



**CITY OF ANGLETON, TEXAS
PUBLIC NOTICE OF A PLANNING & ZONING COMMISSION MEETING
THURSDAY, DECEMBER 3, 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, DECEMBER 3, 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 and Zoning Commission of the City of Angleton, Texas will conduct the meeting scheduled on Thursday, November 5, 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 Texas Health and Human Services.

1. Declaration of a quorum and call to order.
2. Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of the King Subdivision being Lots 3-7 and part of Lot 8 of Block 1, D.B. Jamison Addition with a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks. The proposed preliminary replat consists of eight (8) lots on 0.887 acres, is in a Planned Development Overlay District, and is located on the north side of W. Live Oak Street west of N. Erskine Street.
3. Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of Gifford Meadows Subdivision being all of Lots 1-7 and Lot 16 of the Gifford Meadows Subdivision. The proposed preliminary replat consists of 85 lots and 2 reserve lots on 17.31 acres, is zoned Single Family Residential – 7.2 (SF-7.2) and is located on the east side of Gifford Road approximately 700 feet south of Cemetery Road.
4. Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of Angleton Village being a portion of Lots 27 and 28 of the Oliver and Barrow Subdivision. The proposed preliminary replat

consists of one lot on 14.571 acres, is in a Planned Development district and is located on the north side of Henderson Road approximately 900 feet east of Buchta Road.

5. Hold a public hearing, discussion and possible action on a recommendation on an ordinance amending Chapter 23 of Angleton’s Code of Ordinances relating to the basis for establishing the areas of special flood hazard to reflect FEMA’s Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) dated December 30, 2020; revising Paragraph B of Section 23-54 of the City’s Land Development Code to reflect this adoption; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.
6. Informational presentation by the developers of the Stasny Ranch project.
7. Adjournment

AGENDA

CERTIFICATION

I, Walter E. Reeves Jr., AICP, Development Services Director, 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.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, November 30, 2020 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/s/ Walter E. Reeves Jr., AICP

Walter E. Reeves Jr., AICP
 Development Services Director

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 the City Secretary at 979-849-4364, extension 2115 or email faguilar@angleton.tx.us.



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

MEETING DATE: 12/3/2020

ITEM #2

PREPARED BY: Walter E. Reeves Jr., AICP Development Services Director

AGENDA ITEM TITLE: Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of the King Subdivision being Lots 3-7 and part of Lot 8 of Block 1, D.B. Jamison Addition with a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks. The proposed preliminary replat consists of eight (8) lots on 0.887 acres, is in a Planned Development Overlay District, and is located on the north side of W. Live Oak Street west of N. Erskine Street.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

This is a request for approval of the preliminary replat of the King Subdivision being Lots 3-7 and part of Lot 8 of Block 1, D.B. Jamison addition with a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks. Attachment 1 is the City Engineer's review and determination, which contains a long list of items that will need to be addressed with any final plat application.

The provision of sidewalks were a part of the discussion at both the Planning and Zoning Commission and City Council on the planned development zoning change. Unfortunately, the results of the discussions were not a part of the Planning and Zoning Commission recommendation on the ordinance rezoning the property to a planned development overlay district, nor formalized by the City Council as part of the same ordinance. As such, that means that the sidewalk requirement of Section 23-14.A is applicable to this proposed preliminary plat. Attachment 2 is the applicant's request for approval of a variance of Section 23-14.A.

Pursuant to Section 23-102 B. *Variance approval standards*. Variances may be granted when:

1. There are circumstances specific to the property that create an undue hardship that generally do not apply to surrounding properties; such as, but not limited to, its shape, or topography;

There are no circumstances specific to the property that create an undue hardship.

2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties;

The applicant is alleging that other developments in the area are not required to install sidewalk as part of their projects.

3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications;

Infill redevelopment is sometimes difficult as public improvement requirements are applied to infill redevelopment projects as a “retrofit” to bring the property up to current public improvement standards. The subject property was previously developed with single family residences and then reused as a church and church parking. To install sidewalk along W. Live Oak along the subject property will not only involve the installation of the sidewalk, but would also have to address street front drainage and possibly reconstruction of part of the street. An infill redevelopment project could be considered as unique to the property and would not generally set an adverse precedent.

4. The hardship was not created by the applicant; and

The hardship is not created by the applicant

5. A variance would not be detrimental to any adjacent properties or to public health and safety.

It is hard to imagine how a variance would be detrimental to any adjacent properties or to public health and safety as there are no sidewalks in this area of W. Live Oak street.

ATTACHMENTS (Attachment description):

1. City Engineer Determination
2. Sidewalk Variance Application

RECOMMENDATION:

Staff recommends approval of the King Subdivision preliminary plat and the variance to Section 23-14.A Sidewalks subject to all of the items identified in Attachment 1 are addressed to the satisfaction of the City Engineer prior to approval of any final plat.



November 24, 2020

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of King Subdivision Replat – 1st Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following comments:

1. Proposed plat subdivision does not appear to meet replat requirements and shall be considered a preliminary plat and will be required to follow the preliminary and final plat process. Update the plat title accordingly.
2. Verify building setbacks with the planned development requirements for this subdivision. The plat notates that they are to be per Zoning SF-6.3.
3. Provide a metes and bounds description/legal description of the proposed subdivision.
4. Provide acreage of the subdivision on the plat heading.
5. Provide the correct certificate for Planning and Zoning/City Council found in the Angleton Land Development Code (LDC) Sect. 23-114 (C).
6. Provide Dedication Statement found in Angleton LDC Sect. 23-115 (B).
7. Provide notation of adjacent or parcels in current subdivision on either side of the subject subdivision on the plat.
8. Label the point of beginning of the metes and bounds survey. At least one corner of the survey must reference a corner of an existing survey.
9. Provide FEMA floodplain information for property on plat. If applicable, graphically show floodplain boundaries on plat. (Angleton LDC Sec. 23-117)
10. Notate right-of-way width on the plat for W. Live Oak. W. Live Oak is designated as a Minor Collector roadway (70-ft ROW per Mobility Plan) and pending information on existing right-of-way width, additional right-of-way may be required along the subdivision.
11. Provide right-of-way information for North Erskine Street on the plat.
12. Verify and provide the Owner's correct address on the plat.
13. Provide contour information from the topo document on the full-size plat document.

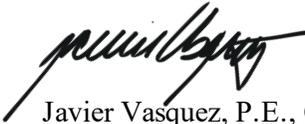
14. Provide datum used to prepare the plat. The City of Angleton requires X and Y coordinates to be projected to the NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). (Angleton LDC Sec. 23-117)
15. Verify drainage for lots and if drainage easements will be required along property lines to provide drainage from rear of lots. Example only is shown on the plat, final determination shall be provided based on drainage requirements for the subdivision that have been developed by a Registered Professional Engineer.
16. Revise various typographic items noted on the plat document.
17. Prior to completion of a final plat, a site and civil construction plan will be required for proposed paving, drainage and utility service of the subdivision. The proposed site plan shall be provided per requirements outlined in the Angleton LDC Sect. 23-88.
18. The Angleton Drainage District (Referral Agency) shall provide review and approval of the proposed subdivision prior to completion of the Final Plat.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the King Subdivision Replat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (20-007)

Attachments

Owners

STATE OF TEXAS COUNTY OF BRAZORIA THE OWNERS 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, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____

DULY AUTHORIZED AGENT _____

Provide Dedication Statement found in Angleton LDC Sect. 23-115 (B)

STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DAVID KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

HE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____, 20 _____

If drainage and/or detention is required, provide certificate found in Angleton LDC Sect. 23-115 (B)

ANGLETON DRAINAGE DISTRICT APPROVED THIS THE _____ DAY OF _____, 2020, BY THE ANGLETON DRAINAGE DISTRICT

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

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

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

CHAIRMAN, DAVID SPOOR ASSISTANT CHAIRMAN, WELDON ZGARBA

SECRETARY, RONALD E. SLATE

STATE OF TEXAS COUNTY OF BRAZORIA

THAT I, TERRY SINGLETARY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



Terry Singletary REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4808

Verify drainage for lots and if drainage easements will be required along property lines to provide drainage from rear of lots, TYP. (Example Only shown)

Provide metes and bounds description on the plat

Use certificate block provided in the Angleton LDC Sect. 23-114 (C)

Notate right-of-way width on the plat. W. Live Oak is designated as a Minor Collector roadway and pending existing right-of-way width, additional right-of-way may be required.

