this project on the east.

Conclusion/Recommendation. The Planning and Zoning Commission should approve the above as its **final report** and forward it with a positive recommendation to City Council for consideration and adoption.

Commission

Chairman, Planning and Zoning

ORDINANCE NO. 20200609-000

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING 7.282 ACRES FROM CHAPTER 28 ZONING SEC. 28-62 PD- PLANNED DEVELOPMENT OVERLAY DISTRICT TO CHAPTER 28 ZONING SEC. 28-51 MFR-14 MULTI FAMILY RESIDENTIAL-14 DISTRICT OF THE ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.

* * * * *

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas conducted a public hearing regarding a request by Brownstone Architects and Planners to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; and

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas approved a request from Brownstone architects and planners to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; and

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses and related activities; and

WHEREAS, the City the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, On June 4, 2020, the Angleton Planning & Zoning Commission conducted a public hearing regarding a request by Brownstone Architects and Planners to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; and following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Brownstone Architects and Planners to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; and be approved; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with; and

WHEREAS, the City Council desires to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; and

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

Section 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

Section 2. That the request by Brownstone Architects and Planners to rezone 7.282 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28-51 MFR-14 Multi Family Residential -14 District of the Angleton Code of Ordinances; be approved.

Section 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effectiveness date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: Proper Notice & Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED, and ADOPTED this, the ____ day of _____,
2020.

Jason Perez, Mayor

ATTEST:

Frances Aguilar, City Secretary



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Conduct a Public Hearing to allow citizens to speak for and against a request from Riverway Properties to rezone 78.1 acres from Planned Development (PD) to PD-1. The land is located north of Hospital Drive at Downing Road.

AGENDA ITEM DESCRIPTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input checked="" type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Riverwood Ranch is a proposed single-family community that will include a total of 318 lots of various sizes, including 45', 50', and 60' lots.

Because the proposal includes lot sizes not found in an existing zoning district, this new, site specific PD district must be created.

ATTACHMENTS (Attachment description):

Report from City Planner
Master plan drawings
Plat

RECOMMENDATION: City Staff has no objection to this project and recommends approval.



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Discussion and possible action on a request from Riverway Properties to rezone 78.1 acres from Planned Development (PD) to PD-1. The land is located north of Hospital Drive at Downing Road.

AGENDA ITEM DESCRIPTION:

- | | | |
|--|--|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input checked="" type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Riverwood Ranch is a proposed single-family community that will include a total of 318 lots of various sizes, including 45', 50', and 60' lots. Because the proposal includes lot sizes not found in an existing zoning district, this new, site specific PD district must be created.

ATTACHMENTS (Attachment description):

Report from City Planner
Master plan drawings
Plat
Ordinance

RECOMMENDATION: City Staff has no objection to this project and recommends approval.

To: Chairman of the Planning and Zoning Commission
April 25, 2020

Date:

From: Wayne E. Neumann, AICP

Subject: Request to Rezone 78.10 Acres, Riverwood Ranch, from Planned Development District to Planned Development District Number One.

Preliminary Report

Applicant/Owner. Riverway Properties

Location. Riverwood Ranch is located on the east side of North Downing Road, south of Brushy Creek and north of Hospital Drive.

Background. The rezoning of this acreage located in a planned development district to Planned District Number One is required to establish district regulations so the land can be developed in this case to single-family development. A prior city council created several PD zones in the city to identify areas it deemed appropriate for flexible standards but did not create district regulations for these areas. If the lot sizes/dimensions of this proposed development matched a use by right zoning district e.g. SFR-6.3 or SFR-7.2 then the rezoning could be to an existing district. Because this proposal includes lot sizes not found in an existing use by right district a new district must be created to accommodate the proposed lots. Finally this district will be location specific and could not be approved in another area of the city. The district regulations may be applied somewhere else but PD-1 will only designate this development at this location.

Analysis. In addition to consideration of a planned development district the city has considered a tax increment finance district (TIRZ) and approved a public improvement district (PID) for this project. A total of 318 lots are planned with sizes varying in dimensions from 45' (131), 50' (139) and 60' (48) wide by 110' deep lots.

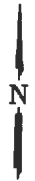
The development has an amenity area that includes a soccer field, a lake and a jogging/walking trail at its entrance (see attached plans, one of which must be approved in advance of approval of this rezoning). Additional areas are shown as detention/amenity areas in the overall concept plan (attached). There could be an issue with the depth of the water in these amenity areas unless the depth that is indicated is only during periods of high rainfall. A deep pond that is continuously full of water would have to be fenced and the quality/appearance of the fence should be established as part of this approval. Except during rainfall periods one question should be how much dry land will be available for recreational purposes.

The 78.10 acre Riverwood Ranch is an infill development (as opposed to that which occurs in the ETJ of the city). Infill development is more sustainable than that which occurs in the ETJ. It is more efficient because of the absence of the need to extend utility lines and service long distances.

Conclusion/Recommendation. The Planning and Zoning Commission should approve the above as its **final report** and forward it to City Council with a positive recommendation for consideration and adoption.



