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## AGENDA

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MAY 6, 2021, 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, this meeting scheduled is in person and open to the public at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515. In order 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), seating will be limited to allow for 6 feet of separation.

The City will be using a telephone/video conferencing tool called ZOOM to make the meeting available to the public. You have several options to participate:

1. Click the link to join the webinar: <https://us02web.zoom.us/j/84203098540>
2. Phone in at (888) 475-4499 and enter Meeting ID: 84203098540
3. Download the ZOOM app to your phone and enter Meeting ID: 84203098540

This meeting will also be live-streamed on the City's website at <https://angleton.tx.us/445/Meeting-Videos> and on Facebook at <https://www.facebook.com/cityofangleton/>

## DECLARATION OF A QUORUM AND CALL TO ORDER

### PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discuss, and possibly act upon an ordinance amending Section 23-15.1.8 requiring the placement of auxiliary equipment in easements in the rear of property.
2. Conduct a public hearing, discussion and possible action on an ordinance to rezone an approximate 7.22 acres of land situated in the East 1/2 East Waller League Survey, Abstract No. 134, Brazoria County, Texas from the Manufactured Home (MH) District to the Commercial-General (C-G) District with the Planned Development Overlay (CG-PD). The subject property is located on the south side of Phillips Road approximately 450 feet east of Shanks Road and is more commonly known as 238 E. Phillips Road.

## REGULAR AGENDA

3. Discuss and consider possible action on a request to approve the Final Replat of the Reserve. The subject property consists of 155.61-acre tract of land located at the southwest corner of Business 288 and CR 220 in the City of Angleton Extraterritorial Jurisdiction (ETJ).
4. Discuss and consider acting upon a recommendation to approve the proposed preliminary replat of the Bayou Bend Estates Subdivision.
5. Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 23A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.
6. Presentation of Riverwood Ranch Section 2, discussion and possible comment on the project.
7. Presentation of Whispering Pines, discussion and possible comment on the project.

## ADJOURNMENT

## CERTIFICATION

I, Walter Reeves, 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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, May 3, 2020 by 12:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

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](mailto:faguilar@angleton.tx.us).*



**ORDINANCE NO. 2021\_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 23 LAND DEVELOPMENT CODE ARTICLE II SUBDIVISION AND DEVELOPMENT DESIGN SECTION 23-15 DRAINAGE AND UTILITIES SUBSECTION I.8 OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE.**

**WHEREAS**, the City is authorized by Chapter 212 of the Texas Local Government Code to adopt rules governing plats and subdivisions of land within the municipality's jurisdiction to promote the health, safety, morals, or general welfare of the municipality and the safe, orderly, and healthful development of the municipality; and;

**WHEREAS**, the City Council further finds that the rules and regulations governing plats and subdivisions of land within the municipality's jurisdiction promote the safe, orderly, and healthful development of the City; and

**WHEREAS**, each and every applicable requirement set forth in Chapter 212 Texas Local Government Code and the Code of Ordinances of the City of Angleton, Texas, concerning public notices, hearings, and other procedural matters has been fully complied with; and

**WHEREAS**, the City Council desires to amend Chapter 23 Land Development Code, Article II. Subdivision and Development Design, Sec. 23-15 Drainage and Utilities I. Electric Utilities.8 in the City Code of Ordinances as it relates to the placement of auxiliary electrical equipment;

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

**Section 1.** That all 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.** Code of Ordinances, City of Angleton, Texas, Chapter 23 Land Development Code, Article II Subdivision and Development Design, Section 23-15 Drainage and Utilities, Sec. I Electric Utilities (8) is hereby amended and replaced with the following:

“Sec. 23-15.I.8 Where electric service is placed underground, all auxiliary equipment, including but not limited to, transformers, junction enclosures and switching devices, shall be pad-mounted on grade or shall be placed underground within a utility easement in the rear of all properties in accordance with Section 23-133 Streetlights and Electric Service and in accordance with the requirements of the electric utility.”

**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 Five Hundred and No/100 Dollars (\$500.00). 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 and publication as required by law.

**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 May, 2021.

\_\_\_\_\_  
Jason Perez, Mayor

**ATTEST:**

\_\_\_\_\_  
Frances Aguilar, City Secretary



# Above-Ground Utilities in Residential Neighborhoods

A Distinct Difference Aesthetically

# The Issue:

- City of Angleton staff members have received numerous complains from residents, developers, builders, and appointed officials that the above-ground utilities placed in front yards of single-family home neighborhoods is unsightly, presents safety hazards, adversely affects the potential value of residential property, and is not a cost-effective alternative to placement of above-ground utilities in back yards.



# Types of Utilities Found in Front Yards

- Above-ground utilities found in front yards include Texas New Mexico Power transformers, Comcast cable utility cabinets, and AT&T Communications utilities.
- Often, these utility structures are large and unsightly to property owners. Utility structures also succumb to leaning awkwardly. In relation to lot size, these AGU's take up a considerable amount of front yard space.
- Many residential front yards have more than one type of above-ground utility.
- Mowing around multiple AGU's is cumbersome, because a mower doesn't fit between boxes and other clustered utility structures.
- Below ground utilities include water and wastewater, are placed in the City of Angleton rights-of-way, and are part of the City's utility infrastructure system.

What do these AGU's look like, and just how large are they?



TNMP cabinet – typically placed every second or third lot (often between lots) measures 31” x 33” (not including base).



Item 1.

Clustered AGU's between front yards,  
From left to right:  
TNMP cabinet, AT&T towers, and cable

AT&T tower measures  
approximately 26" in height from the  
ground.



## Clustered AGU's

- Difficult to mow in between.
- Not uniformly placed.
- When one begins leaning, it is obvious.
- Takes up a lot of space, especially on a smaller lot.
- Developers have reported they are unable to sell lots with AGU's for potential price point.

# Leaning AGU's



- Utility companies seldomly respond to homeowner requests to correct leaning AGU structures, according to property owners.

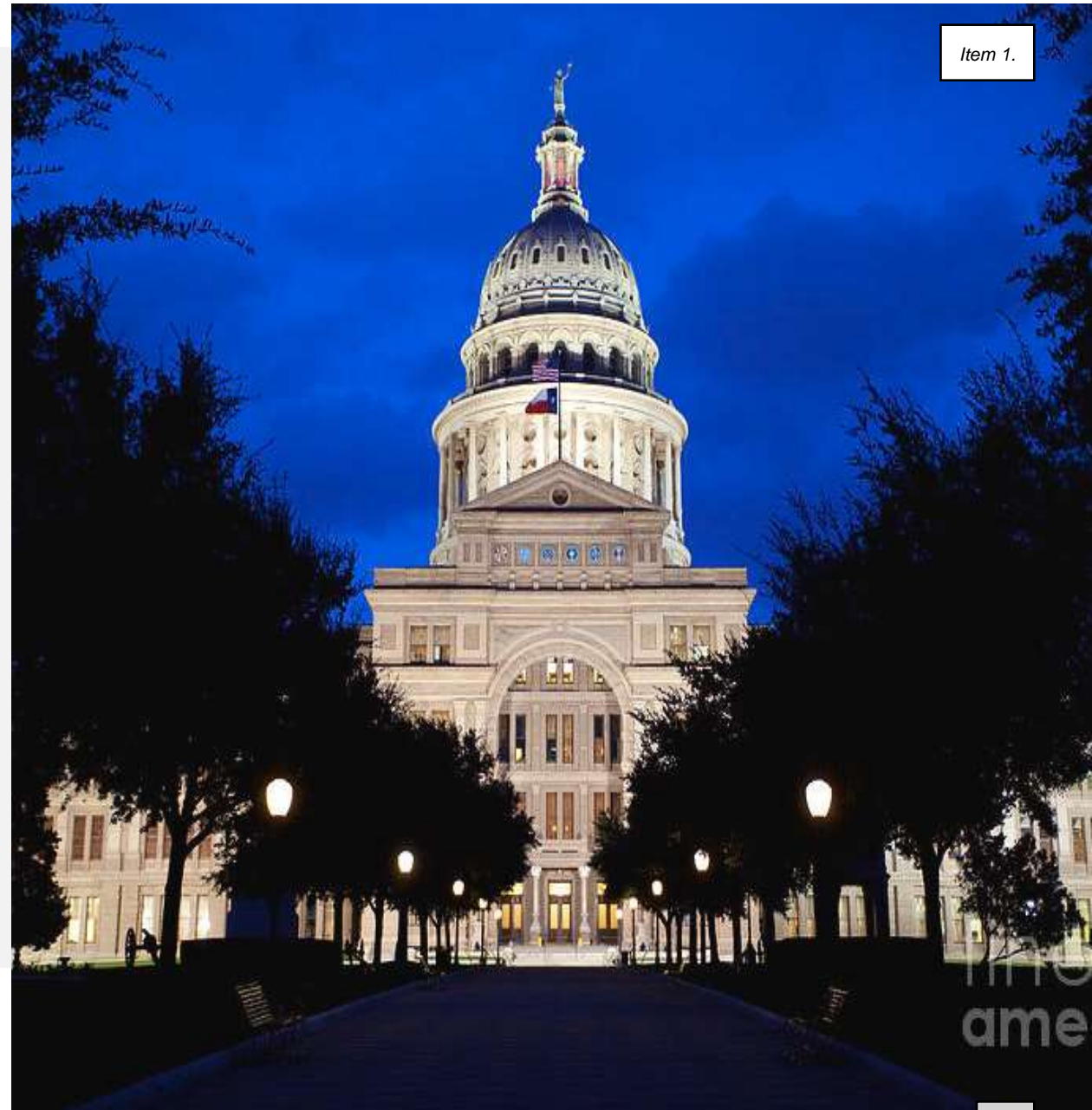


Item 1.

Although some property owners have employed creative strategies to reduce the intrusive appearance of AGU's, options are limited, and it should not be the burden of the homeowner to fund concealment of obstructive structures.

# City's Action to Assist Concerned Stakeholders

- Coordinated teleconference between TNMP and City staff and representatives on December 9, 2020.
- Facilitated follow up teleconference on March 3, 2021 between City of Angleton staff, developers in Angleton, State Representative Cody Vasut, and TNMP.
- Had meeting between City of Angleton administrative staff and TNMP executive staff on March 11, 2021



# Response from TNMP

Item 1.