Notate coordinate plane used to develop the plat. Coordinate plane to be NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum) per Angleton LDC

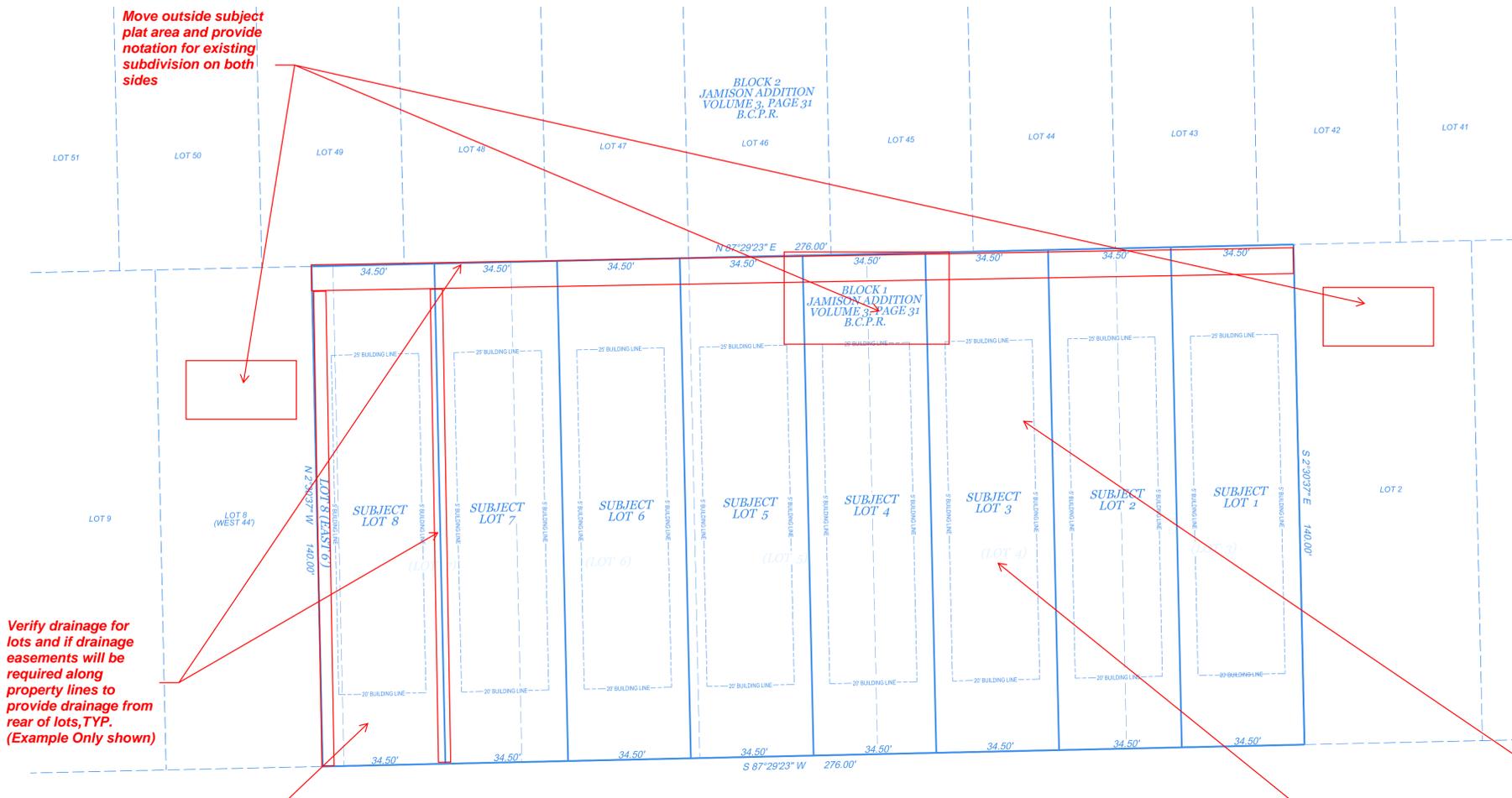
Notate right-of-way width on the plat.

Provide acreage of the subdivision

Verify: Development is now zoned PD and setbacks are to be per PD Requirements

Provide floodplain statement that includes location of subdivision in relation to the FEMA floodplain mapping

Verify: Missouri City?



VICINITY MAP (N.T.S.)



Provide contour lines on this document. The document "topo" was provided separately; however, it was not an acceptable page size



APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2020.
ATTEST
JASON PEREZ, MAYOR FRANCES AGUILAR, CITY SECRETARY
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2020.
CHAIRPERSON _____
STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____, 20 _____
NOTARY _____

NOTES:
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION 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.
NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
NOTICE: 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 DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
NOTICE: 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 BY THE CITY ENGINEER.
NOTICE: THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO EIGHT LOTS.
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NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-6.3.

PRELIMINARY REPLAT OF KING SUBDIVISION CONSISTING OF LOTS 3, 4, 5, 6, 7 & LOT 8, BLOCK 1 OF D.B. JAMISON 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 NOVEMBER 2020

OWNER: K84 VENTURE HOLDING % DAVID KING 7835 LAKEBROOK DRIVE MISSOURI CITY, TEXAS 77459

STATE OF TEXAS
COUNTY OF BRAZORIA

THE OWNERS 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, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____
DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED DAVID KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20 _____

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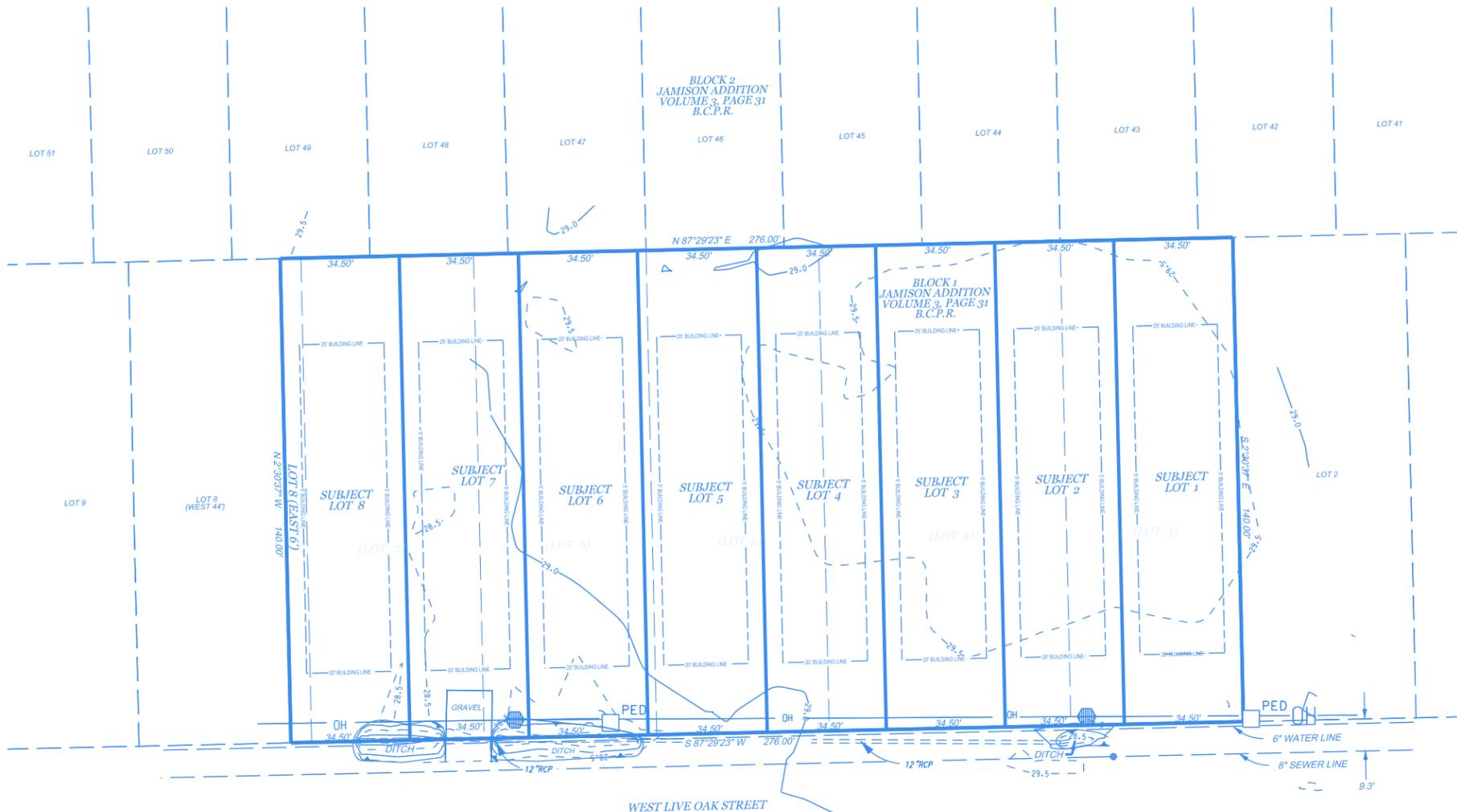
SECRETARY, RONALD E. SLATE

STATE OF TEXAS
COUNTY OF BRAZORIA

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Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808



APPROVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 2020.