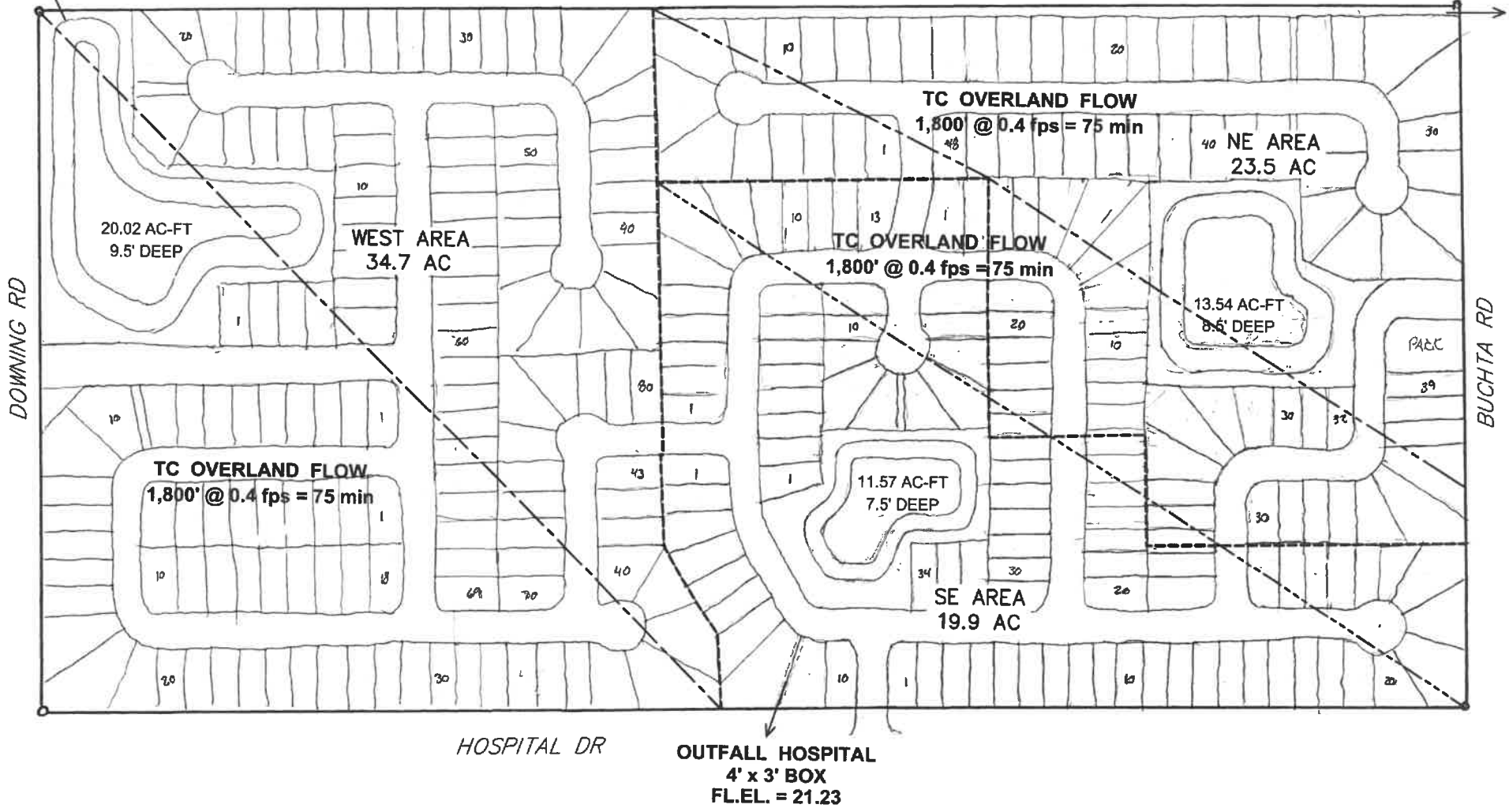




45' LOTS - 128
 50' LOTS - 141
 60' LOTS - 48
 317 LOTS

OUTFALL DOWNING
 8' x 4' BOX
 FL.E.L. = 17.16

OUTFALL BUCHTA
 24" RCP
 FL.E.L. = 19.00



HOSPITAL DR

OUTFALL HOSPITAL
 4' x 3' BOX
 FL.E.L. = 21.23

EXHIBIT 6

ORDINANCE NO. 20200609-000

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING 78.10 ACRES FROM CHAPTER 28 ZONING SEC. 28-62 PD- PLANNED DEVELOPMENT OVERLAY DISTRICT TO CHAPTER 28 ZONING PD ONE DISTRICT OF THE ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.

* * * * *

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas conducted a public hearing regarding a request by Riverway Properties to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances; and

WHEREAS, On June 9, 2020 City Council of the City of Angleton, Texas approved to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances; and

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses and related activities; and

WHEREAS, the City the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, On June 4, 2020, the Angleton Planning & Zoning Commission conducted a public hearing regarding a request by Riverway Properties to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances; and

WHEREAS, after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Riverway Properties to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances be approved; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code, and the Code of Ordinances, City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with; and

WHEREAS, the City Council desires to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances

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

Section 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

Section 2. That the request by Riverway Properties to rezone 78.10 acres from Chapter 28 Zoning, Sec. 28-62 PD Planned Development Overlay District to Chapter 28 Zoning Sec. 28 Planned Development ONE District of the Angleton Code of Ordinances be approved.

Section 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: Proper Notice & Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED, and ADOPTED this, the ____ day of _____,
2020.

Jason Perez, Mayor

ATTEST:

Frances Aguilar, City Secretary



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Conduct a Public Hearing to allow citizens to speak for and against the proposed Specific Use Permit to construct a battery storage facility near the existing Texas New Mexico sub-station on N. Walker.

AGENDA ITEM DESCRIPTION:

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input type="checkbox"/> Discussion and possible action | <input checked="" type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Applicant/Owner. BRP Angleton BESS LLC

Location. The proposed site is west of and adjacent to the electricity transfer station which fronts on Walker Street and which is located between West Magnolia Street and West Live Oak Street. The storage facility will be located south of the lots that front on West Live Oak Street and north of a C-G Commercial District.

Background. If approved the proposed SUP will allow a second electricity storage facility to provide energy to the electrical grid system of the State of Texas through the transfer station which is located on Walker Street.

Analysis. When constructed according to the following list of requirements it will have adequate protections for the surrounding properties while at the same time it will improve the ability of the grid system of Texas (ERCOT) to provide needed electricity in periods of high demand.

ATTACHMENTS (Attachment description):

- Site Plan

- **Preliminary Report**
- **Broad Reach presentation**

RECOMMENDATION: When constructed according to the attached list of requirements, Included in the preliminary report, it will have adequate protections for the surrounding properties while at the same time it will improve the ability of the grid system of Texas (ERCOT) to provide needed electricity in periods of high demand.



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Discussion and possible action on the proposed Specific Use Permit to construct a battery storage facility near the existing Texas New Mexico sub-station on N. Walker.

AGENDA ITEM DESCRIPTION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Applicant/Owner. BRP Angleton BESS LLC

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- Preliminary Report

- **Broad Reach presentation**

RECOMMENDATION: When constructed according to the attached list of requirements, Included in the preliminary report, it will have adequate protections for the surrounding properties while at the same time it will improve the ability of the grid system of Texas (ERCOT) to provide needed electricity in periods of high demand.

FLEXGEN - TEXAS

ANGLETON SUBSTATION
ANGLETON, TX

PERMIT REVIEW SET



<p>PROJECT DEVELOPER</p> <p>BROAD REACH POWER 544 WESTMEYER ROAD SUITE 3000 HOUSTON, TX 77057 PHONE: (281) 891-4125</p> <p>PROJECT MANAGER GAILLAINE DUFAY, PSEP GDUFAY@broadreachpower.com PHONE: (281) 891-4125</p>	<p>SITE CONTACT</p> <p>DAVE COSTELLO DCALE@flexgen.com PHONE: (409) 537-6320</p>	<p>STRUCTURAL ENGINEER</p> <p>VECTOR PE 851 WEST CALENA PARK BLVD DAMPER, UT 84600 (801) 880-1175</p> <p>ENGINEER OF RECORD JAMES (STATE) PE REG# 8888 EXPIRATION: 8/30/2028</p>
<p>CIVIL ENGINEER</p> <p>JSH ENGINEERING AND ENVIRONMENTAL SERVICES, INC P.O. BOX 1189 HARWELL, TX 77578 (781) 888-6634</p> <p>ENGINEER OF RECORD JASON HENRICH, P.E. (TX) PE REG# 87420 EXPIRATION: 03/31/2025</p>	<p>GEOTECHNICAL ENGR.</p> <p>TELLMAN/ARCHO ENGINEERS 10118 SOUTH BAIN HURSTON PARKWAY SUITE 100 HOUSTON, TX 77031 (713) 723-7058</p> <p>ENGINEER OF RECORD ARTHUR STEPHENS, P.E. (TX) PE REG# 33729 EXPIRATION: 07/31/2021</p>	<p>SCOPE OF WORK</p> <p>THE PROJECT IS TO INSTALL A BATTERY ENERGY STORAGE SYSTEM SYSTEM WILL BE INTERCONNECTED TO AND WILL BE OPERATING IN PARALLEL WITH THE ELECTRICAL UTILITY GRID FOR THE REQUIREMENTS OF THE ELECTRICAL UTILITY COMPANY AND THE NATIONAL ELECTRICAL CODE</p> <p><u>APPLICABLE CODES:</u> NATIONAL ELECTRICAL CODE (NEC): 2017 INTERNATIONAL BUILDING CODE (IBC): 2018 INTERNATIONAL FIRE CODE (IFC): 2018</p> <p><u>REGULATORY AGENCY:</u> COUNTY CONTRACT</p>
<p>ELECTRICAL ENGINEER</p> <p>HUNT ELECTRIC, INC. 1903 WEST ALEXANDER STREET SALT LAKE CITY, UT 84119 (801) 975-8844</p> <p>ENGINEER OF RECORD DAVID PE REG# 4888 EXPIRATION: 03/31/2025</p>	<p>ELECTRICAL CONTRACTOR</p> <p>HUNT ELECTRIC, INC. 1903 WEST ALEXANDER STREET SALT LAKE CITY, UT 84119 (801) 975-8844</p> <p>CONTRACTOR'S LICENSE: (STATE) #8888</p>	