Unsafe for staff to access utilities in backyards



Convenient location/more accessible from roadway for AGU's in front



Faster power restoration response times



TNMP stated no power transformers will go in backyards of new developments.

# Proximity of AGU's and BGU's

- Above ground utilities are in close proximity to the City's water and wastewater utilities – not ideal situation when a repair is necessary.
- The below GIS image shows approximate location of water (blue line) and sewer (red line) of the most recent Rosewood Development.

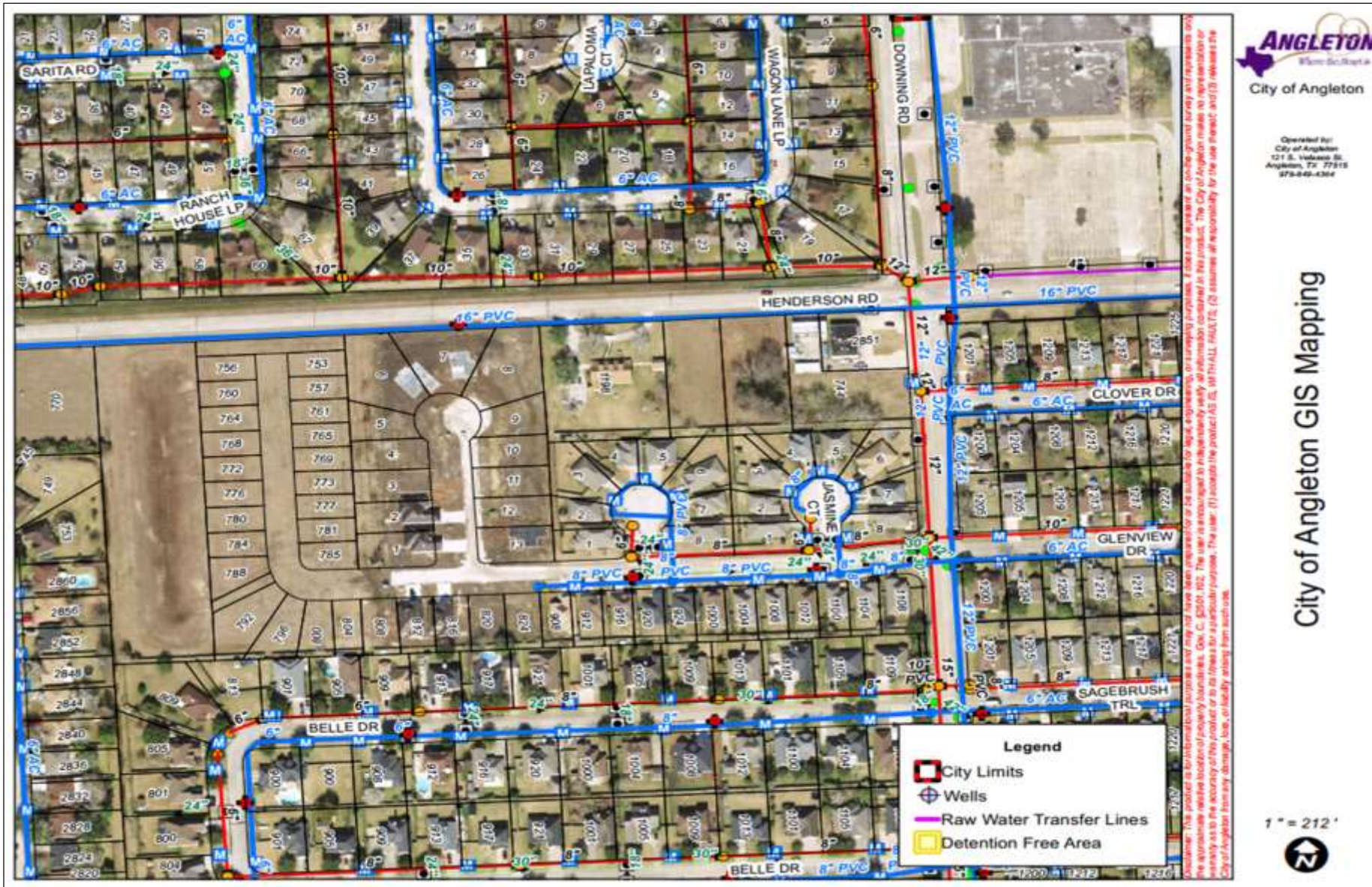
Cable utility

TNMP cabinet



City Water

(Underground utility map on next slide)



Rosewood Development – Underground Utilities Along Front Yards



# Green Trails Development (Austin Street) – AGU's and W/WW Locations

**Utility cabinets  
are placed  
approximately  
every third lot.**



Item 1.





Austin Street W/WW Line Locations



# Heritage Park, Section 2 – AGU's in Backyards (Bluebonnet Lane)

- New development not yet built-out.
- AGU's located in backyards.



# What Does the LDC Say About Above Ground Utilities?

## Sec. 23-16. - Easements.



- A. *General.* The subdivider shall dedicate utility easements as follows:
  - 1. Utility easements shall be provided in all developments, as stipulated in this section, the ACM, and where required by any utility provider.
  - 2. All utilities shall be located underground in a utility easement or within a right-of-way.
  - 3. Any utility required to be placed above ground due to the nature or scale of the utility or the technology involved, such as primary electrical service, shall:
    - a. Be placed on a steel pole or another material with comparable strength and durability; and
    - b. Be approved by the city engineer and the affected utility provider.

(Ord. No. 1-12-2018, § 1(Exh. A), 12-11-2018)

**ANY QUESTIONS?**



**East:** Single-family residential use and undeveloped land in the MH District.

**South:** Some single-family residential use and undeveloped land in the SF 7.2 District and a Planned Development District.

**West:** Single-family residential use and undeveloped land in the SF 7.2 District and the MFR-29 District.

Phillips Road is designated as a Major Collector on the Mobility Plan in this area. Pursuant to Table 23-12 Major Collector's have 70' to 80' of right-of-way, 36' of pavement and 2-3 twelve (12) foot lanes. Currently, Phillips Road does not currently meet this standard.

The proposed rezoning is consistent (in part) with the Future Land Use Plan and is supported by other policies of the Comprehensive Plan. With use and design standards as part of the PD to mitigate potential impacts, it would be consistent with current surrounding land uses and zonings. The list of standards is Exhibit B of the attached ordinance.

**RECOMMENDATION:**

Staff recommends approval of the ordinance to rezone an approximate 7.22 acres of land from the Manufactured Home (MH) District to the Commercial-General (C-G) District with the Planned Development Overlay (CG-PD).

**SUGGESTED MOTION:**

I move we recommend approval of the ordinance to rezone an approximate 7.22 acres of land from the Manufactured Home (MH) District to the Commercial-General (C-G) District with the Planned Development Overlay (CG-PD).

238 East Phillips Road 7.22 Acres

Proposal to Rezone from MH to PD with Request to have Commercial General as  
Underlying District

Hi I bought this Property with the intent of building my Personal Home on it and also to run my existing Small online business Pipelinerscloud.com This online business is strictly online not a storefront and will never be a store front. I have applied and received the permit to build my shop and have already purchased it.

The Building is 7,500 sf it will consist of Office/Warehouse. About 1,250 sf will be for office use and the 6,250 sf will be storage warehouse use. We have a total of 3 employees at the moment plus me and my wife.

Below are some points that I wish to emphasize so yall can take into consideration when deciding the faith of my rezoning proposal.

1. We will have a 60' Landscaped buffer from shop to property line with a Wooden Privacy fence or appropriate natural non invasive bamboo(as shown on site plan)
2. With the Landscaped Buffer the closest neighbor's home will be about 128' to 160' from neighbors back porch to the shop according to Google Earth.
3. The Apartments cady corner in adjacent property will have about 85' of Landscaped buffer to the shop this Could be increased if needed by Giving one side more buffer
4. Entrance to the property would be at about ¼ mile from 288 business
5. Vehicle traffic will not be greatly increased due to it not being a store front. Big truck traffic will also be minimal and will be maybe 1 day a week or UPS trucks 5 times a week. I know that the width of the road is not suitable for big truck traffic but trucks will turn around Inside property and head back to 288 business. Big Trucks are not much wider than current school buses that safely travel that road everyday.
6. I have the construction loan in place and the shop bought and have until OCT 2021 to have the building built before it rolls over into a mortgage. The building permit itself is good until 5/31/2021. Due to financials obligations and Capital already in project I would like to have an Ok or Denial in a timely manner and anything I need to do to get that ok or denial let me know and I will get on it immediately.
7. Work hrs will be from 8am to 530 pm
8. We will have absolutely no Industrial hazardous materials.
9. Shop will not be very visible from east phillips due to it being built about 128' behind the residential property already there.( see site Plan)
10. From Street view Property will look Like a normal Residential Homestead
11. Below are the Signatures of Adjacent Property Owners and I have their Support