ATTEST
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CHAIRPERSON _____

STATE OF TEXAS
COUNTY OF BRAZORIA

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20 _____

NOTARY _____

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NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-6.3.

OWNER:
KB4 VENTURE HOLDING
& DAVID KING
7835 LAKEBROOK DRIVE
MISSOURI, TEXAS 77459



VICINITY MAP (N.T.S.)



- LEGEND
- FOUND IRON PIPE/ROD
 - SET 1/4" IRON ROD
 - - - BUILDING LINE
 - - - LOT LINE
 - PROPERTY LINE

TOPOGRAPHICAL SURVEY
OF
KING SUBDIVISION

CONSISTING OF
LOTS 3, 4, 5, 6, 7
& LOT 8, BLOCK 1
OF
D. B. JAMISON 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

NOVEMBER 2020



OFFICE: 979.265.3622 FIRM: 00024500 FAX: 979.265.9940



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: KB4 Venture Holdings LLC Phone: 979-215-9435 Cell:

Address: 7835 Lakebrook Dr

City: Missouri City State: TX Zip: 77459

Applicant's Status: (check one) [X] Owner [] Representative [] Tenant

Property owner: KB4 Venture Holdings LLC Phone: 979-215-9435 Cell:

Address: 7835 Lakebrook Dr

City: Missouri City State: TX Zip: 77459

Applicant Signature Date 11-3-20 Owner Signature Date 11-3-20

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application..

Street address or location: 214 W. Live Oak // 304 W. Live Oak // 310 W. Live Oak // 318 W. Live Oak

Legal Description: Jamison (Angleton) BLK 1 Lots (3,4,5,6,7,8 (E'6)
(please provide copy of metes and bounds)

Present zoning: Planned Development (Single Family) Present land use: N/A

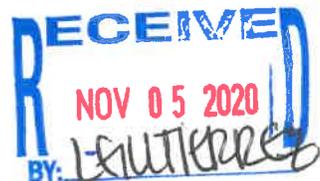
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? [X] Yes [] No

Have you applied for a building permit? [] Yes [X] No Date denied:

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months? [] Yes [X] No

If yes, when:

Please provide proof of taxes paid on this property.



Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Will any undue hardship result if a variance is not granted? Yes No

If yes, please explain: If not granted, we will be forced to spend money on something that has not be enforced on others in the community that are currently building new homes and those who are developing a similar Planned Development. It will also require us to go back a address our Bank for Financing since we have already passed that step in the process and all the Financing approvals have been completed.

2. If the variance is granted, describe the effect it will have upon traffic conditions and the public health, safety, convenience and welfare of the community.

There will be no New effect traffic conditions, public health, safety, convenience, or welfare due to the fact that sidewalks are not currently installed on the streets streets in the community or on the lots on etither side of this Planned Development.

3. Completely describe the variance you are requesting. We are asking to waive the requirement for installing sidewalks in front of the 5 homes we are building for this Planned Development. In the City Council Meeting on

October 13,2020 it was agreed to by the Council to Waive the requirement of installing sidewalks on the properties.

4. Do similar conditions exist in the area? Explain. Yes, in the area there are currently No-Sidewalks on any of the streets or any requirement to build them on the houses that are currently under construction.

5. Describe how the unique conditions or circumstances do not result from your actions.

There are NO unique conditions or circumstances that would result from us not installing sidewalks on the Planned Developmer due to the area currently not having sidewalks, also there is No Current Plan from the City of Angleton to install any.

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: DB Date: 11-3-20

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



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

MEETING DATE: 12/3/2020

ITEM #3

PREPARED BY: Walter E. Reeves Jr., AICP Development Services Director

AGENDA ITEM TITLE: Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of Gifford Meadows Subdivision being all of Lots 1-7 and Lot 16 of the Gifford Meadows Subdivision. The proposed preliminary replat consists of 85 lots and 2 reserve lots on 17.31 acres, is zoned Single Family Residential – 7.2 (SF-7.2) and is located on the east side of Gifford Road approximately 700 feet south of Cemetery Road.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

This is a request for approval of the Gifford Meadows Preliminary Replat. Attachment 1 is the City Engineer Memo. Both comments can be cleared through the final plat process. Otherwise the proposed preliminary plat meets all the requirements of the Code of Ordinances of the City of Angleton.

ATTACHMENTS (Attachment description):

1. City Engineer memo

RECOMMENDATION:

Staff recommends approval of the proposed preliminary replat of the Gifford Meadows Subdivision subject to the two comments of the City Engineer are cleared as part of any final plat submittal.



November 25, 2020

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of Gifford Meadows Subdivision Preliminary Replat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following comments:

1. The proposed 30-ft strip of land dedicated to A.D.D. shall also serve as an access easement for HOA to perform maintenance on the detention pond and to also allow access by the City if required. This shall be indicated on the final plat drawing and in the plat notes.
2. The location noted on the plat regarding abandonment of the 50-ft drainage easement by plat shall provide additional information in the metes and bounds description/field notes on the plat and provide a statement on the plat notes regarding the abandonment of the easement. Additionally, please coordinate with the Angleton Drainage District to include verbiage in their review letter that the proposed land dedication is acceptable to replace the 50-ft drainage easement abandonment. The abandonment of the easement will need to be clear on the final plat.

HDR takes no objection to the Gifford Meadows Subdivision Preliminary Replat with the exceptions noted. It is noted 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 and signed and sealed by a Registered 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 (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (20-007)

Attachments

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DAVID ROGERS, President And Managing Director of the ADOBE HOLDINGS INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as GIFFORD MEADOWS SUBDIVISION, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public portions shown thereon.

Drainage Easements Maintained by a Homeowners' Association.

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, successor, and assigns:

"Drainage Easements" shown on the 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 by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements 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 erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean 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 of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Owners shall keep all Drainage Easements clean 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 of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS § COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement.

OWNER'S ACKNOWLEDGEMENT:

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, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS § COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared DAVID ROGERS 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 considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, 20___.

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ___ day of _____, 20___ by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

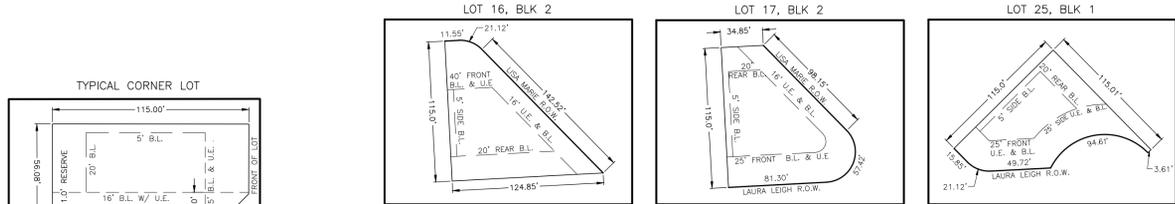
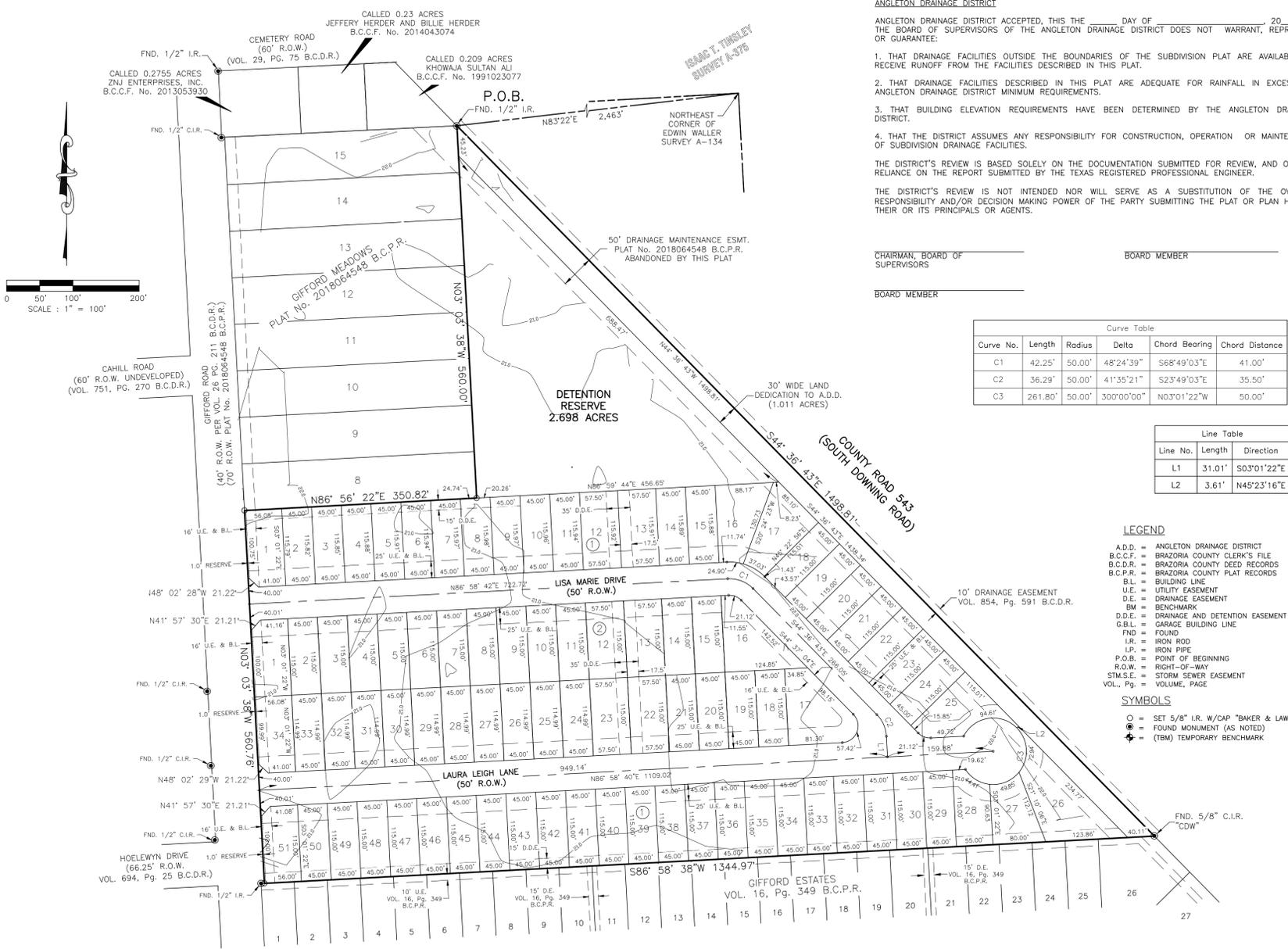
Notary Public State of Texas