SYSTEM DESCRIPTION	
SYSTEM RATING (MW)	3.956 MW
SYSTEM RATING (MVA)	10.870 MVA
BATTERY	
BATTERY MANUFACTURER	FLEXGEN
BATTERY RATING	7.8MVA
BATTERY QUANTITY	4
LOADING	UL 9540
INVERTERS	
INVERTER MANUFACTURER	SUNGROW
INVERTER MODEL #	SG5250U
INVERTER RATING	2500KW
INVERTER QUANTITY	4
UL LISTING	UL 1741 BA
TRANSFORMERS	
TRANSFORMER MANUFACTURER	ABB
TRANSFORMER SIZE	7.75MVA
TRANSFORMER QUANTITY	2
TRANSFORMER MANUFACTURER	ABB
TRANSFORMER SIZE	225MVA - 12475400V
TRANSFORMER QUANTITY	1
TRANSFORMER MANUFACTURER	ABB
TRANSFORMER SIZE	31VA - 400200V
TRANSFORMER QUANTITY	1
RECLOSER	
RECLOSER MANUFACTURER	ABB
RECLOSER MODEL #	UPR35FIELD
RECLOSER VOLTAGE RATING	15KV - 120V DL
RECLOSER CURRENT RATING	600A
RESTRAINT TRANSFORMERS	
MANUFACTURER	ABB
CURRENT TRANSFORMER PART #	80M-11
CURRENT TRANSFORMER RATING	600 A
CURRENT TRANSFORMER QUANTITY	3
VOLTAGE TRANSFORMER PART #	VOV-11
VOLTAGE TRANSFORMER RATING	100 V
VOLTAGE TRANSFORMER QUANTITY	3
MPF RESPONSIBILITIES	
DISTURBED LAND (SQ. FT.)	~30,805
SITE AREA	20,160'
SITE LENGTH	49,441'
24 HOUR HIGH TEMPERATURE	33°C / 91.4°F
0.4% HIGH TEMPERATURE	34°C / 93.2°F
EXTREMUM MINIMUM TEMPERATURE	-2°C / 28.4°F
UTILITY	TEXAS NEW MEXICO POWER (TNMP)

SHEET SCHEDULE - ELECTRICAL	
SHEET NO.	DESCRIPTION
E-001	COVER SHEET
E-001	NOTES, LEGENDS, SCHEDULES
E-101	OVERALL SITE PLAN
E-201A	ENLARGED TYPICAL EQUIPMENT BIRD - PLAN VIEW
E-201B	ENLARGED TYPICAL EQUIPMENT BIRD - FRONT ELEVATION
E-202	ENLARGED TYPICAL EQUIPMENT BIRD CONDUIT PLAN
E-401	ENLARGED SITE PLAN
E-401A	ENLARGED EQUIPMENT RACK PLAN
E-402	ENLARGED SITE GROUNDING PLAN
E-403	ENLARGED SITE LIGHTING PLAN & DETAILS
E-501	FM ARCSFO SITE LIGHTING PLAN
E-601A	GROUNDING DETAILS
E-601B	GROUNDING DETAILS
E-602	ACCESSORIES DETAILS
E-603	MV DETAILS
E-601A	SINGLE LINE DIAGRAM
E-601B	SINGLE LINE DIAGRAM
E-602	NOT USED
E-603	NOT USED
E-604	COMMUNICATIONS DIAGRAM & DETAILS
E-605	NOT USED
E-606	PANEL SCHEDULES
E-701	WARNING LABELS
E-801	INFORMATION SHEET - INVERTERS
E-802A	INFORMATION SHEET - TRANSFORMER - 2.75 MVA
E-802B	INFORMATION SHEET - TRANSFORMER - 225 MVA
E-803	INFORMATION SHEET - RECLOSER
E-804	INFORMATION SHEET - RESTRAINT TRANSFORMERS
E-805	INFORMATION SHEET - LIGHTING

SHEET SCHEDULE - STRUCTURAL	
SHEET NO.	DESCRIPTION
S1	STRUCTURAL GENERAL NOTES
S2	FOUNDATION - SLAB PLAN

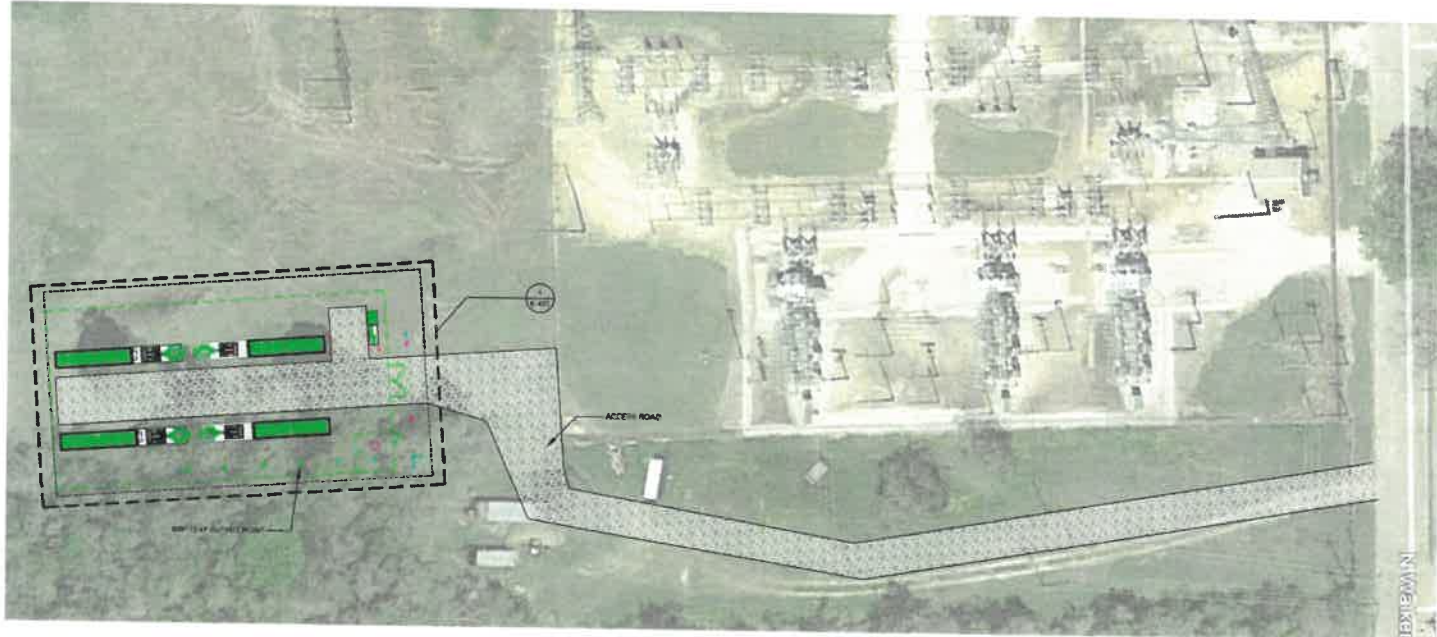


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FLEXGEN - TEXAS
 ANGLETON SUBSTATION, ANGLETON, TX 77515
 COVER SHEET
 PERMIT REVIEW SET
 SCALE: N.T.S.
 PRINTED DATE: 03/10/2020

G-001

NOTICE: THE DESIGN SHOWS AND DESCRIBES HEREIN PROVIDING ALL TECHNICAL SPECIFICATIONS AND DETAILS. THESE SPECIFICATIONS AND DETAILS ARE THE PROPERTY OF HUNT ELECTRIC INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF HUNT ELECTRIC INC. AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS' CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.