Any Question Don't Hesitate to Call me at 979 480-3939

Josue Amronza 979 922-2626

Michael Van Horn 979 319 6129 - I agree  
979-997-0007 agree

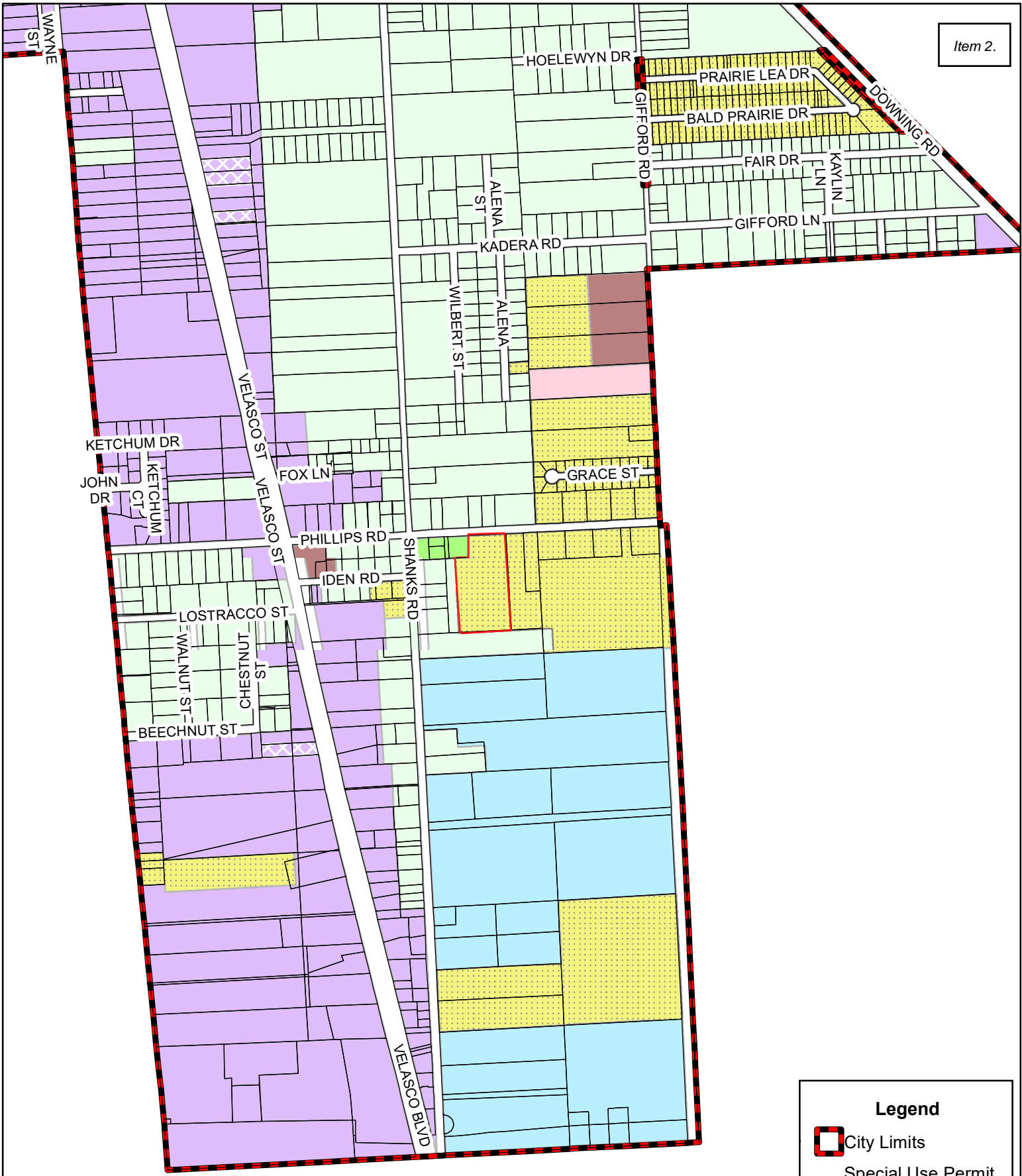
Don Jones

Sung Dey 979 997 0087

Errol E Perry 979 997 - 22 68

Errol E PERRY PRICE 979-900-7437

Item 2.



**Legend**

- City Limits
- Special Use Permit

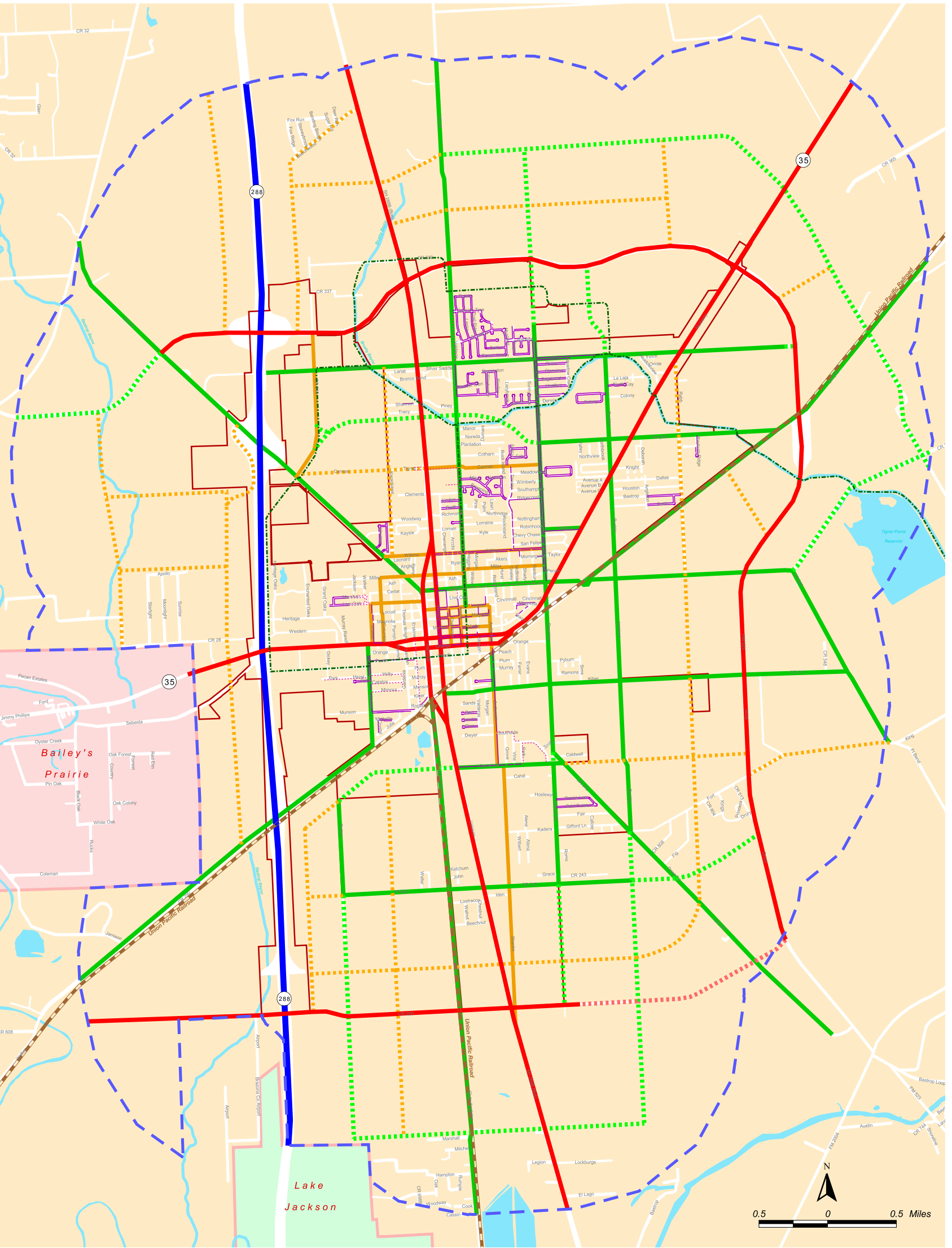
*Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.*



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

# City of Angleton GIS Mapping

1" = 956'



h:\planning\391890 - angleton comprehensive plan\angleton\_comp\_plan7.apr (Fig4.1:Mobility Plan:11P)

05 JAN 05 11:37

Figure 4.1  
Mobility Plan

- |  |                          |  |                      |
|--|--------------------------|--|----------------------|
|  | Existing Freeway         |  | Rail                 |
|  | Existing Arterial        |  | Existing Sidewalk    |
|  | Existing Major Collector |  | Proposed Sidewalk    |
|  | Existing Minor Collector |  | Proposed Trail       |
|  | Proposed Arterial        |  | Angleton Study Area  |
|  | Proposed Major Collector |  | Angleton City Limits |
|  | Proposed Minor Collector |  |                      |

**ORDINANCE NO. 20210525-000**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING AN APPROXIMATE 7.22 ACRES FROM CHAPTER 28 ZONING, ARTICLE III, SECTION 28-54 MANUFACTURED HOME (MH) DISTRICT TO CHAPTER 28, ARTICLE III, SECTION 28-57 COMMERCIAL-GENERAL (C-G) AND ARTICLE III, SECTION 28-62 PLANNED DEVELOPMENT OVERLAY (CG-PD) OF THE CODE OF ORDINANCES, CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.**

**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 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 May 6, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Mr. Manuel Gonzalez to rezone an approximate 7.22 acres from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas following lawful publication of the notice of said public hearing; and

**WHEREAS**, on May 6, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by May 6, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Mr. Manuel Gonzalez to rezone an approximate 7.22 acres from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas be approved; and

**WHEREAS**, on May 25, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Mr. Manuel Gonzalez to rezone an approximate 7.22 acres from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas; and

**WHEREAS**, on May 25, 2021 the City Council of the City of Angleton, Texas approved the request by Mr. Manuel Gonzalez to rezone an approximate 7.22 acres from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-

57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas; and

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

**WHEREAS**, the City Council desires to rezone an approximate 7.22 acres from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas;

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

**SECTION 1.** 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 purpose and intent of the Planned Development Overlay District is as follows: to create a district which allows land utilization not permitted by other districts in the Zoning Ordinance of the City of Angleton, Texas and which ensures the compatibility of land uses, and allows for the adjustment of changing demands to meet the current needs of the community by meeting one or more of the following purposes:

- a. To provide for a superior design on lots or buildings;
- b. To provide an appropriate balance between the intensity of development and the ability to provide adequate supporting public facilities and services; and
- c. To provide an exceptional streetscape; and
- d. To meet or exceed the standards of the zoning ordinance.

**SECTION 3.** The request by Mr. Manuel Gonzalez to rezone an approximate 7.22 acres, as described and depicted in Exhibit “A,” from Chapter 28 Zoning, Article III, Section 28-54 Manufactured Home (MH) District to Chapter 28 Article III, Section 28-57 Commercial-General (C-G) and Article III, Section 28-62 Planned Development Overlay (CG-PD) of the Code of Ordinances, City of Angleton, Texas be approved and are subject to the standards and requirements listed in Exhibit “B.”.

**SECTION 4.** 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 the Ordinance occurs shall constitute a separate offense.

**SECTION 4.** 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.** 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 on or more parts.