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel A. Saucedo, 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.

SIGNED: Miguelangel A. Saucedo DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

KNOW ALL MEN BY THESE PRESENTS: That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: DEVIN R. ROYAL DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667



FIELD NOTES FOR 17.31 ACRE

Being a tract of land containing 17.31 acre (753,984 square feet), located Edwin Waller Survey, Abstract Number (No.) 134, in Brazoria County, Texas; Said 17.31 acre being all Lots 1 through 7 and Lot 16 of the Gifford Meadows Subdivision, as recorded in Plat No. 2018064548 of the Brazoria County Plat Records (B.C.P.R.); Said 17.31 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found on the southwest line of a called ten-foot drainage easement recorded in Volume (Vol.) 854, Pg. 591 of the Brazoria County Deed Records (B.C.D.R.), at the southeast corner of a called 0.29 acre tract recorded in the name of Khawaja Sultan Ali under B.C.C.F. No. 1991023077, at the northeast corner of Lot 15 of said Gifford Meadows, for the north corner of the herein described tract;

THENCE, with the southwest line of said drainage easement and the northeast line of said Gifford Meadows, South 44 degrees 36 minutes 43 seconds East, a distance of 1,498.81 feet to a 5/8-inch iron rod with cap stamped "CDW" for the northeast corner of Lot 26, Block 1 of said Gifford Estates, a subdivision recorded in Vol. 16, Page 349 of the B.C.P.R., for the southeast corner of said Gifford Meadows and the herein described tract;

THENCE, with the north line of said Gifford Estates and the south line of said Gifford Meadows, South 86 degrees 58 minutes 38 seconds West, a distance of 1,344.97 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of Lot 26, Block 1 of said Gifford Estates, a subdivision recorded in Vol. 16, Page 349 of the B.C.P.R., for the southeast corner of said Gifford Meadows and the herein described tract;

THENCE, with the east R.O.W. line of said Gifford Road, being the west line of said Gifford Meadows, North 03 degrees 03 minutes 38 seconds West, a distance of 560.76 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of Lot 8 of said Gifford Meadows, for the northwest corner of the herein described tract;

THENCE, with the south line of said Lot 8, North 86 degrees 56 minutes 22 seconds East, a distance of 350.82 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of said Lot 8, for an interior corner of the herein described tract;

THENCE, with the east lines of Lots 8-15 of Gifford Meadows, North 03 degrees 03 minutes 38 seconds West, a distance of 560.00 feet to the POINT OF BEGINNING and containing 17.31 acres of land.

OWNER: DAVID ROGERS ADOBE HOLDINGS INC.

ANGLTON DRAINAGE DISTRICT ANGLTON DRAINAGE DISTRICT ACCEPTED, THIS THE ___ DAY OF _____, 20___ THE BOARD OF SUPERVISORS OF THE ANGLTON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE: 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT. 2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLTON DRAINAGE DISTRICT MINIMUM REQUIREMENTS. 3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLTON DRAINAGE DISTRICT. 4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

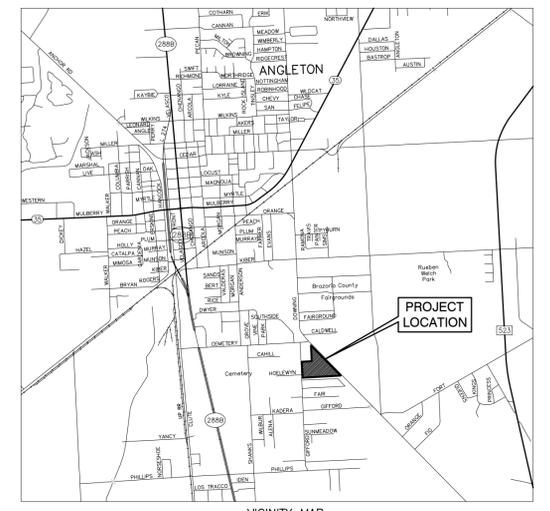
BOARD MEMBER

Curve Table with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Rows C1, C2, C3.

Line Table with columns: Line No., Length, Direction. Rows L1, L2.

- LEGEND: A.D.D. = ANGLTON DRAINAGE DISTRICT, B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE, B.C.D.R. = BRAZORIA COUNTY DEED RECORDS, B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS, B.L. = BUILDING LINE, U.E. = UTILITY EASEMENT, D.E. = DRAINAGE EASEMENT, BM = BENCHMARK, D.D.E. = DRAINAGE AND DETENTION EASEMENT, G.B.L. = GARAGE BUILDING LINE, FND = FOUND, I.R. = IRON ROD, I.P. = IRON PIPE, P.O.B. = POINT OF BEGINNING, R.O.W. = RIGHT-OF-WAY, S.M.S.E. = STORM SEWER EASEMENT, VOL. = VOLUME, PAGE, S.Y. = SYMBOLS.

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON" ● = FOUND MONUMENT (AS NOTED) ⊕ = (TBM) TEMPORARY BENCHMARK



- NOTES: 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 480390445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. 3. REFERENCE BENCHMARK: NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182 ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29. 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON. 5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNITED DEVELOPMENT CODE OF THE CITY OF ANGLTON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. 6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. 7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLTON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT. 8. NOTICE: 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 BY THE CITY ENGINEER. 9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLTON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD. 10. SIDEWALKS SHALL BE REQUIRED PER ANGLTON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY. 11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE. 12. NOTICE: PRIVACY FENCING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING. 13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLTON LDC REQUIREMENTS; SEC. 23-19 RESERVATIONS. 14. ALL REAR BUILDING LINES SHALL BE 20 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR LOTS, 16 FEET FOR CORNER LOTS ON THE STREET WITH EXCEPTION TO BLOCK 1, LOT 25. THE SIDE BUILDING LINE FACING LAURA LEIGH SHALL BE 25' FEET. THE FRONT BUILDING LINE SHALL BE 25 FEET WITH EXCEPTION TO BLOCK 2, LOT 16. THE FRONT B.L. ON BLOCK 2, LOT 16 SHALL BE 40'.