1 OVERALL SITE PLAN
Scale: 1" = 30' 0"



GENERAL NOTES:

1. NO PART OF THIS DRAWING OR SPECIFICATIONS IS INTENDED TO ALLOW A VIOLATION OF PHYSICAL WORKING SPACE REQUIREMENTS AROUND ELECTRICAL EQUIPMENT.
2. BACKGROUND MAP IMAGE IS SHOWN FOR REFERENCE ONLY. FIELD COORDINATE EXACT LOCATION OF BATTERY STORAGE AND ASSOCIATED EQUIPMENT NOT BEING REQUIRED. EXAMINEE REFER TO CIVIL DRAWINGS FOR EXACT PLACEMENT OF EQUIPMENT AND ROADS.



2 VICINITY MAP
Scale: N.T.S.



NOTICE: THE DRAWING SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, DIMENSIONS AND MODELS THEREIN ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALY EMPLOYED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF HUNT ELECTRIC INC. AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS' CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

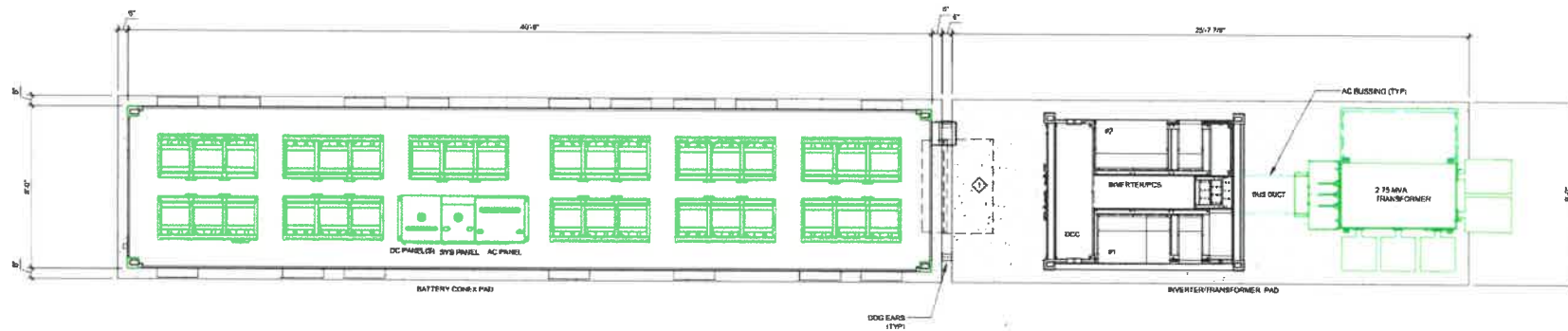
1800 W. ABERDEEN ST.
DALLAS, TEXAS 75241
PH: 972.987.1000 FAX: 972.987.1000

DESIGN-BUILD SERVICES

REV	DATE	DESCRIPTION
1		
2		
3		
4		

PROJ. MGR.
DRAWN BY: K.G.Y.G.
ENGINEER: M.SHEETS

FLEXGEN - TEXAS
ANGLETON SUBSTATION, ANGLETON, TX 77515
SCALE: AS NOTED
PRINTED DATE: 05/10/2020
PERMIT REVIEW SET



KEYED NOTES:

- ◆ APPROXIMATE LOCATION OF PIPE GUTTER EMBEDDED IN CONCRETE FIELD COORDINATE EXACT LOCATION

GENERAL NOTES:

- EQUIPMENT AND LAYOUT SHOWN FOR REFERENCE ONLY AND SUBJECT TO CHANGE UPON SYSTEM REQUIREMENTS
- SEE STRUCTURAL DRAWINGS FOR SKIDPAD REQUIREMENTS
- SEE STRUCTURAL DRAWINGS FOR EQUIPMENT TO CONCRETE ATTACHMENT DETAILS

1 ENLARGED TYPICAL EQUIPMENT SKID - PLAN VIEW
Scale: N.T.S.

1000 W. ALZACAMPA ST.
SUITE 203
SALT LAKE CITY, UT 84119
801-477-3847 FAX 801-477-3886

HUNT
ELECTRICAL, INC.

QUALITY. INTEGRITY. PERFORMANCE. & INNOVATION

DESIGN-BUILD SERVICES

REV	DATE	DESCRIPTION
△		
△		
△		

PROJ. MGR
DRAWN BY: K. GYGI
ENGINEER: M. SHEETS

FLEXGEN - TEXAS
ANGLETON SUBSTATION, ANGLETON, TX 77515
ENLARGED TYPICAL EQUIPMENT SKID - PLAN VIEW
SCALE: N.T.S.
PRINTED DATE: 03/05/2020
PERMIT REVIEW SET

E-201A

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BROAD REACH POWER

June, 2020
Angleton City, Public Hearing
BRP ANGLETON BESS project

Strictly Confidential – Proprietary Broad Reach Power

Bringing Power
reliability where
we need it



BROAD REACH POWER

Broad Reach Power LLC (BRP)

- Houston Based energy storage IPP
- Created by US leaders in Energy Investments
- Managed by Nations best Renewable Energy experts
- Technology Provider is FlexGen, a military background Battery Energy company in business for over 10 years
- BRP is becoming the largest Battery Storage operator in Texas in 2020



FLEXGEN[®]

ercot 



Project Team

Guillaume Dufay, PMP
Manager of Project

Mark Klein, PE
Chief Operating Officer



Doug Roesler / Robin Crouch
Civil Engineer (Baker & Lawson)