**SECTION 6.** This ordinance shall be effective and in full force immediately upon its adoption.

**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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED THIS THE 25<sup>th</sup> DAY OF MAY 2021.**

CITY OF ANGLETON, TEXAS

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Jason Perez  
Mayor

ATTEST:

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Frances Aguilar, TRMC, CMC  
City Secretary



**EXHIBIT “B”****Permitted Uses for 238 Phillips Road Planned Development Overlay District:**

1. Single-Family Detached Dwelling Units and Accessory Structures
2. Office/Warehouse Use

**Development Requirements for 238 Phillips Road Planned Development Overlay District)**

- (1). Unless otherwise detailed here, all non-residential uses shall comply with the requirements and standards of the Commercial-General (C-G) District.
- (2). Unless otherwise detailed herein, all residential use shall comply with the requirements and standards of the Single-Family Residential 6.3 (SF-6.3) District.
- (3). Unless otherwise detailed herein all uses shall be compliant with all requirements of the Code of Ordinances of the City of Angleton.
- (4). Outdoor Storage is prohibited.
- (5). Maximum square footage of Office/Warehouse use is 7,500 square feet in one (1) building.
- (6). An eight (8) foot privacy fence shall be provided along the western property line and along the southern side of the proposed office/warehouse building.
- (7). Parking: Parking shall be limited to surfaces paved with concrete.
- (8). Landscaping: At least 4 large trees as detailed in Section 28-102.(b).(3) shall be planted along the Phillips Road frontage within one (1) year of the date of approval of this ordinance. The trees shall be planted within the first one-hundred (100) of lot depth and be placed to avoid utility lines. At planting each tree shall be a minimum of 7 feet in height and 3” in diameter as measured at four (4) feet above grade.
- (9). Signs: One monument sign consistent with Chapter 21.5 Signs of the Code of Ordinances of the City of Angleton is permitted.
- (10). Outdoor Storage: Outdoor storage is prohibited.
- (11). No barbed wire, electrical or chain link fencing is permitted.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 6, 2021

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

**AGENDA CONTENT:** Discuss and consider possible action on a request to approve the Final Replat of the Reserve. The subject property consists of 155.61-acre tract of land located at the southwest corner of Business 288 and CR 220 in the City of Angleton Extraterritorial Jurisdiction (ETJ).

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None **FUNDS REQUESTED:** None

**FUND:** None

**EXECUTIVE SUMMARY:**

This is a request for a recommendation of approval of the final replat of the Reserve. The subject property consists of a total of 155.61-acres located at the southwest corner of the Business 288/CR 220 intersection in the City of Angleton ETJ. The proposed one lot subdivision will be the location of 837 manufactured home rental sites. Accompanying this agenda summary are the City Engineer's comments. Except as otherwise noted in the City Engineer's memo, the proposed final replat meets all City of Angleton requirements.

**RECOMMENDATION:**

Staff recommends approval of the proposed final replat of the Reserve.

**SUGGESTED MOTION:**

I move we recommend approval of the proposed final replat of the Reserve.

May 3, 2021

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

Re: On-Going Services  
Final Plat and Plan Review of The Reserve in Angleton – 3<sup>rd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10283980

Dear Mr. Reeves:

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

1. The Angleton Drainage District provided a letter of approval, dated October 14, 2020, with stipulations noted and is provided as an attachment in this review. No additional action is required.
2. Brazoria County has provided construction review of the proposed construction plans. The Owner and Contractor shall provide coordination with The County for construction requirements prior to commencing any work.
3. The proposed subdivision shall meet all applicable City of Angleton requirements including those outlined in any Agreements with the City.
4. For future phases, plans and any applicable platting shall be provided per City of Angleton requirements.

HDR takes no objection to the proposed The Reserve in Angleton plat and plans with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the plat, construction drawings and calculations are signed, dated, and sealed by a professional engineer and surveyor licensed to practice in the State of Texas, which therefore conveys the engineer'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.

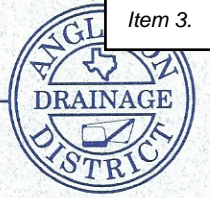
Javier Vasquez, P.E., CFM  
Project Engineer

cc: Files (10283980/20-007)

Attachments

# ANGLETON DRAINAGE DISTRICT

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



October 14, 2020

Holigan Communities Inc.  
14114 Dallas Parkway, Suite 265  
Dallas, Texas 75254

Re: Drainage and Detention Plan  
The Reserve Angleton, Phase I  
County Road 220, Angleton, TX

Dear Sir/Madam:


During the regular public meeting of the Angleton Drainage District held October 13, 2020, the Board of Supervisors unanimously approved the drainage and detention plan for The Reserve at Angleton, Phase I, as presented.

As presented, The Reserve at Angleton is a planned 825 space Manufactured Home Development on 155.61 acres. The site is on the west side of the railroad tracks in the southwest corner of CR 220 and CR 288 (Old Angleton Road) intersection. The west boundary of the tract is Angleton Drainage District's 7 Ditch. The site is in Brazoria County and the City of Angleton's ETJ. The submitted design is for Phase One which is the development of 305 spaces on the northerly 46.47 acres of the 155.61 acre tract. The site is in the Bastrop Bayou Drainage Area BB 16 which has an allowable 100-Year Storm Runoff rate of 0.59 cfs/acre. (0.59 cfs/acre\*46.47 acres = 27.42 cfs). The design drawings include a 48-inch outfall pipe into 7 Ditch with a 24-inch long 24-inch pipe grouted in the end to act as the restrictive outlet. Outfall erosion protection into 7 Ditch is accomplished by the proposed installation of slope paving to the toe of the ditch with cutoff boards installed to prevent undermining. The detention requirements of the design analysis computed 27.46 acre-feet of detention. This computes to a rate of 0.59 acre-foot/acre (27.42 acre-feet/47.46 acres). The design includes a detention pond in the south area of the Phase One's 14.67 acre development. The pond and outfall ditch to 7 Ditch provide 28.32 acre-feet of detention volume with 12-inches of freeboard.

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

Approval of this drainage and detention plan in no way represents that Holigan Communities, Inc., & The Reserve at Angleton, Phase I has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

  
David B. Spoor, Chairman  
Angleton Drainage District

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL HOLIGAN, Managing Member of HOLIGAN COMMUNITIES, INC., does hereby adopt this plat designating the hereinabove described property as THE RESERVE IN ANGLETON 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 parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements 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.

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 map is called "Drainage and Detention Easement."

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 map is called "Drainage and Detention Easement."

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF BRAZORIA

The owner of land shown on this plat, in person, 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.

MICHAEL HOLIGAN
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned, personally appeared MICHAEL HOLIGAN, 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

FIELD NOTES FOR 155.610 ACRE TRACT

Being a tract of land containing 155.610 acres (6,778,372 square feet), located within the Edwin Waller Survey, Abstract Number (No.) 134, in Brazoria County, Texas; Said 155.610 acres being all of Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, a part of Block 7, a part of Block 8 and a part of Block 14, a part of the subdivision of the west 1/2 of the Edwin Waller League, Volume (Vol.) 19, Page 165 of the Brazoria County Deed Records (B.C.D.R.); Said 155.610 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 5/8-inch iron rod with cap found on the west line of the Missouri Pacific Railroad (one hundred foot right-of-way (R.O.W.)) on the south R.O.W. line of County Road 220 (width varies, Vol. 1322, Page 773 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west line of said Railroad, South 05 degrees 09 minutes 44 seconds East, a distance of 2,953.54 feet to a 1/2-inch iron rod with cap found at the northeast corner of a called 1.12 acre tract recorded in the name of Larhett Gene Tribble and Artist Dan Tribble, III under Brazoria County Clerk's File (C.C.F.) No. 2015026361, for an angle point;

THENCE, with the north lines of said 1.12 acre tract and a called 3.00 acre tract recorded in the name of Eddie Gentry and Tameia Gentry under B.C.C.F. No. 2008037325, South 86 degrees 22 minutes 40 seconds West, a distance of 796.05 feet to a 1/2-inch iron rod with cap found at the northwest corner of said 3.00 acre tract, for an interior corner of the herein described tract;

THENCE, with the west lines of said 3.00 acre tract and a called 12.00 acre tract recorded in the name of Eddie Gentry and Tameia Gentry under B.C.C.F. No. 1995026416, South 03 degrees 37 minutes 20 seconds East, a distance of 803.73 feet to a 1/2-inch iron pipe found at the southwest corner of said 12.00 acre tract, for an interior corner of the herein described tract;

THENCE, with the south lines of said 12.00 acre tract, the following three (3) courses:

- 1. North 86 degrees 22 minutes 40 seconds East, a distance of 527.15 feet to a 1-inch iron pipe found for an angle point;
2. South 77 degrees 56 minutes 00 seconds East, a distance of 69.23 feet to a 1-inch iron pipe found for an angle point;
3. North 87 degrees 22 minutes 47 seconds East, a distance of 223.44 feet to a 1/2-inch iron rod found on the west line of said Railroad, at the southeast corner of said 12.00 acre tract, for an angle point;

THENCE, with the west line of said Railroad, South 06 degrees 04 minutes 57 seconds East, a distance of 11.91 feet to a 1/2-inch iron rod found at the northeast corner of a called 30.09 acre tract (Tract 2) recorded in the name of Airgos USA, LLC under B.C.C.F. No. 2017017266, for the northeast corner of the herein described tract;

THENCE, with the north line of said 30.09 acre tract, South 87 degrees 07 minutes 49 seconds West, at a distance of 2,379.94 feet, continue in all a 5/8-inch iron rod with cap found on the bank of a ditch for reference, continue in all a distance of 2,449.56 feet to a point at an interior corner of a called 23.283 acre tract recorded in the name of Lauren B. Buchanan under B.C.C.F. No. 2013035594, for the southwest corner of the herein described tract;

THENCE, with the east line of said 23.283 acre tract, North 03 degrees 18 minutes 33 seconds West, a distance of 2,430.61 feet to a point for the southwest corner of a called 8.255 acre tract (Tract 1) recorded in the name of Lauren B. Buchanan under B.C.C.F. No. 2012027896, for the west northwest corner of the herein described tract;

THENCE, with the south line of said 8.255 acre tract, North 81 degrees 39 minutes 06 seconds East, at a distance of 89.46 feet to a 1/2-inch iron rod with cap found for reference, continue in all a distance of 901.14 feet to a 1/2-inch iron rod with cap found at the southeast corner of said 8.255 acre tract, for an interior corner of the herein described tract;

THENCE, with the east line of said 8.255 acre tract, North 02 degrees 07 minutes 57 seconds East, a distance of 780.89 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of said 8.255 acre tract, at the southeast corner of a called 2.048 acre tract recorded in the name of Timothy Shawn Land under B.C.C.F. No. 2020037048, for an angle point;