PRELIMINARY REPLAT GIFFORD MEADOWS SUBDIVISION A 17.31 ACRE, 85-LOT, 1 RESERVE, 2 BLOCK SUBDIVISION BEING ALL OF LOTS 1 THROUGH 7, AND LOT 16 OF THE GIFFORD MEADOWS SUBDIVISION, PLAT No. 2018064548 B.C.P.R. LOCATED IN THE EDWIN WALLER SURVEY, ABSTRACT No. 134 IN BRAZORIA COUNTY, TEXAS

300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

PROJECT NO.: 13743 SCALE: 1" = 100' DRAWN BY: MAS DRAWING NO.: 13743 PLAT DATE: 08/10/2020 CHECKED BY: DRR



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

MEETING DATE: 12/3/2020

ITEM #4

PREPARED BY: Walter E. Reeves Jr., AICP Development Services Director

AGENDA ITEM TITLE: Hold a public hearing, discussion and possible action on a recommendation regarding a request for approval of the Preliminary Replat of Angleton Village being a portion of Lots 27 and 28 of the Oliver and Barrow Subdivision. The proposed preliminary replat consists of one lot on 14.571 acres, is in a Planned Development district and is located on the north side of Henderson Road approximately 900 feet east of Buchta Road.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

This is a request for approval of the Angleton Village Meadows Preliminary Replat. Attachment 1 is the City Engineer Memo. All comments can be cleared through the final plat process. Otherwise the proposed preliminary plat meets all the requirements of the Code of Ordinances of the City of Angleton.

ATTACHMENTS (Attachment description):

1. City Engineer memo

RECOMMENDATION:

Staff recommends approval of the proposed preliminary replat of the Angleton Village Subdivision subject to the comments of the City Engineer being cleared as part of any final plat submittal.



November 30, 2020

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of Angleton Village Preliminary Replat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following comments:

1. Please note, the preliminary plat submitted for the above referenced property does not convey any right to building or construction permits and was only reviewed according to the preliminary plat process found in the Angleton Land Development Code (LDC). For locations of proposed buildings in areas such as floodplains, a variance of Angleton LDC requirements may be necessary with the final plat and will be reviewed accordingly.
2. Any required dedications shown on the plat will be addressed through the final plat process.
3. Locations of buildings where a finished floor elevation is required shall be shown on the final plat (Sec. 23-16 Easements). Additionally, lots adjoining a regulatory floodplain shall meet the requirements of the floodplain regulations of the Angleton LDC (Sec. 23-57 Specific Standards for Flood Hazard Protection).
4. Locations and necessity of utility easements within the lot will be reviewed as part of the final plat process.

HDR takes no objection to the Angleton Village Preliminary Replat with the exceptions noted. It is noted 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 and signed and sealed by a Registered 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 (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vásquez, P.E., CFM
Project Engineer

cc: Files (20-007)

Attachments

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DOAK D. BROWN, President And Managing Director of the BAH ANGLETON VILLAGE, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ANGLETON VILLAGE, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. 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 growths 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 at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

FIRE LANE AND FIRE EASEMENT

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard all-weather surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

DRAINAGE AND DETENTION EASEMENT:

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

Doak D. Brown, manager of BAH Angleton Village, LLC, Angleton Texas, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose and consideration therein expressed.

DOAK D. BROWN, MANAGER

STATE OF TEXAS § COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Doak D. Brown 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 considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE ____ DAY OF _____, 20____, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

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

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

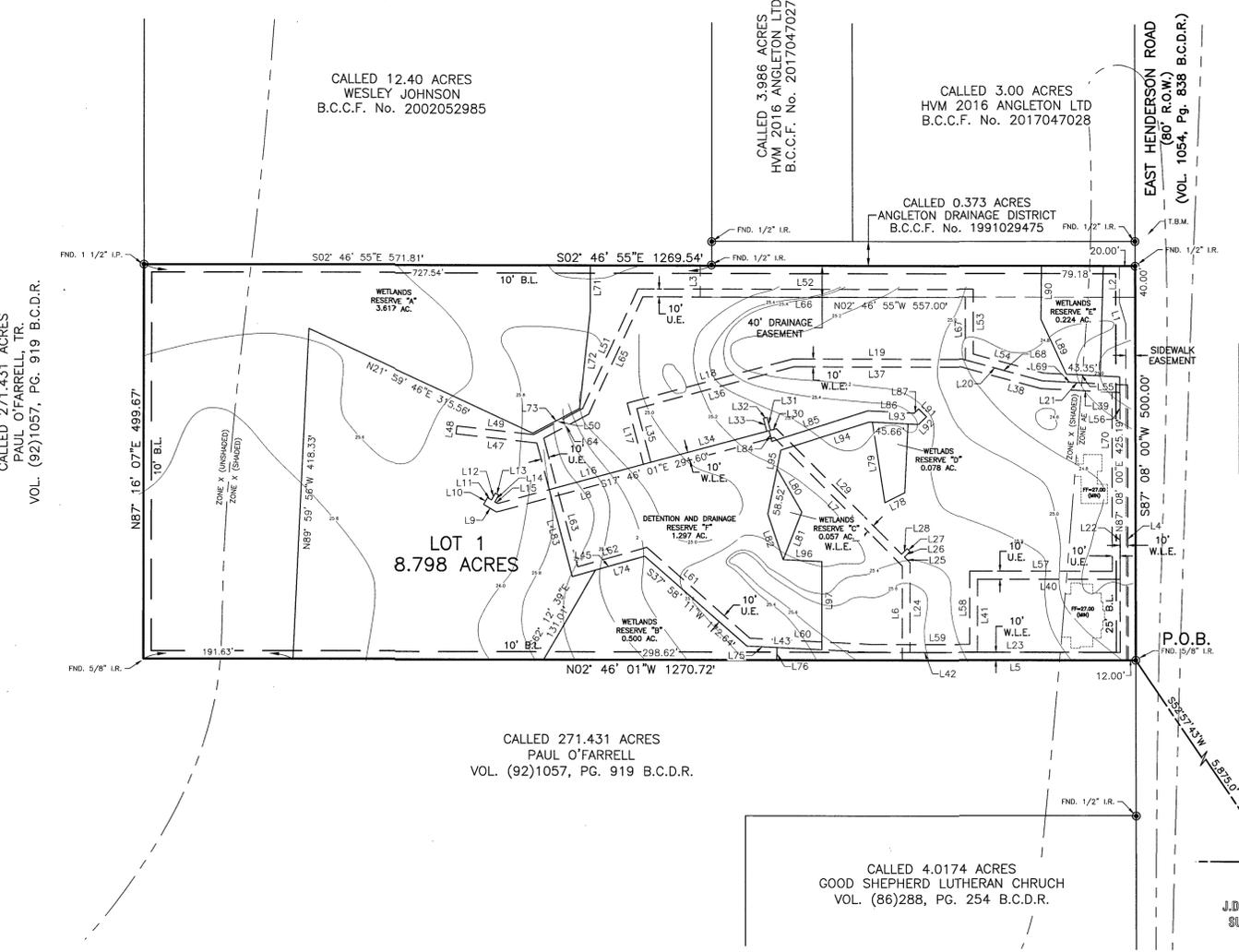
KNOW ALL MEN BY THESE PRESENTS: That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: DEVIN R. ROYAL DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667

KNOW ALL MEN BY THESE PRESENTS: That I, Miguelangel Saucedo, 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.

SIGNED: MIGUELANGEL A SAUCEDA DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

OWNERS: BAH ANGLETON VILLAGE, LLC



Line Table tables with columns: Line No., Length, Direction. Contains survey data for lines L1 through L91.

FIELD NOTES FOR 14,571 ACRE Being a tract of land containing 14,571 acre (634,856 square feet), located within Theodore S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 14,571 acre being a portion of Lots 27 and 28 of the Oliver and Barrow Subdivision recorded under Volume (Vol.) 2, Page 97 of the Brazoria County Plat Records (B.C.P.R.), being all of a called 14,571 acre tract recorded in the name of E.J. King, Sr. and Jackie M. King under Brazoria County Clerk's File (B.C.C.F.) No. 2014054480; Said 14,571 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

LEGEND: B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE, B.C.D.R. = BRAZORIA COUNTY DEED RECORDS, B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS, B.L. = BUILDING LINE, BM = BENCHMARK, D.M.E. = DRAINAGE/MAINTENANCE EASEMENT, FND = FOUND, I.R. = IRON ROD, L.P. = IRON PIPE, P.O.B. = POINT OF BEGINNING, R.O.W. = RIGHT-OF-WAY, VOL., Pg. = VOLUME, PAGE. SYMBOLS: SET 5/8" I.R. W/CAP "BAKER & LAWSON", FOUND MONUMENT (AS NOTED), TEMPORARY BENCHMARK.

DWELLING UNIT DENSITY TABLE with columns: RESERVE, PURPOSE, ACREAGE. Rows A-F: Wetlands, Detention & Drainage.