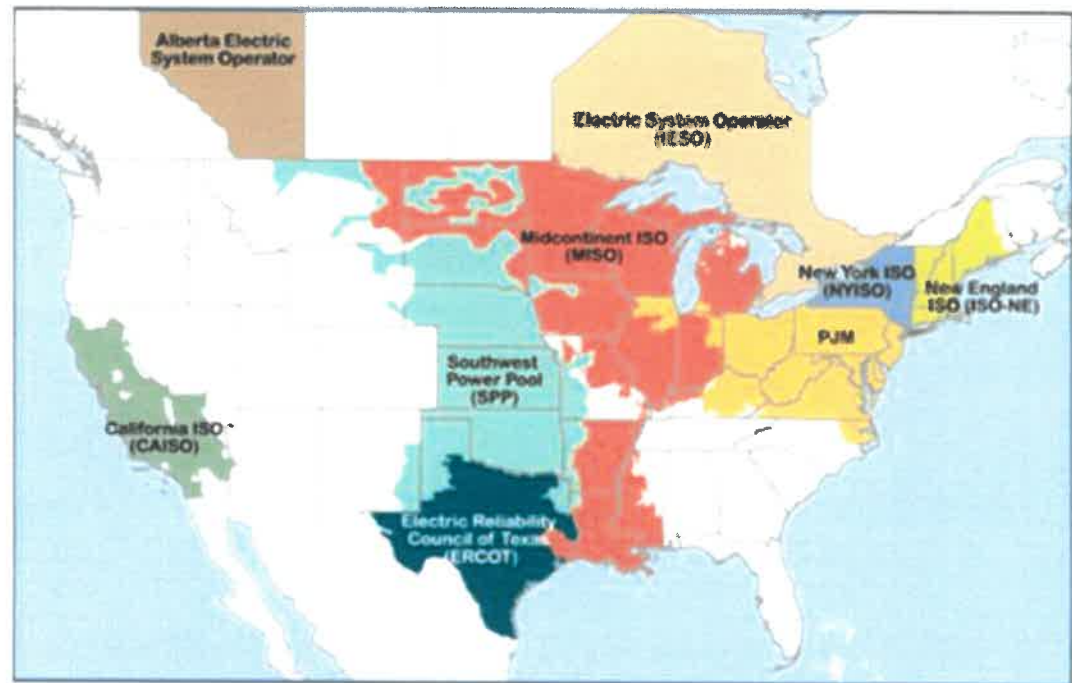
PJ Klavon
Permits Engineer

Standalone projects or integrated/hybrid
systems with other generation technologies

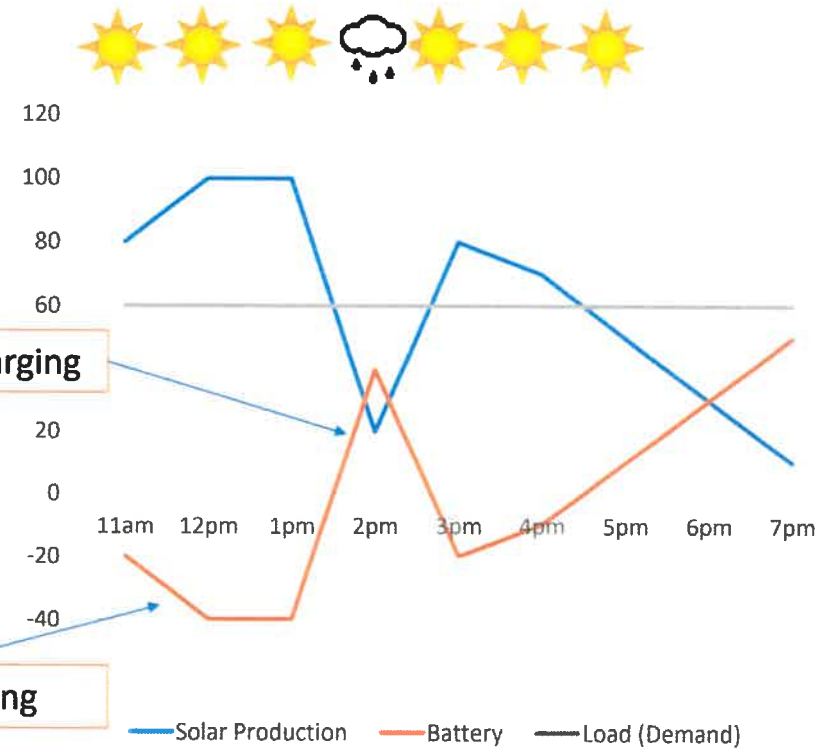
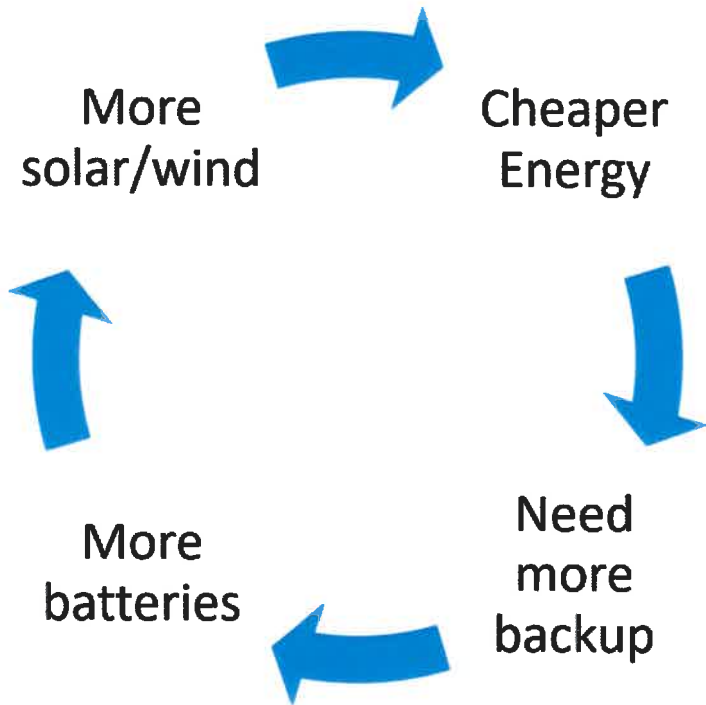


Energy Grid of Texas - ERCOT

- Texas Operates a very unique Electric Grid (ERCOT) under the regulations of Public Utility Commissions of Texas
- ERCOT successfully included new technology with end goal to provide cheap and reliable power to the people and businesses of Texas
- TX produces 30% of US wind power and solar is ramping up fast.