THENCE, with the east line of said 2.048 acre tract, North 03 degrees 25 minutes 59 seconds West, a distance of 15.25 feet to a 1/2-inch iron rod with cap found at the southwest corner of a called 1.00 acre tract (Tract 3) recorded in the name of Lamm Sain Holdings, LLC under B.C.C.F. No. 2011043234, for a northwesterly corner of the herein described tract;

THENCE, with the south line of said Tract 3, North 82 degrees 43 minutes 59 seconds East, a distance of 209.42 feet to a 1/2-inch iron rod found at the southeast corner of said Tract 3, for an interior corner of the herein described tract;

THENCE, with the east line of said Tract 3, North 03 degrees 09 minutes 32 seconds West, a distance of 201.25 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of said Tract 3, at the southeast corner of a called 1.00 acre tract (Tract 2) recorded in the name of Lamm Sain Holdings, LLC under B.C.C.F. No. 2011043234, for an angle point;

THENCE, with the east line of said Tract 2, North 03 degrees 04 minutes 26 seconds West, a distance of 216.51 feet to a 5/8-inch iron rod found on the south R.O.W. line of said County Road 220, at the northeast corner of said Tract 2, for the north northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said County Road 220, North 82 degrees 40 minutes 01 seconds East, a distance of 60.19 feet to a 1/2-inch iron rod found at the northwest corner of a called 1.00 acre tract (Tract 1) recorded in the name of Lamm Sain Holdings, LLC under B.C.C.F. No. 2011043234, for an angle point;

THENCE, with the west line of said Tract 1 and a called 0.9913 acre tract recorded in the name of Lamm Sain Holdings, LLC under B.C.C.F. No. 2018024208, South 03 degrees 04 minutes 23 seconds East, a distance of 407.89 feet to a 1/2-inch iron rod found at the southwest corner of said 0.9913 acre tract, for an interior corner of the herein described tract;

THENCE, with the south line of said 0.9913 acre tract, North 86 degrees 56 minutes 44 seconds East, a distance of 208.50 feet to a 1/2-inch iron rod found at the southeast corner of said 0.9913 acre tract, at the southwest corner of a called 4.0000 acre tract recorded in the name of Peltier Builders Inc. under B.C.C.F. No. 1995000231, for an angle point;

THENCE, with the south line of said 4.0000 acre tract, North 86 degrees 58 minutes 08 seconds East, a distance of 399.39 feet to a 1-1/2-inch iron pipe found at the southeast corner of said 4.0000 acre tract, for an interior corner of the herein described tract;

THENCE, with the east line of said 4.0000 acre tract, North 03 degrees 35 seconds West, a distance of 445.45 feet to a 5/8-inch iron rod found on the south R.O.W. line of said County Road 220, at the northeast corner of said 4.0000 acre tract, for an angle point;

THENCE, with the south R.O.W. line of said County Road 220, North 86 degrees 57 minutes 12 seconds East, a distance of 477.15 feet to the POINT OF BEGINNING of the herein described tract.

KNOW ALL MEN BY THESE PRESENTS:

That I, DOUGLAS B. ROESLER, 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: DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

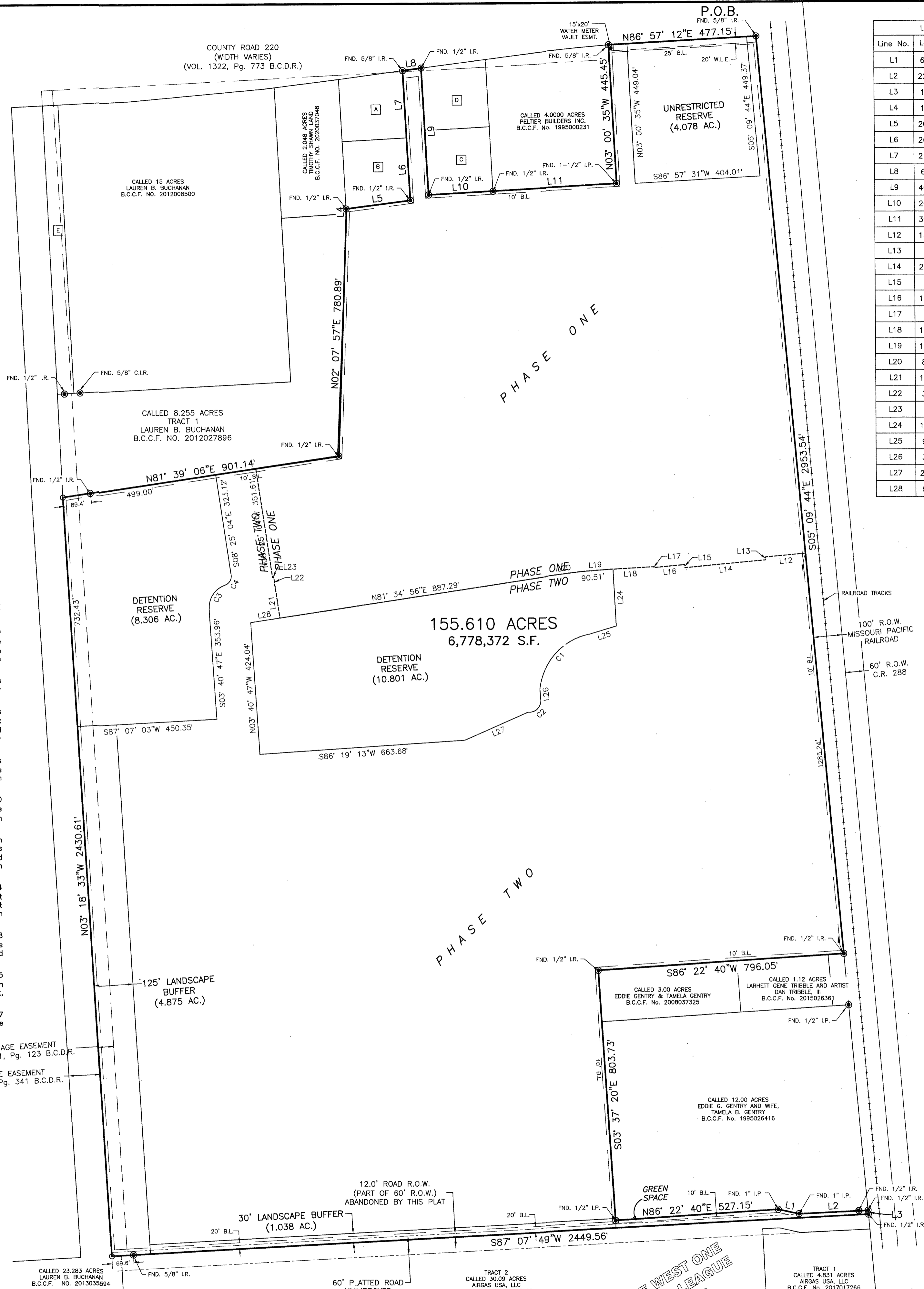
KNOW ALL MEN BY THESE PRESENTS:

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 monuments shown thereon were properly placed under my supervision.

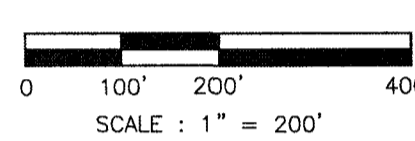
SIGNED: DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

Ownership Chart table with columns A, B, C, D, E and rows for Lamm Sain Holdings, LLC and Lauren B. Buchanan.

Curve Table with columns Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance.



Line Table with columns Line No., Length, Direction.



- NOTES:
1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0610K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. 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.
4. 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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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. SIDEWALKS SHOULD BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
10. PROJECT BENCHMARK: NGS MONUMENT ANGLETON (AW1178)- A BRASS DISK SET IN CONCRETE ON THE NORTH SIDE OF COUNTY ROAD 220, APPROXIMATELY 0.8 MILE NORTHEAST OF INTERSECTION OF SH 288. ELEVATION = 25.81 FEET, NGVD29
SITE BENCHMARKS:
BM 1 - A 600 NAIL SET IN A POWERPOLE ON THE SOUTH LINE OF COUNTY ROAD 220, AT THE NORTHEAST CORNER OF THE SURVEYED TRACT. ELEVATION = 21.59 FEET, NGVD29
BM 2 - A BOX CUT IN A CONCRETE HEADWALL ON THE SOUTH LINE OF COUNTY ROAD 220, NEAR THE CROSSING OF ANGLETON DITCH 7. ELEVATION = 20.25 FEET, NGVD29
11. THE REASON FOR THIS REPLAT IS TO COMBINE LOTS 2,3,4,5,6,9,10,11,12 AND 13, A PART OF LOTS 1,7,8,14 AND 15, BLOCK 7 A PART OF BLOCK 8 AND A PART OF A 60' ABANDONED ROAD INTO ONE LOT.
12. THE DEVELOPER OR PROPERTY OWNER ASSOCIATION WILL MAINTAIN THE RESERVES.

FINAL REPLAT THE RESERVE IN ANGLETON SUBDIVISION A 155.610 ACRE, 1 RESERVE, 1 BLOCK SUBDIVISION. Includes contact information for Baker & Lawson, Inc. and drawing details.

SUBDIVISION OF THE WEST ONE HALF OF THE E. WALLER LEAGUE VOL. 19, Pg. 165 B.C.D.R.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 6, 2021

**PREPARED BY:** Walter E. Reeves Jr., AICP

**AGENDA CONTENT:** Discuss and consider acting upon a recommendation to approve the proposed preliminary replat of the Bayou Bend Estates Subdivision.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property consists of 15.872 acres, is in the SF-6.3 zoning district and abuts both Henderson Road and Buchta Road. The proposed preliminary replat is subdivide the property into 36 single family residential lots and 3 reserve lots. Attached is the City Engineer's memo, except as otherwise noted in the City Engineer's comments the proposed preliminary replat otherwise meets City of Angleton requirements.

### RECOMMENDATION:

Staff recommends approval of the proposed preliminary replat of the Bayou Bend Estates Subdivision.

### SUGGESTED MOTION:

I move we recommend approval of the proposed preliminary replat of the Bayou Bend Estates Subdivision.

May 3, 2021

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

Re: On-Going Services  
Review of Bayou Bend Estates Subdivision Preliminary Plat – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10283980

Dear Mr. Reeves:

HDR takes no objection to the proposed Bayou Bend Estates Subdivision Preliminary Plat as provided in this second submittal with the following exceptions noted:

1. Pending Planning and Zoning and City Council approval of the Preliminary Plat, a Final Plat shall be prepared and submitted 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 and signed and sealed by a Registered Professional Land Surveyor and Registered Professional Engineer licensed to practice in the State of Texas, which therefore conveys the surveyor's and engineer's responsibility and accountability.