SCALE: 1" = 100'



- NOTES: 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435H, WITH EFFECTIVE DATE OF JUNE 05, 1989, REVISED BY LOWER CASE NO. 03-06-2336P EFFECTIVE OCTOBER 6, 2004, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN, "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. BASE FLOOD ELEVATION = 26.00' NGVD 1973 ADJUSTMENT. 3. REFERENCE BENCHMARK: HERITAGE PARK BENCHMARK: CHISELED SQUARE ON THE SOUTHWEST CORNER OF CONCRETE FOOTING FOR PIPE SUPPORT ON THE SOUTH SIDE OF HENDERSON ROAD, WEST OF CULVERT UNDER HENDERSON ROAD, AND 215' EAST OF BUCHTA ROAD. ELEVATION = 26.08 NGVD, 1973 ADJUSTMENT. TBM: CUT "C" ON THE TOP OF A HEADWALL ON THE WEST SIDE OF E.HENDERSON RD. AT ENTRANCE TO NORTHSIDE MANOR ELEVATION = 26.11' 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON. 5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES. 6. NOTICE: 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 DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT. 7. NOTICE: 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 BY THE CITY ENGINEER. 8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD. 9. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION AND DRAINAGE RESERVE. 10. THE OWNER SHALL NOT DEVELOP AREAS DESIGNATED AS WETLAND RESERVES. 11. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURE LOCATED IN FLOOD ZONE "AE" SHALL BE 27.00' NGVD 1973 ADJUSTMENT

PRELIMINARY REPLAT ANGLETON VILLAGE A 14,571 ACRE, 1-LOT, 1 BLOCK, 6 RESERVE SUBDIVISION PORTION OF LOTS 27 AND 28 OF THE OLIVER AND BARROW SUBDIVISION, VOL. 2, Pg. 97 B.C.P.R. LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC. ENGINEERS - PLANNERS - SURVEYORS 300 EAST CEDAR ST. ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681 TBPLS No. 10052500 REG. NO. F-825

PROJECT NO.: 13781 SCALE: 1" = 100' DRAWN BY: DRR DRAWING NO.: 13781 PLAT.DWG DATE: 4/3/2020 CHECKED BY: AH



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

MEETING DATE: 12/3/2020

ITEM #5

PREPARED BY: Glenn LaMont

AGENDA ITEM TITLE: Conduct a public hearing on an Ordinance Change to adopt the FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map that will be effective December 30, 2020 revising paragraph B of Section 23-54 of the City of Angleton Land Development Code to reflect this adoption.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

New FIS and FIRM become effective December 30, 2020 after being published and available for public comment and appeal throughout 2019. There were no appeals filed. Legally enforceable floodplain measures are required to be adopted in accordance with Title 44 Code of Federal Regulations Section 60.3(d). The City's current Land Development Code is in compliance with the Federal law. Failure to adopt the latest studies will leave businesses and residents unable to obtain Federal Flood Insurance.

ATTACHMENTS (Attachment description):

FIS and FIRM for Brazoria County Texas

RECOMMENDATION:

Staff recommends adopting the latest FEMA FIS and FIRM.

ORDINANCE NO. 20201208-000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 23 OF ANGLETON'S CODE OF ORDINANCES RELATING TO THE BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD TO REFLECT FEMA'S FLOOD INSURANCE STUDY (FIS) AND FLOOD INSURANCE RATE MAP (FIRM) DATED DECEMBER 30, 2020; REVISING PARAGRAPH B OF SECTION 23-54 OF THE CITY'S LAND DEVELOPMENT CODE TO REFLECT THIS ADOPTION; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Texas Local Government Code Chapter 51, the City Council has the general authority to adopt and publish an ordinance or police regulation that is for the good government, peace or order of the municipality and is necessary or proper for the carrying out a power granted by law to the municipality; and

WHEREAS, Chapter 23 of Angleton's Code of Ordinances contains rules and regulations concerning land development in a flood zone; and

WHEREAS, on December 11, 2018, City Council of the City of Angleton adopted the Land Development Code (LDC) which establishes flood damage prevention measures, referencing FEMA's Flood Hazard Boundary Map (FHBM) from June 5, 1989; and,

WHEREAS, FEMA has conducted a lengthy study and has revised the local flood maps, allowing the mandated times for public comment and appeals in 2019, and received no appeals of the proposed flood maps; and

WHEREAS, the National Flood Insurance Act of 1968 requires a community to adopt these new documents for our residents to continue to be eligible to participate in the National Flood Insurance Program (NFIP); and,

WHEREAS, not participating in the NFIP would leave businesses and residents vulnerable in the event of a flood damaging their home or places of business.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim.

SECTION 2. The latest FEMA FIS and FIRM that will be effective on December 30, 2020 are adopted as the basis for establishing the areas of special flood hazards for the City of Angleton's Flood Damage Prevention program in the adopted Land Development Code (LDC).

SECTION 3. Paragraph B of Section 23-54 of the LDC is amended to read: **"Basis for**

Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Rate Map (FIRM), Community Number 480064, dated December 30, 2020, and any revisions thereto approved by FEMA are hereby adopted by reference and declared to be a part of this LDC.”

SECTION 4. A signed copy of this ordinance shall be sent to FEMA to ensure the City of Angleton remains a participant in the National Flood Insurance Program.

SECTION 5. The Mayor is authorized to sign this ordinance and the City Secretary to attest.

SECTION 6. This Ordinance shall become effective immediately and enforceable when published as required by law.

SECTION 7. 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.

PASSED AND APPROVED THIS THE 8th DAY OF DECEMBER 2020.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary



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

MEETING DATE: 12/3/2020

ITEM #6

PREPARED BY: Walter E. Reeves Jr., AICP Development Services Director

AGENDA ITEM TITLE: Informational presentation on Stasny Ranch project.

AGENDA ITEM SECTION: (choose one below)

Ceremonial Presentation

Consent Agenda

Regular Agenda

Public Hearing

Executive Session

BUDGETED AMOUNT:

N/A

FUNDS REQUESTED:

N/A

FUND:

N/A

EXECUTIVE SUMMARY:

This is an informational presentation introducing the Stasny Ranch project. This presentation was originally intended to be made to City Council on November 17, 2020 but that meeting was cancelled due to lack of a quorum. With the cancellation the opportunity exists for the presentation to be made to both the Planning and Zoning Commission and City Council.

Chapter 23, Section 23-104 Concept Plans, Master Plans and Land Studies is specifically intended to provide a process for developers to “introduce a project to the City and obtain project direction and feedback.” That process involves a formal application with application materials as defined by Section 23-104, review and comment by all referral agencies, a written report by staff, review and recommendation by the Planning and Zoning Commission and review and action by the City Council. The process would result in vested comment that the developer could use going forward in the development process. Unfortunately, this presentation has not followed that process and the Commission should refrain from providing comment or direction.

ATTACHMENTS (Attachment description):

1. Informational Presentation

RECOMMENDATION:

None



Stasny Ranch

A 300-Acre Single-Family Home Community

Angleton, TX



About The Signorelli Company

The Signorelli Company (TSC) is a mixed-use, master plan development company with over 140 employees and growing. We are one of very few companies in the country that develop each asset class from ground-up, lease, own and operate for the long term. Our focus and core competencies expand across all the asset classes generally found within a master planned community.

Our approach includes identifying large parcels of land we believe possess critical elements needed for success:



Location / Demographics



Scale / Long-Term Growth



Current and Future Mobility



Community / Pro-Growth Leadership

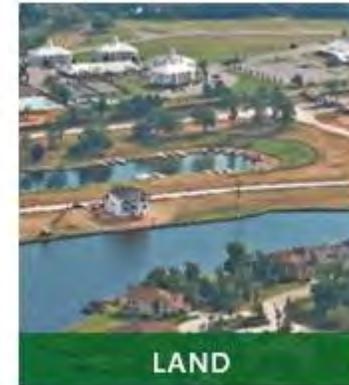


Environmental / Drainage / Development Efficiencies

These provide the foundation for a successful TSC master planned community (MPC) where a market can evolve and become a dynamic ‘live, work, play’ destination. They also deliver a logical story and vision that our builders and future homebuyers can buy into... critical in pioneering a new area.

The Signorelli Company

- ✓ A vertically-integrated real estate development firm founded by Danny Signorelli in 1994.
- ✓ Headquartered in The Woodlands, Texas with projects in 7 out of the 9 counties that make up Greater Houston.
- ✓ One of the only developers in the country which develops master planned communities along with every asset class within the development.
- ✓ Over \$1 Billion in development to date.
- ✓ Successful track record with over 12,000 acres of development.
- ✓ Created over 500 acres of parks, trails, lakes and public areas to the benefit of our communities.
- ✓ Generated over 2,500 jobs, including over 1,750 sustainable jobs, within our master planned developments.