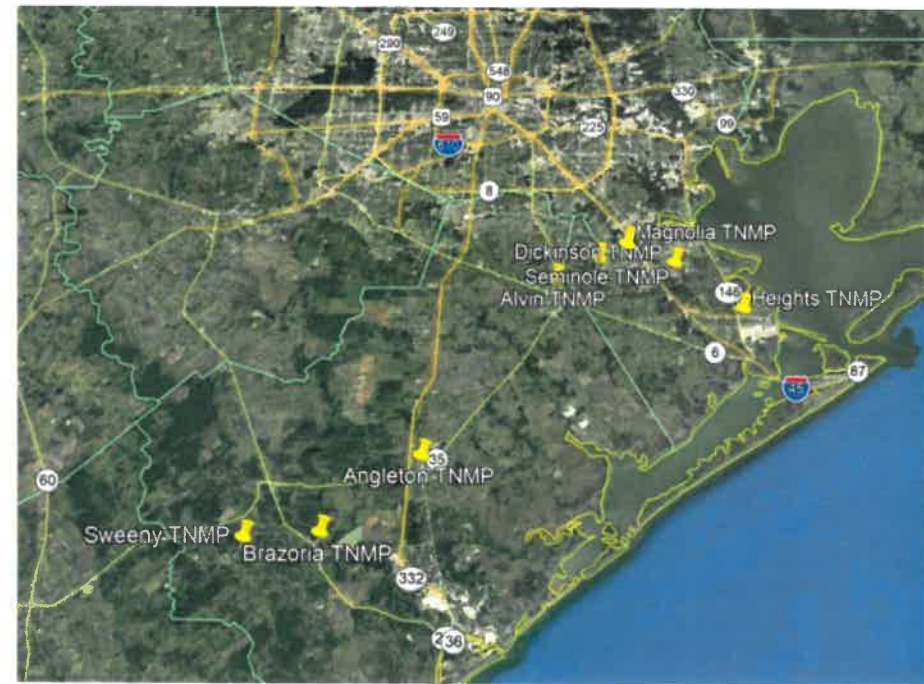


Batteries as a solution for more renewables... ... and cheaper energy for all



Broad Reach portfolio in Texas

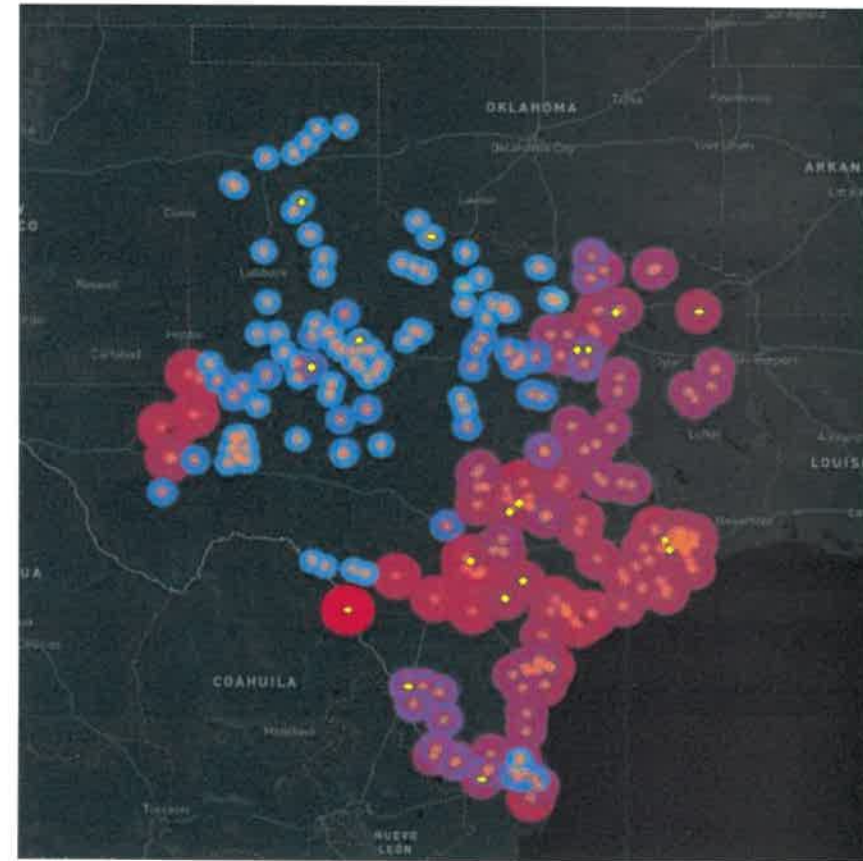
- 18 medium size projects in Texas
- 8 projects in Brazoria / Galveston
- 2 projects currently in construction
 - In Odessa
 - In Alvin



Location selection

- Batteries increase Grid reliability in high demand area
- Batteries decrease grid congestion at lower cost than new High Voltage lines
- **Angleton is on the Western edge of the South Houston congestion area**
- Broad Reach Power is installing batteries in the heart of the grid congestion problem to increase reliability

Electric Grid Congestion map of Texas



Community impacts

- Construction activity with local contractors
- Tax revenues for the city of Angleton (equivalent property taxes of 22 high-end homes)
- Reputation: Angleton will become a big Power storage name on the Texas Grid, leading the renewable energies revolution
- Power reliability improvement for the people and local businesses



Local Projects – Local Jobs

- Construction activity with Brazoria County Contractors
 - Sorrell Construction (Oyster Creek TX)

SORRELL

- Saber Electrical (Rosharon TX)

The logo for Saber Power Services features a blue lightning bolt icon to the left of the word "SABER" in a bold, blue, sans-serif font. Below "SABER" is the text "Power Services" in a smaller, blue, sans-serif font.

Project Visuals



BRP Project in Construction in Odessa – footprint: ½ acre

Proposed project location off of W Live Oak St and N Walker St



Environmental impacts



- BRP conducted a Noise Study - Imperceptible noise
- BRP designed a low design – no frames over 10ft
- Committed to safety – Safety fences, water detention
- No Smokes, no CO2
- No water consumption or exhaust
- No traffic after construction
- Construction takes 2 ½ months with less than 30 earthmoving and lifting activities: June - August



Battery Technology



- Lithium Ion Batteries
 - Batteries cells connected (cell phone size) in “modules”
 - Modules are racked in the Battery Storage unit
- Each battery Unit equipped with
 - Cooling system (window HVAC)
 - Control system for remote operations
 - 3 levels fire suppression and safety systems



From: Wayne E. Neumann, AICP

Subject: Request for a Specific Use Permit to Construct an Electricity, Battery Storage Facility in an SFR-6.3 Zoning District

Preliminary Report

Applicant/Owner. BRP Angleton BESS LLC

Location. The proposed site is west of and adjacent to the electricity transfer station which fronts on Walker Street and which is located between West Magnolia Street and West Live Oak Street. The storage facility will be located south of the lots that front on West Live Oak Street and north of a C-G Commercial District.

Background. If approved the proposed SUP will allow a second electricity storage facility to provide energy to the electrical grid system of the State of Texas through the transfer station which is located on Walker Street.

Analysis. When constructed according to the following list of requirements it will have adequate protections for the surrounding properties while at the same time it will bolster the ability of the grid system of Texas (ERCOT) to provide needed electricity in periods of high demand.

- (a.) The project site will be physically screened from all surrounding residences with an 8' tall masonry wall around the entire project perimeter (except for ingress/egress points) which will also aid with reducing noise. Existing vegetation will be supplemented with additional plantings of trees chosen from the Land Development Code that will be eight feet in height at planting and spaced 25 feet apart to surround the entire site. Placement of plants along the border of the project site shall screen views of the facility from surrounding future residences. The proposed planting shall be watered using a drip irrigation system and maintained as needed to remain healthy.
- (b.) Construction can only occur on the site from 7:00 a.m. – 6:00 p.m. Monday – Friday and from 9:00 a.m. – 5:00 p.m. on Saturdays, and construction is prohibited on Sundays.
- (c.) The primary access site will be provided by a concrete road constructed by the applicant that runs east and west adjacent to the transfer station.
- (d.) The height of any structure, lighting, and container should be no greater than 10 feet. Only one substation dead-end tower up to approximately 70 feet tall to interconnect with TNMP power line will be allowed.
- (e.) One identification sign of a size not to exceed 18 square feet shall be permitted upon application to the city.

- (f.) The SUP will expire if construction of the Energy Storage Park is not completed within four years of the SUP effective date.
- (g.) The project will utilize night sky lights for security purposes. Lighting will be shielded from adjacent property and be of a down-light, diffused light type that will not be directed across and will not be visible from outside the property boundary
- (h.) An Emergency Response and Training Manual for the City of Angleton Fire Department, video-recorded training, and specific protocol for the City of Angleton first responders must be provided before the facility becomes operational.
- (i.) BRP Angleton BESS LLC shall reimburse the City for expenses related to retaining a third-party inspector to review facility plans and construction.
- (j) Provide easement agreements from adjacent property owners if necessary, water lines are needed.
- (k) Vegetation shall be maintained in a healthy condition and the drainage plan functional.
- (l) Noise levels at the property line of this facility shall not exceed 50 decibels

Conclusion/Recommendation. The Planning and Zoning Commission should approve the above as its final report and forward it with a positive recommendation to City Council for consideration and adoption.

Chairman, Planning and Zoning



**CITY OF ANGLETON, TEXAS
CITY COUNCIL AGENDA
ITEM SUMMARY FORM**

MEETING DATE: 06/09/2020

ITEM #

PREPARED BY: George Schonert

AGENDA ITEM:

Discussion and possible action regarding a preliminary plat for Windrose Green subdivision, section one.