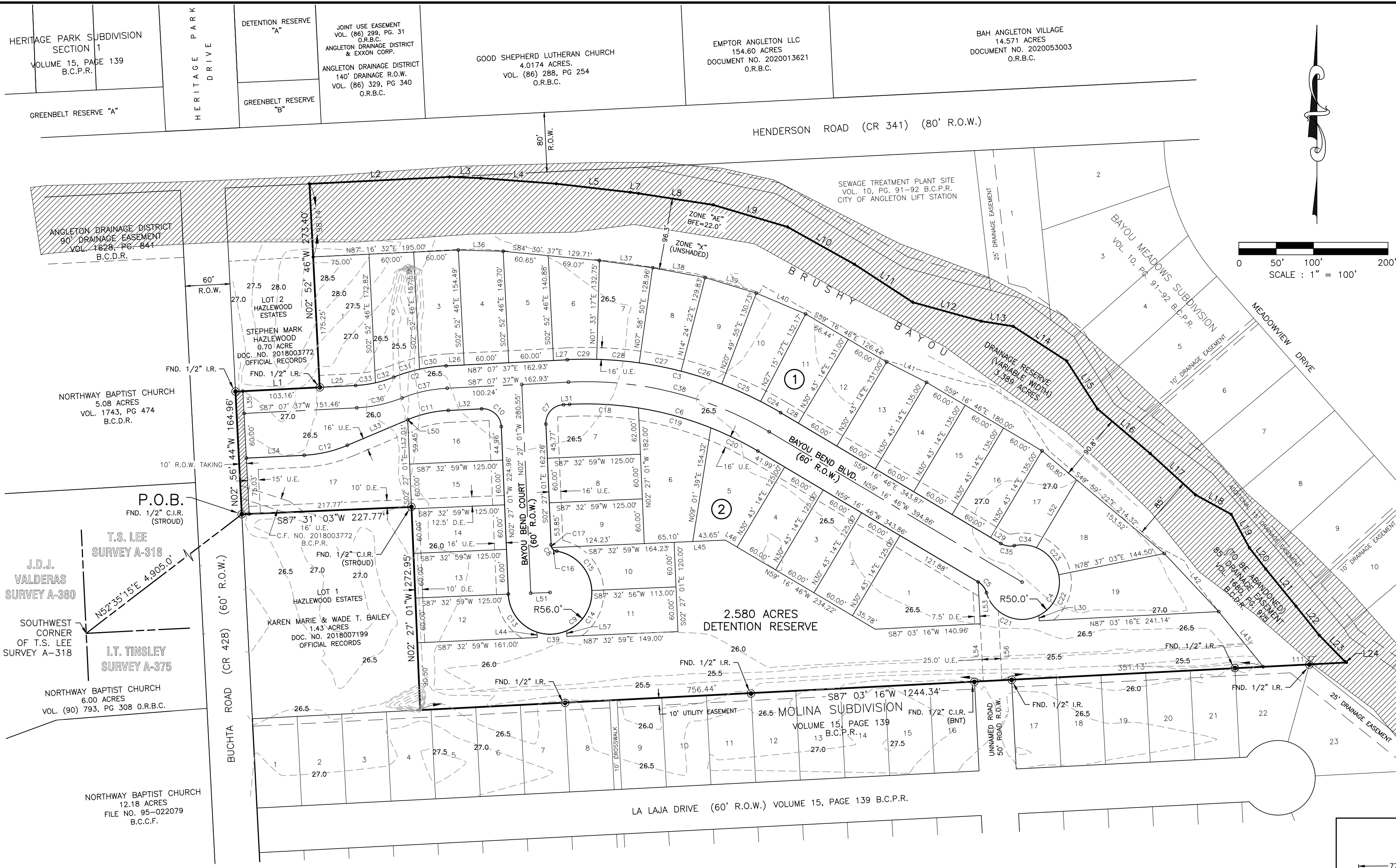
If you have any questions, please feel free to contact us at our office at (713)-622-9264.

Sincerely,  
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM  
Project Engineer

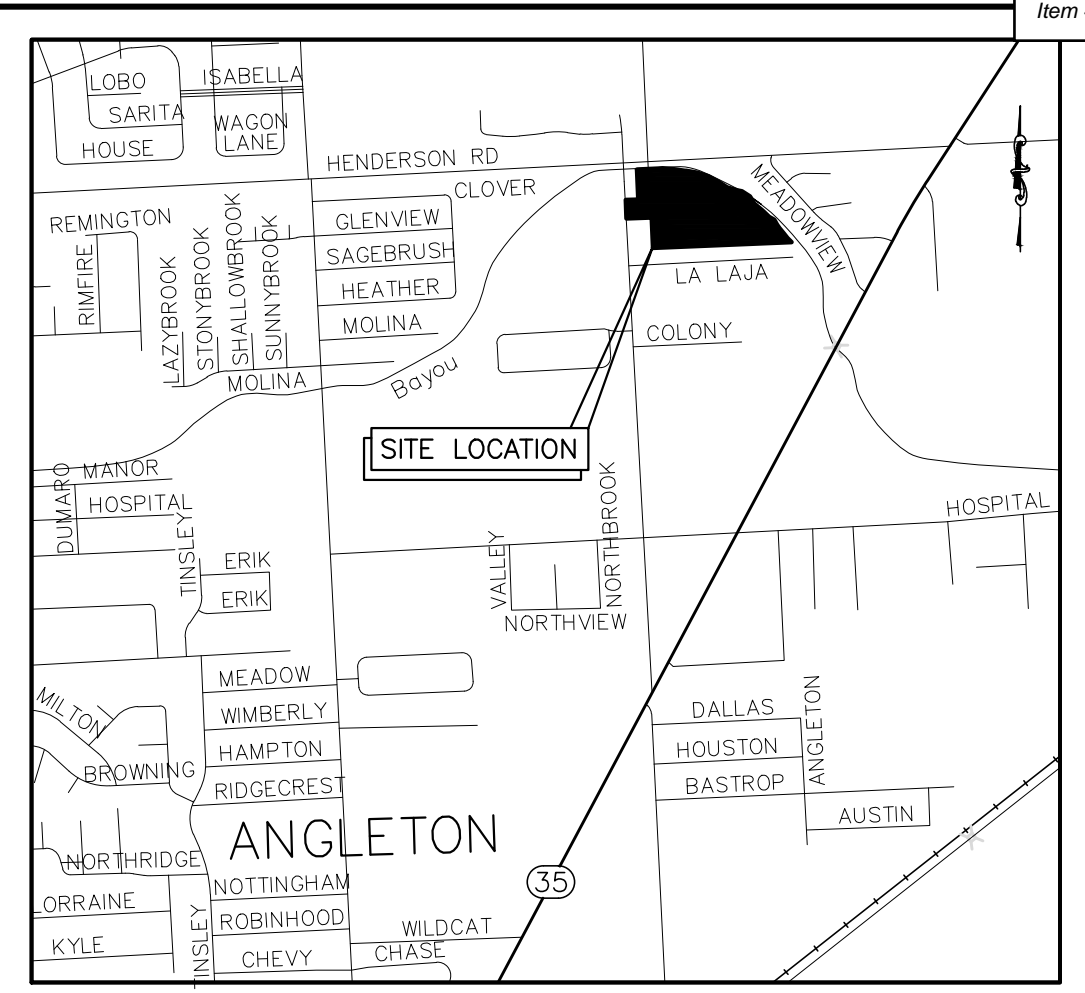
cc: Files (10283980)