One of Houston's Top Real Estate Firms

- ✓ Recognized as one of the Top-5 Largest Private Land developers in Texas.
- ✓ Ranked among the largest in Retail Development and Single-Family Homebuilding.
- ✓ The Retail Division has delivered over 1,000,000 square feet of best-in-class retail.
- ✓ The Commercial and Medical Divisions have over 500 acres of mixed-use development available for the community's long-term growth as the market continues to expand, making TSC one of the largest landowners in the Greater Houston area for these specific use types.
- ✓ The Construction Division self-performs all self-storage and low-rise construction.



2018 - 2020 Landmark Awards for Houston's Top Projects Finalist, 2019 Fast 100 Companies, 2019 Top 10 Best Places to Work



2019 Top 5 Workplace



2020 Best Multi-Family Community in Texas



2019-2020 Aggie100 Company



2019 Top 30 Home Builder in Houston



2017 Developer of the Year



The Signorelli Model – We Activate ‘Green’ Markets

The typical developer buys land, creates the concept, sells the lots to builders, and ultimately sells off the remaining parcels to a broad range of developer types.

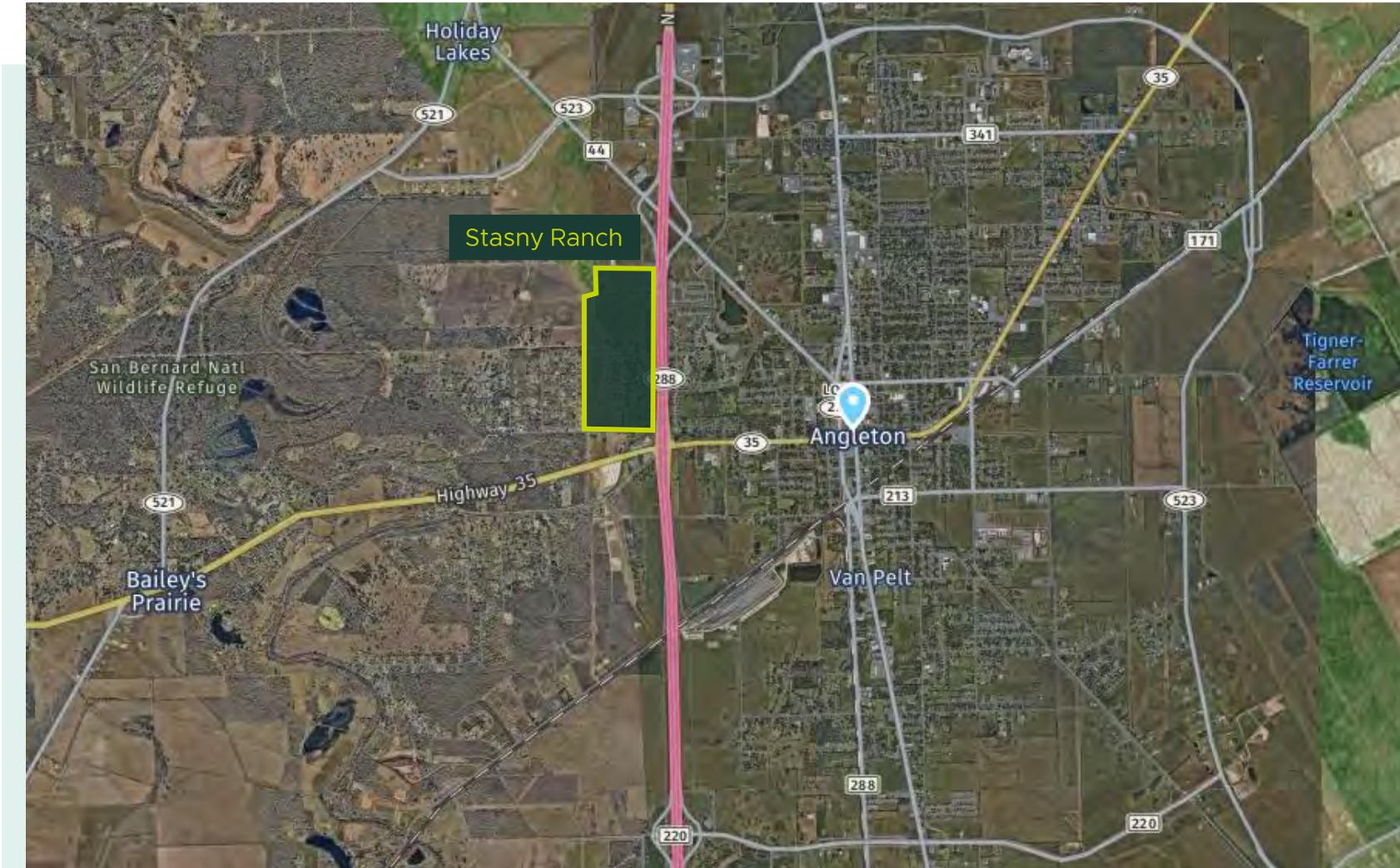
Where we differ: TSC is perhaps the only developer in Texas that has core competencies in each asset class found in master planned communities...

Our in-depth knowledge, deep relationships, strong balance sheet and long-term investment horizon, facilitate our role as ‘Market Maker’ from cradle to grave.

TSC acquires large parcels in ‘green’ markets, entitles the property, develops the infrastructure, and establishes each asset class. Effectively, we activate a ‘green’ area by driving rooftops which, over time, will create the demand for retail, office, medical, entertainment, multi-family, and other uses.

Much like cities and municipalities, our focus is on the long-term economic impact and value creation through strategic development of portions of the overall master plan. This enables us to create opportunity for decades to come. We are making decisions based on job creation, tax base, quality of life conveniences and entertainment attractions... all of which are key drivers for the City of Angleton’s growth.

Stasny Ranch: Highway 288 at Highway 35



Stasny Ranch: An Added Value to Angleton

- ✓ Home sales begin: Spring 2022
- ✓ Estimated total home value upon completion: Over \$225,000,000

DEVELOPABLE		±207.7 Ac.
SF	30'x120'	±10.5 Ac.
SF	40'x120'	±85.7 Ac.
SF	50'x120'	±81.1 Ac.
FLEX	FLEX USE	±30.2 Ac.
TOTAL		±207.1 Ac.
NON-RESIDENTIAL		±14.9 Ac.
ELEM	ELEMENTARY SCHOOL SITE	±14.9 Ac.
PARKS / RECREATION / OPEN SPACE		±63.9 Ac.
REC	REC. CENTER & PARKS	±5.0 Ac.
	LAKE/ DETENTION	±38.7 Ac.
	DRAINAGE	±2.2 Ac.
	LANDSCAPE / OPEN SPACE	±9.6 Ac.
	PIPELINE	±7.8 Ac.
CONSTRAINTS		±17.0 Ac.
	COLLECTOR STREETS	±10.0 Ac.
	ACCESS ESMT	±2.9 Ac.
	POWERLINE ESMT	±4.1 Ac.
PROJECT TOTAL		±302.9 Ac.

a conceptual development plan for

STASNY RANCH

±302.9 ACRES OF LAND

prepared for
SIGNORELLI COMPANY

META
PLANNING + DESIGN

34275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

MIA-04222
OCTOBER 19, 2020

LOT SUMMARY

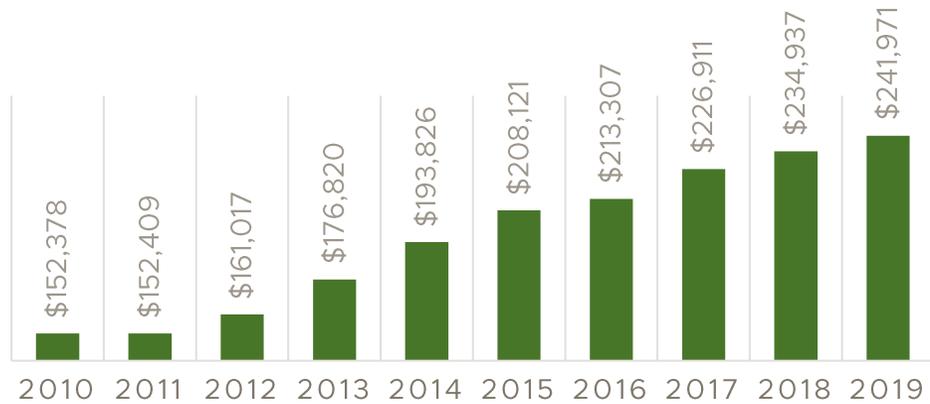
	30'x120'	72 LOTS	7%
	40'x120'	464 LOTS	45%
	50'x120'	355 LOTS	34%
	FLEX 1-POT. 40' PRODUCT	150 LOTS	14%
TOTAL		1,041 LOTS	

THIS DRAWING IS A DESIGN REPRESENTATION FOR INFORMATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Stasny Ranch: Home Prices vs Household Income

Greater Houston Area Median Annual Home Price



Greater Houston Area Median HH Income vs Median Home Price

	Annual Household Income	Annual Home Price
2010	\$56,149	\$152,378
2019	\$67,870	\$241,971
	21%	59%

Median home prices have increased 3 times faster than median household income has in the last 10 years

Stasny Ranch Will Drive Additional Revenue To Angleton

City of Angleton Revenue Opportunities

The development of Stasny Ranch will be major driver of Revenue for the City of Angleton

Average annual sales tax spent in Texas per capita is approximately \$1,500. Assuming 1/3 of that is spent in Angleton, that will yield approximately \$90 of annual revenue per capita for Angleton.