AGENDA ITEM DESCRIPTION:

- | | | |
|--|---|---|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Consent item | <input type="checkbox"/> Discussion item |
| <input checked="" type="checkbox"/> Discussion and possible action | <input type="checkbox"/> Public hearing | <input type="checkbox"/> Executive session item |

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY: Windrose Green section one contains 147 lots on 56.34 acres, including 13 reserves on 4 blocks.

ATTACHMENTS (Attachment description):

HDR acceptance letter
Preliminary plat

RECOMMENDATION: Staff recommends approval of the Preliminary Plat



May 28, 2020

Mr. George Schonert
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of Windrose Green Section 1 Preliminary Plat – 3rd Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Schonert:

HDR takes no objection to the proposed Windrose Green Section 1 Preliminary Plat as provided in this third submittal. Pending Planning and Zoning and City Council approval, a Final Plat shall be prepared in accordance to the Angleton Land Development Code (LDC) and processes.

Please note that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared by a planning professional and are signed and sealed by a professional land surveyor licensed to practice in the State of Texas, which therefore conveys the planner's and surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office at (713)-622-9264.

Sincerely,
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (20-007)

Attachments



STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS,

THAT EMPTON ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, or other improvements or grants shall be constructed as placed upon, over, or across the easements as shown, except that easements may be used for the mutual use and accommodation of all public utilities desiring to use or being the same unless the use thereof is specifically prohibited by the City of Angleton. In addition, utility easements may be used for the mutual use and accommodation of all public utilities which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or grants which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or grants which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or grants which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on this plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and limit the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Easement and design remain in the Owner(s). The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of rainwater in which they are designed and approved. The Owners shall keep all Drainage Easements clear and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or grants which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or grants which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, public sidewalks, drives, easements and public places thereon shown for this purpose and construction thereon expressed.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS,

I, Mark D. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has created this preliminary plat based on information furnished by Costello, Inc.

Mark D. Armstrong
Registered Professional Land Surveyor
No. 5363



STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS,

That I, A. Khoshdel, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

A. Khoshdel, P.E.
Professional Engineer
No. 107133



APPROVED this _____ day of _____ 20____ by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

City Secretary

APPROVED this _____ day of _____ 20____ by the City Council, City of Angleton, Texas.

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____ 20____ by _____ City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

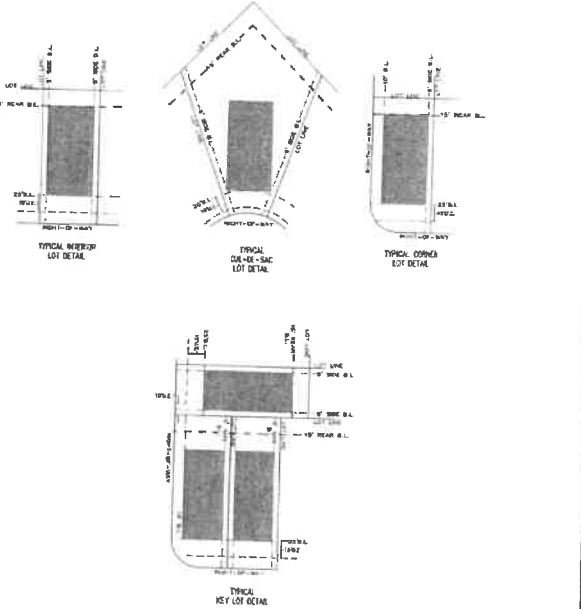
Approved on this the _____ day of _____ 20____ by the City Engineer, City of Angleton, Texas.

City Engineer, City of Angleton

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS. IF ANY DEFECTS IN THIS PLAT ARE DISCOVERED BEFORE THE PLAT IS RECORDED, THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION, THE REGISTERED PROFESSIONAL LAND SURVEYOR, THE REGISTERED PROFESSIONAL ENGINEER, AND THE REGISTERED PROFESSIONAL ARCHITECT SHALL BE RESPONSIBLE FOR CORRECTING THE DEFECTS. THE CITY OF ANGLETON, THE REGISTERED PROFESSIONAL LAND SURVEYOR, THE REGISTERED PROFESSIONAL ENGINEER, AND THE REGISTERED PROFESSIONAL ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THIS PLAT THAT ARE DISCOVERED AFTER THE PLAT IS RECORDED. THE CITY OF ANGLETON, THE REGISTERED PROFESSIONAL LAND SURVEYOR, THE REGISTERED PROFESSIONAL ENGINEER, AND THE REGISTERED PROFESSIONAL ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THIS PLAT THAT ARE DISCOVERED AFTER THE PLAT IS RECORDED.

GENERAL NOTE:

- 1) "BL" INDICATES BUILDING LINE
- 2) "UE" INDICATES UTILITY EASEMENT
- 3) "R" INDICATES RIGHT OF WAY
- 4) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND OR THE REAR BUILDING PAD LINE.
- 6) SELLING A PORTION OF THIS ACRES BY METES AND BOUNDS AS A HOLDING OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) PLAT APPROVAL SHALL NOT BE DEEMED TO OR PREEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8) THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMITS.
- 9) APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE WITH ANY FEDERAL PERMITS BY THE CITY ENGINEER.
- 10) ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM IN APPROVING THESE PLATS. THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION OR IHO.
- 12) ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- 13) VERTICAL DATUM: ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), CGVD 1283, BASED ON ALL TERRAIN'S RTM NETWORK, STATION 1402, 1071 AND 1003, 1402.
- 14) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 480302431 P, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 15) DRIVEWAY ACCESS TO PLOT 523 AND WINDROSE GREEN BOULEVARD FROM LOTS 1-8, BLOCK 1 AND LOTS 1-19, BLOCK 2 IS DENIED.
- 16) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC WITH THE AID OF INFORMATION PROVIDED BY COSTELLO INC. COSTELLO INC. TRM FIRM REGISTRATION NO. 280, TBLPL FIRM REGISTRATION NO. 100486, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 17) PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC. UPON RECEPTION OF A FINAL PLAT.



A PRELIMINARY PLAT OF WINDROSE GREEN SECTION ONE

BEING 56.34± ACRES OF LAND
CONTAINING 147 LOTS (48'x60' X 120' TYP) AND
THIRTEEN RESERVES IN FOUR BLOCKS.

OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

ENGINEER/SURVEYOR
COSTELLO, INC.*
2107 CITYWEST BLVD, 3RD FLOOR
HOUSTON, TEXAS 77042
TBLPL FIRM REGISTRATION No. 280
TBLPL FIRM REGISTRATION No. 100486