Attachments



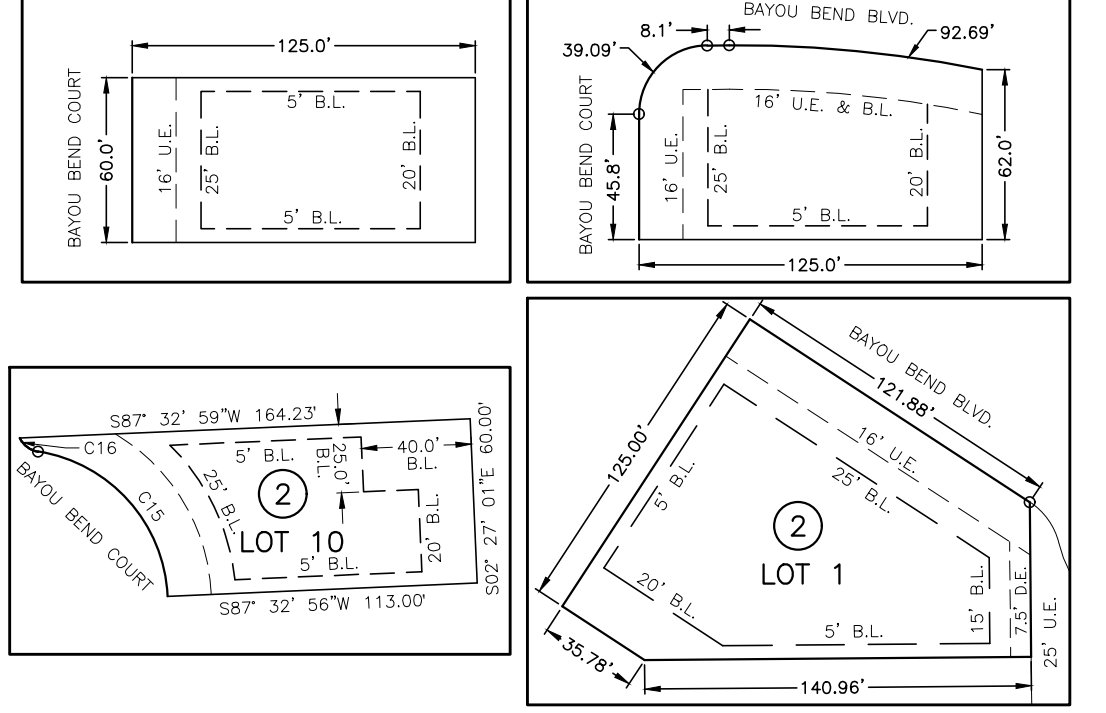
**NOTES:**

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES PARTIALLY IN ZONE "AE", BASE FLOOD ELEVATION OF 22.0 FT, AREAS WITHIN THE 1% ANNUAL CHANCE FLOOD.
- REFERENCE BENCHMARK: NOS MONUMENT R1182 (PID AW1171): A BRASS DISK STAMPED R182 SET ON CONCRETE CURB OF BRIDGE ON THE NORTH SIDE OF COUNTY ROAD 171, APPROXIMATELY 275 FEET SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NAVD29
- 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.
- 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 GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
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- 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.
- THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE, PER LDC SEC. 23-19 RESERVATION. THE 3.389 ACRE DRAINAGE RESERVE WILL BE MAINTAINED BY THE ANGLETON DRAINAGE DISTRICT.
- LOTS BLK 2, LOTS 12-15, AND 17 SHALL NOT BUILD FENCES ACROSS THE DRAINAGE EASEMENT.
- SIDEWALKS SHALL BE REQUIRED IN ALL LOCATIONS THAT ADJOIN PUBLIC STREETS ON BOTH SIDES OF THE STREET, PER LDC SEC. 23.14 SIDEWALKS AND ACCESSIBILITY.
- BLOCK 2 LOT 17 SHALL HAVE ACCESS LIMITED TO THE 88.1' WIDE BOUNDARY ON THE NORTH EAST CORNER OF THE PROPERTY.
- ALL REAR BUILDING LINES SHALL BE 20 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 16 FEET FOR CORNER LOTS ADJACENT TO THE RIGHT-OF-WAY, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT OF THE BUILDING LINE SHALL BE 25 FEET.



VICINITY MAP  
N.T.S.

**TYPICAL INTERIOR LOT**      **TYPICAL CORNER LOT**



Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	52.48'	160.00'	18°47'33"	N77°43'49"E	52.25'
C2	72.16'	220.00'	18°47'33"	S77°43'49"W	71.84'
C3	299.02'	510.00'	33°35'37"	N76°04'35"W	294.76'
C4	231.84'	50.00'	265°40'01"	N30°43'14"E	73.33'
C5	18.69'	25.00'	42°50'03"	N37°51'47"W	18.26'
C6	263.84'	450.00'	33°35'37"	N76°04'35"W	260.08'
C7	39.09'	25.00'	89°34'38"	S42°20'18"W	35.22'
C8	12.33'	9.00'	78°27'50"	S41°40'56"E	11.38'
C9	252.80'	56.00'	258°38'40"	N48°24'33"E	86.64'
C10	39.45'	25.00'	90°25'22"	N47°39'42"W	35.49'
C11	55.96'	160.00'	20°02'19"	S77°06'28"W	55.67'
C12	59.46'	170.00'	20°02'19"	N77°06'28"E	59.15'
C13	67.69'	56.00'	69°15'22"	S36°53'51"E	63.64'
C14	67.69'	56.00'	69°15'29"	N31°59'45"E	63.65'
C15	76.51'	56.00'	78°16'46"	N41°46'25"W	70.70'
C16	8.70'	8.64'	57°44'21"	N52°54'30"W	8.34'
C17	3.62'	7.87'	26°23'48"	N14°49'05"W	3.59'
C18	92.68'	450.00'	11°48'04"	S86°58'21"E	92.52'
C19	100.84'	450.00'	12°50'20"	S74°39'09"E	100.63'
C20	70.32'	450.00'	8°57'13"	S63°45'23"E	70.25'

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	87.33'	50.00'	100°04'40"	S66°29'06"E	76.65'
C22	65.33'	50.00'	74°51'31"	N26°02'49"E	60.78'
C23	49.03'	50.00'	56°10'44"	N39°28'19"W	47.08'
C24	30.82'	510.00'	3°27'46"	N61°00'40"W	30.82'
C25	57.20'	510.00'	6°25'33"	N65°57'19"W	57.17'
C26	57.20'	510.00'	6°25'33"	N72°22'51"W	57.17'
C27	57.20'	510.00'	6°25'33"	N78°48'24"W	57.17'
C28	57.20'	510.00'	6°25'33"	N85°13'56"W	57.17'
C29	39.41'	510.00'	4°25'40"	S89°20'27"W	39.40'
C30	35.93'	220.00'	9°21'26"	S82°26'54"W	35.89'
C31	36.23'	220.00'	9°26'11"	S73°03'05"W	36.19'
C32	25.70'	160.00'	9°12'12"	S72°56'06"W	25.67'
C33	26.78'	160.00'	9°35'25"	S82°19'54"W	26.75'
C34	30.15'	50.00'	34°33'10"	S84°50'14"E	29.70'
C35	18.69'	25.00'	42°50'00"	S80°41'47"E	18.26'
C36	62.32'	190.00'	18°47'37"	S77°43'49"W	62.04'
C37	62.32'	190.00'	18°47'37"	S77°43'49"W	62.04'
C38	281.43'	480.00'	33°35'37"	N76°04'35"W	277.42'
C39	40.90'	56.00'	41°50'59"	S87°32'59"W	40.00'

**LEGEND**

- A.E. = AERIAL EASEMENT
- B.C.D.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- O.R.C. = OFFICIAL RECORDS BRAZORIA COUNTY
- B.L. = BUILDING LINE
- BM = BENCHMARK
- C.M. = CAPMED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- FN. = FOUND
- IR. = IRON ROD
- IP. = IRON PIPE
- MH = MANHOLE
- NO. = NUMBER
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STMS.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL., Pg. = VOLUME, PAGE
- W.L.E. = WATER LINE EASEMENT
- ⊙ = FOUND IMPLEMENT AS NOTED
- = SET 5/8" C.I.R. "BAKER & LAWSON"

**DEDICATION STATEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Clint Peltier, do hereby adopt this plat designating the hereinabove described property as Bayou Bend Estates, 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. The easements 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.

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 §  
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.

Clint Peltier  
Duly Authorized Agent  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
Before me, the undersigned, personally appeared Clint Peltier 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 copacity, therein stated. Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ANGLETON DRAINAGE DISTRICT**

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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 \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

**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

**FIELD NOTES FOR 15.872 ACRE TRACT**

Being a tract of land containing 15.872 acres (691,368 square feet), located within the T.S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 15.872 acres being all of Lot 3 of the Hazlewood Estates Subdivision recorded under Plat No. 2018003772 in the Brazoria County Plat Records (B.C.P.R.); Said 15.872 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 with cap found on the east right-of-way (R.O.W.) line of Buchta Road (AKA County Road 428, sixty feet wide), at the northwest corner of Lot 1 of said Hazlewood Estates Subdivision, being the west-southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Buchta Road, North 02 degrees 56 minutes 44 seconds West, a distance of 164.96 feet to a 1/2-inch iron rod found at the southwest corner of Lot 2 of said Hazlewood Estates Subdivision, for the west-northwest corner of the herein described tract;

THENCE, with the south line of said Lot 2, North 87 degrees 07 minutes 37 seconds East, a distance of 113.13 feet to a 1/2-inch iron rod found at the southeast corner of said Lot 2, for an interior corner of the herein described tract;

THENCE, with the east line of said Lot 2, North 02 degrees 52 minutes 46 seconds West, a distance of 273.40 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the south line of Henderson Road (AKA County Road 341, eighty feet wide), at the northeast corner of said Lot 2, for the northwest corner of the herein described tract;

THENCE, with the south line of said Henderson Road, North 87 degrees 08 minutes 00 seconds East, a distance of 188.25 feet to a point in the Brushy Bayou, at the northeast corner of a drainage easement dedicated to Angleton Drainage District in Vol. 1680, Page 925 B.C.P.R., for the northeast corner of the herein described tract;

THENCE, with the north line of said Drainage easement the following twenty-one (21) courses:

- North 87 degrees 08 minutes 00 seconds East, a distance of 188.25 feet to an angle point;
- South 87 degrees 42 minutes 13 seconds East, a distance of 41.82 feet to an angle point;
- South 85 degrees 46 minutes 07 seconds East, a distance of 101.50 feet to an angle point;
- South 83 degrees 25 minutes 16 seconds East, a distance of 100.02 feet to an angle point;
- South 81 degrees 42 minutes 57 seconds East, a distance of 11.25 feet to an angle point;
- South 81 degrees 17 minutes 17 seconds East, a distance of 101.21 feet to an angle point;
- South 73 degrees 26 minutes 18 seconds East, a distance of 104.10 feet to an angle point;
- South 69 degrees 50 minutes 15 seconds East, a distance of 102.88 feet to an angle point;
- South 56 degrees 56 minutes 33 seconds East, a distance of 93.33 feet to an angle point;
- South 74 degrees 32 minutes 28 seconds East, a distance of 95.12 feet to an angle point;
- South 80 degrees 48 minutes 34 seconds East, a distance of 43.52 feet to an angle point;
- South 57 degrees 05 minutes 19 seconds East, a distance of 85.53 feet to an angle point;
- South 32 degrees 42 minutes 19 seconds East, a distance of 76.48 feet to an angle point;
- South 39 degrees 06 minutes 31 seconds East, a distance of 92.79 feet to an angle point;
- South 47 degrees 36 minutes 01 seconds East, a distance of 82.11 feet to an angle point;
- South 61 degrees 22 minutes 31 seconds East, a distance of 54.59 feet to an angle point;
- South 28 degrees 29 minutes 14 seconds East, a distance of 51.19 feet to an angle point;
- South 37 degrees 40 minutes 52 seconds East, a distance of 35.87 feet to an angle point;
- South 39 degrees 06 minutes 31 seconds East, a distance of 64.21 feet to an angle point;
- South 38 degrees 35 minutes 33 seconds East, a distance of 50.04 feet to an angle point;
- South 44 degrees 18 minutes 40 seconds East, a distance of 50.09 feet to an angle point;
- South 65 degrees 31 minutes 25 seconds East, a distance of 1.71 feet to a point for the southeast corner of said Drainage Easement and the herein described tract;

THENCE, with the south line of said Drainage Easement and the north line of Molina Subdivision, recorded under Vol. 15, Page 139 of the B.C.P.R., South 87 degrees 03 minutes 16 seconds West, a distance of 1,244.34 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of said Lot 1, for the south-southeast corner of the herein described tract;

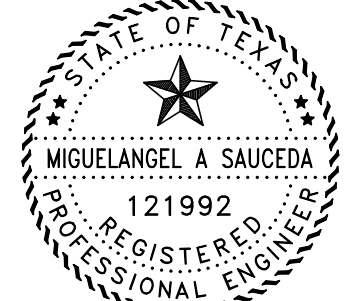
THENCE, with the east line of said Lot 1, North 02 degrees 27 minutes 01 seconds West, a distance of 272.95 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 1, for an interior corner of the herein described tract;

THENCE, with the north line of said Lot 1, South 87 degrees 31 minutes 03 seconds West, a distance of 227.77 feet to the POINT OF BEGINNING of the herein described tract.