Based on conservative average usage data and Outside City Rates for Angleton, we estimate each household will generate approximately \$707 in water revenue and \$330 in sewer revenue annually.

The City of Angleton will have additional revenue opportunities such as taking on the role of MUD Operator for the community.

	Annual Revenue at Full Build-Out	Total Revenue over the Next 30 Years
Sales Tax Revenue	\$253,289	\$9,015,477
Water Revenue	\$796,341	\$28,344,658
Sewer Revenue	\$371,626	\$13,227,507
Total Revenue	\$1,421,256	\$50,587,642

Stasny Ranch: A Rush to the Suburbs

The Great American Move

John Burns Real Estate Consulting reported home builders should capture the pent-up demand from apartment dwellers, in-migrants (we expect more home buyers will migrate from cities to suburbs), families wanting more space, and residents relocating to new jobs. Our builder clients are reporting increasing new home demand in states that have started to reopen and rising home sales in exurban areas that appeal to commuters. Texas home builders are surprised at the demand, and some are even concerned they will run out of lots. We heard from several builders after the last issue of *The Light* that the first-time and family buyer profiles we identified were key components of their sales in recent weeks.

Emerging Trends that Will Shape Real Estate in 2021

The Urban Land Institute and *PwC US* have released a new report, *Emerging Trends in Real Estate 2021*, highlighting the evolving trends shaping the real estate industry today. As shared on *Forbes.com*, while growth in the suburbs has been a consistent trend since the report first predicted five years ago, greater family formation among Millennials and flexible work from home policies are boosting this shift.

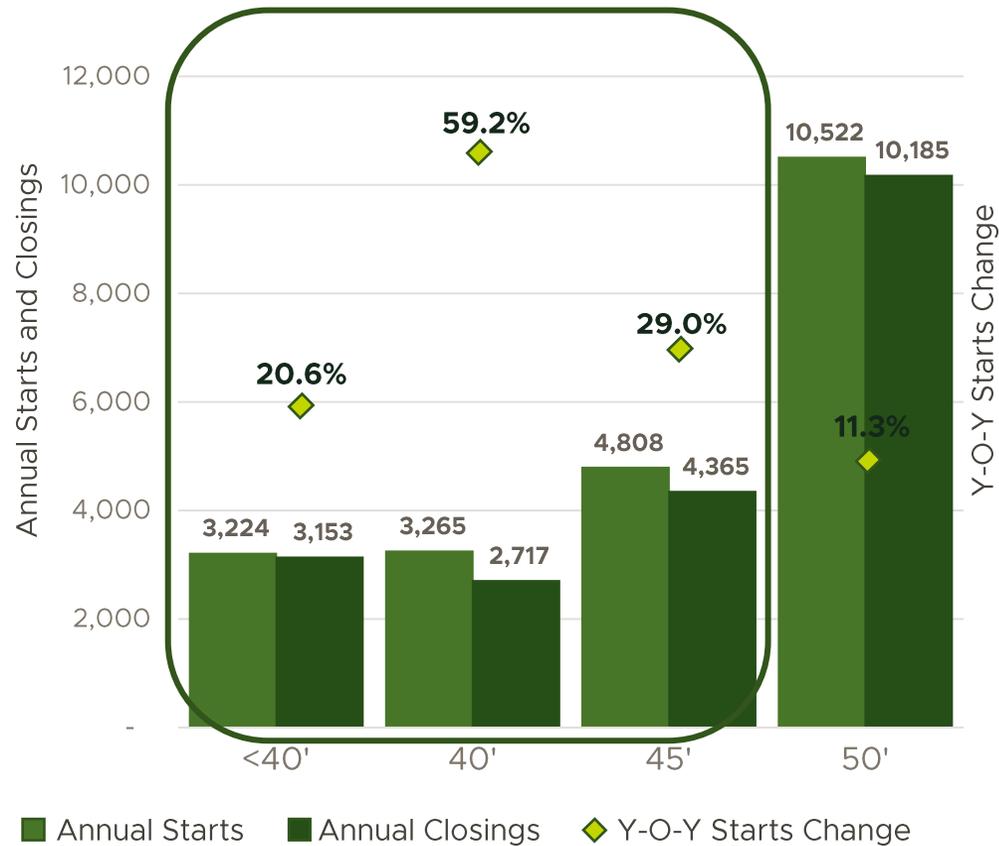
Homebuyers will look for suburban locations with low taxes, affordable housing, auto-oriented transportation and good job prospects.

Anita Kramer, senior vice president of the Urban Land Institute's Center for Capital Markets and Real Estate and one of the report's authors, said the pandemic sped up a demographic trend called The Great American Move, which is Millennials leaving densely packed urban centers to live in suburbs, especially in the Sunbelt markets.

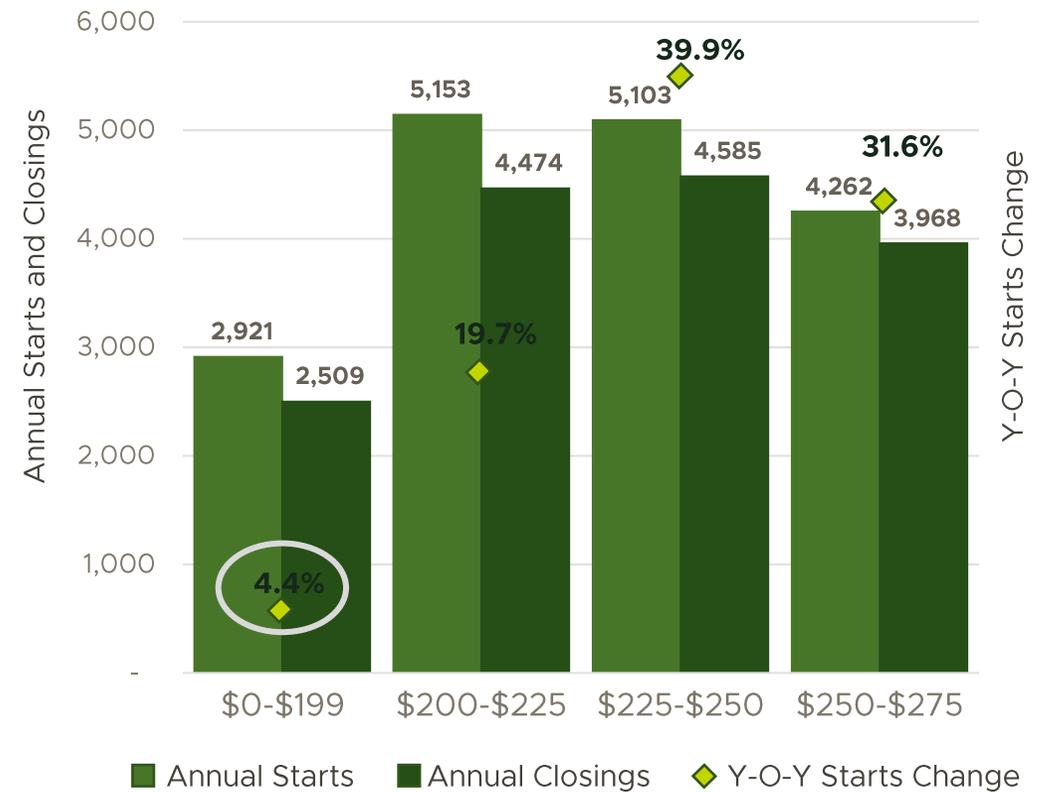
"There was already a kind of movement of that segment out to the suburbs as the older edge of the Millennials are starting families and looking for more space and maybe school districts," said Kramer. "That has been accelerated by people's experience working from home and schooling from home and wanting more space. If they ever have to go to the office, it would be for a smaller number of days. Their commute is no longer as onerous as it once was."

Stasny Ranch: Quality and Affordability

Increased Demand for Lots 50' and under



Sweet Spot Price Ranges



Market: Houston, Texas Source: Meyers Research/Zonda 2020

Stasny Ranch: New 30', 40' and 50' Lots

50'-Lot Examples



40'-Lot Examples



30'-Lot Examples



The Vision for Stasny Ranch

Sense of Arrival



Trail System



South Bound Hwy 288



Amenity Concepts



Questions?

Stasny Ranch