OWNER
EMPTON ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063

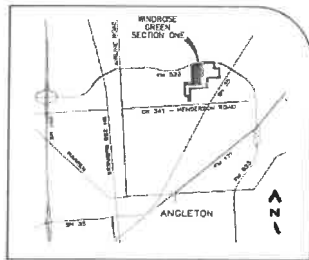
PLANNER



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-610-1422

PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200
* SEE NOTE 17

APRIL 23, 2020
UTM 89022



Vicinity Map

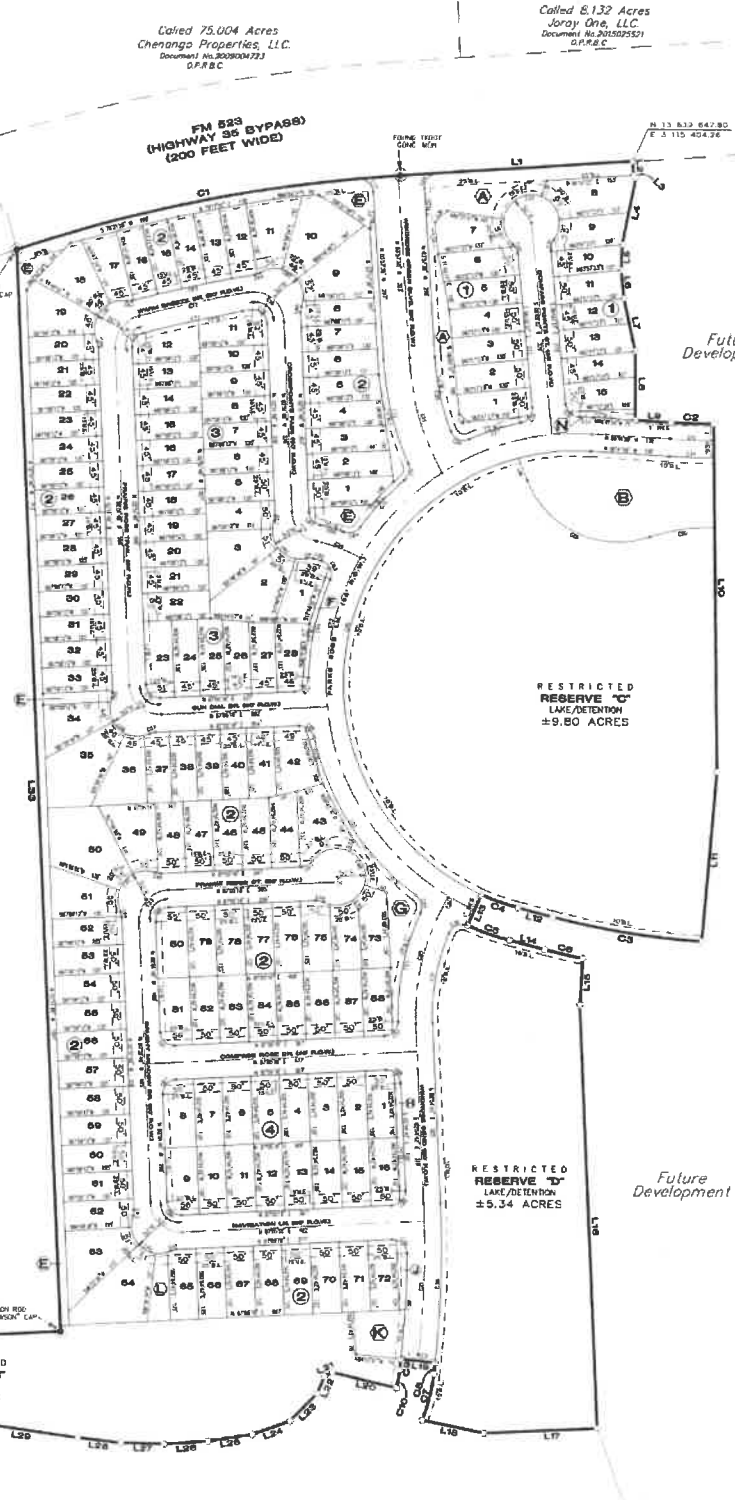
Called 75,004 Acres
 Chengo Properties, LLC
 Document No. 2020020721
 O.P.R.B.C.

Called 8,132 Acres
 Joray One, LLC
 Document No. 201502551
 O.P.R.B.C.

CURVE	RADIUS	ARC	CHORD	BEARING	CHORD
C1	5792	100	100	N 89°58'42" E	100
C2	5792	100	100	N 89°58'42" E	100
C3	5792	100	100	N 89°58'42" E	100
C4	5792	100	100	N 89°58'42" E	100
C5	5792	100	100	N 89°58'42" E	100
C6	5792	100	100	N 89°58'42" E	100
C7	5792	100	100	N 89°58'42" E	100
C8	5792	100	100	N 89°58'42" E	100
C9	5792	100	100	N 89°58'42" E	100
C10	5792	100	100	N 89°58'42" E	100
C11	5792	100	100	N 89°58'42" E	100
C12	5792	100	100	N 89°58'42" E	100
C13	5792	100	100	N 89°58'42" E	100
C14	5792	100	100	N 89°58'42" E	100
C15	5792	100	100	N 89°58'42" E	100
C16	5792	100	100	N 89°58'42" E	100
C17	5792	100	100	N 89°58'42" E	100
C18	5792	100	100	N 89°58'42" E	100
C19	5792	100	100	N 89°58'42" E	100
C20	5792	100	100	N 89°58'42" E	100
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C99	5792	100	100	N 89°58'42" E	100
C100	5792	100	100	N 89°58'42" E	100

Called 100,000 Ac.
 Angleton Independent
 School District
 File No. 2008002576
 O.P.R.B.C.

LINE	DISTANCE	BEARING
L1	100	N 89°58'42" E
L2	100	N 89°58'42" E
L3	100	N 89°58'42" E
L4	100	N 89°58'42" E
L5	100	N 89°58'42" E
L6	100	N 89°58'42" E
L7	100	N 89°58'42" E
L8	100	N 89°58'42" E
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L87	100	N 89°58'42" E
L88	100	N 89°58'42" E
L89	100	N 89°58'42" E
L90	100	N 89°58'42" E
L91	100	N 89°58'42" E
L92	100	N 89°58'42" E
L93	100	N 89°58'42" E
L94	100	N 89°58'42" E
L95	100	N 89°58'42" E
L96	100	N 89°58'42" E
L97	100	N 89°58'42" E
L98	100	N 89°58'42" E
L99	100	N 89°58'42" E
L100	100	N 89°58'42" E



Called 20,000 Ac. Angleton Independent School District
 File No. 2008002576
 O.P.R.B.C.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.71 ACRES
 - B** RESTRICTED RESERVE "B" PARK ±1.01 ACRES
 - C** RESTRICTED RESERVE "C" LAKE/DETENTION ±9.80 ACRES
 - D** RESTRICTED RESERVE "D" LAKE/DETENTION ±5.34 ACRES
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±1.36 ACRES
 - F** RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.04 ACRES
 - G** RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.26 ACRES
 - H** RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.05 ACRES
 - J** RESTRICTED RESERVE "J" LANDSCAPE/OPEN SPACE ±0.04 ACRES
 - K** RESTRICTED RESERVE "K" LANDSCAPE/OPEN SPACE ±0.16 ACRES
 - L** RESTRICTED RESERVE "L" LANDSCAPE/OPEN SPACE ±0.09 ACRES
 - M** RESTRICTED RESERVE "M" DETENTION ±5.33 ACRES
 - N** RESTRICTED RESERVE "N" LANDSCAPE/OPEN SPACE ±0.04 ACRES

A PRELIMINARY PLAT OF WINDROSE GREEN SECTION ONE

BEING 56.34± ACRES OF LAND CONTAINING 147 LOTS (45'x60' x 120' TYP) AND THIRTEEN RESERVES IN FOUR BLOCKS.

OUT OF THE T.B. LEE SURVEY, A-318 BRAZORIA COUNTY, TEXAS
 ENGINEER/SURVEYOR:
COSTELLO, INC.
 2107 CITYWEST BLVD., 3RD FLOOR
 HOUSTON, TEXAS 77042
 TSPS FIRM REGISTRATION No. 280
 TSPS FIRM REGISTRATION No. 100486
 OWNER:
EMPTOR ANGLETON, LLC
 9960 WESTPARK DR. #285
 HOUSTON, TEXAS 77063
 PLANNER:
META
 24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77484
 Tel: 281-810-1422