OWNER:  
CLINT PELTIER,  
CLINT PELTIER CUSTOM HOMES  
733 TX-28 SPUR  
DANBURY TEXAS 77534  
979-481-4840  
clintpeltiercustomhomes@gmail.com

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: \_\_\_\_\_ DATE \_\_\_\_\_  
MIGUELANGEL A SAUCEDO  
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: \_\_\_\_\_ DATE \_\_\_\_\_  
DEVIN R. ROYAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6667



**REVISED:**

**PRELIMINARY REPLAT**  
**BAYOU BEND ESTATES**  
**A 15.872 ACRE, 36-LOT, 2 BLOCKS,**  
**3 RESERVE SUBDIVISION,**  
**ALL OF LOT 3 OF HAZLEWOOD ESTATES SUBDIVISION**  
**PLAT No. 2018003772 B.C.P.R.**  
**IN THE T.S. LEE SURVEY, ABSTRACT No. 318**  
**IN BRAZORIA COUNTY, TEXAS**

**B & L**  
**BAKER & LAWSON, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS**

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

PROJECT NO.: 13454	SCALE: 1" = 100'	DRAWN BY: MAS/BT
DRAWING NO.: 13454-PLAT	DATE: 04/23/2021	CHECKED BY: DRR



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 6, 2021

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

**AGENDA CONTENT:** Discussion and possible action on a request for approval of a variance to the sidewalk requirement of Chapter 23, Section 23-14.A. Sidewalks, for Lot 23A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None **FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property consists of an approximate 19,109 sq. ft. lot in the SF-7.2 zoning district. Habitat for Humanity is requesting a variance of Section 23-14.A. Sidewalks for the subject property.

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;

The property is generally flat with an existing bar ditch along the frontage of the property. While there is appears to be room behind the bar ditch to install a sidewalk the slope in that location appears to be steep enough require significant effort to install a sidewalk at this location.

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

There do not appear to be sidewalks along the respective street nor within the general vicinity.

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

The consideration is unique to the subject property. A variance would not generally set an adverse precedent for other applications.

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 along the respective streets in this area.

**RECOMMENDATION:**

Staff recommends approval of the variance to Section 23-14.A for Lot 23A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.

**SUGGESTED MOTION:**

I move we recommend approval of the variance to Section 23-14.A for Lot 23A of the Habitat for Humanity of Southern Brazoria County Caldwell Road Subdivision.



BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE

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

Applicant: DAVID EDGINGTON FOR HABITAT FOR HUMANITY SBC Phone: 979-373-4951 Cell: \_\_\_\_\_

Address: 12 CIRCLE WAY

City: LAKE JACKSON State: TEXAS Zip: 77566

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

Property owner: HABITAT FOR HUMANITY Phone: 979-285-2800 Cell: 979-373-4951

Address: 12 CIRCLE WAY

City: LAKE JACKSON State: TEXAS Zip: 77566

Applicant Signature: David Edgington Date: 4/13/21 Owner Signature: David Edgington Date: 4/13/21

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: 1247 CALDWELL ROAD, ANGLETON, TX 77515

Legal Description: LOT 23A OUT OF LOT 23, CALDWELL ROAD SUBDIVISION  
(please provide copy of metes and bounds)

Present zoning: STATE CODE C-1 Present land use: VACANT LOT

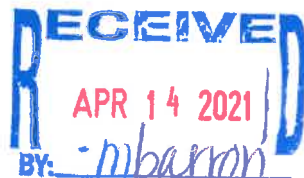
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council?  Yes  No

Have you applied for a building permit?  Yes  No Date denied: \_\_\_\_\_

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

If yes, when: \_\_\_\_\_

Please provide proof of taxes paid on this property.



REF#: 3084  
TRAN: 300.1100 Building Permits  
BUILDING PERMITS 150.00CR  
TENDERED: 150.00 CHECK

**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. Describe the variance you are requesting: NO SIDEWALKS FOR THE PROPERTY AT 1247 CALDWELL ROAD.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: DRAINAGE DITCH BETWEEN CALDWELL ROAD AND PROPERTY.

3. Do similar property conditions exist in your area? Explain: YES. DRAINAGE DITCHES ON BOTH SIDES OF CALDWELL FROM FAIRGROUNDS TO S. DOWNING ST. NO SIDEWALKS ON ANY CALDWELL RD PROPERTIES

4. Explain how your need for a variance is unique to those special property-related conditions described above:

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain:

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: SIDEWALK WILL NOT PROVIDE ACCESS TO OTHER WALKS OR PROPERTIES.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: INCREASES COST TO FUTURE HOMEOWNER WITH NO ADDITIONAL BENEFIT.

**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: DE Date: 4/13/21

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: _____

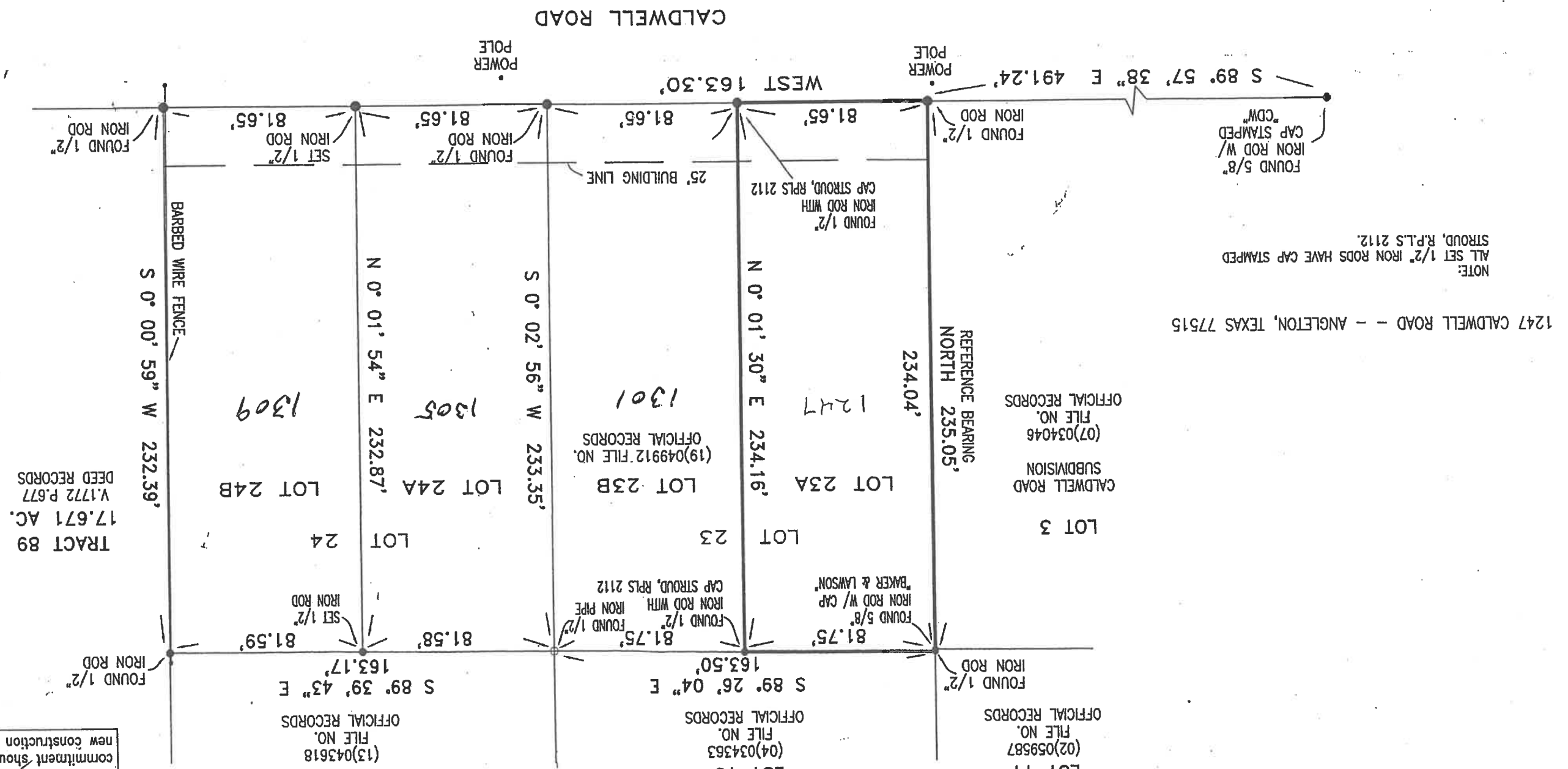
FROM THE OFFICE OF:  
RANDY L. STROUD, P.E.  
FIRM NO. 10020500  
201 SOUTH VELASCO  
ANGLETON, TEXAS 77515  
979-849-3141



CERTIFIED: *Randy L. Stroud*  
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE #2112

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JANUARY, 2021. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

A PLAT OF LOT 23A OUT OF LOT 23 OF THE HABITAT FOR HUMANITY OF SOUTHERN BRAZORIA COUNTY CALDWELL ROAD SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN CLERK'S FILE NO. (2020)019033 OF THE OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.  
SCALE: 1" = 50'  
4T 27,159  
1-8-21



NOTE:  
ALL SET 1/2" IRON RODS HAVE CAP STAMPED  
STROUD, R.P.L.S 2112.

1247 CALDWELL ROAD -- ANGLETON, TEXAS 77515

LOT 3  
CALDWELL ROAD  
SUBDIVISION  
FILE NO. (07)034046  
OFFICIAL RECORDS

LOT 23B  
OFFICIAL RECORDS  
FILE NO. (19)049912

LOT 24B  
DEED RECORDS  
V.1772 P.677  
17.671 AC.  
TRACT 89

commitment should be prepared and reviewed before any new construction begins on this tract.

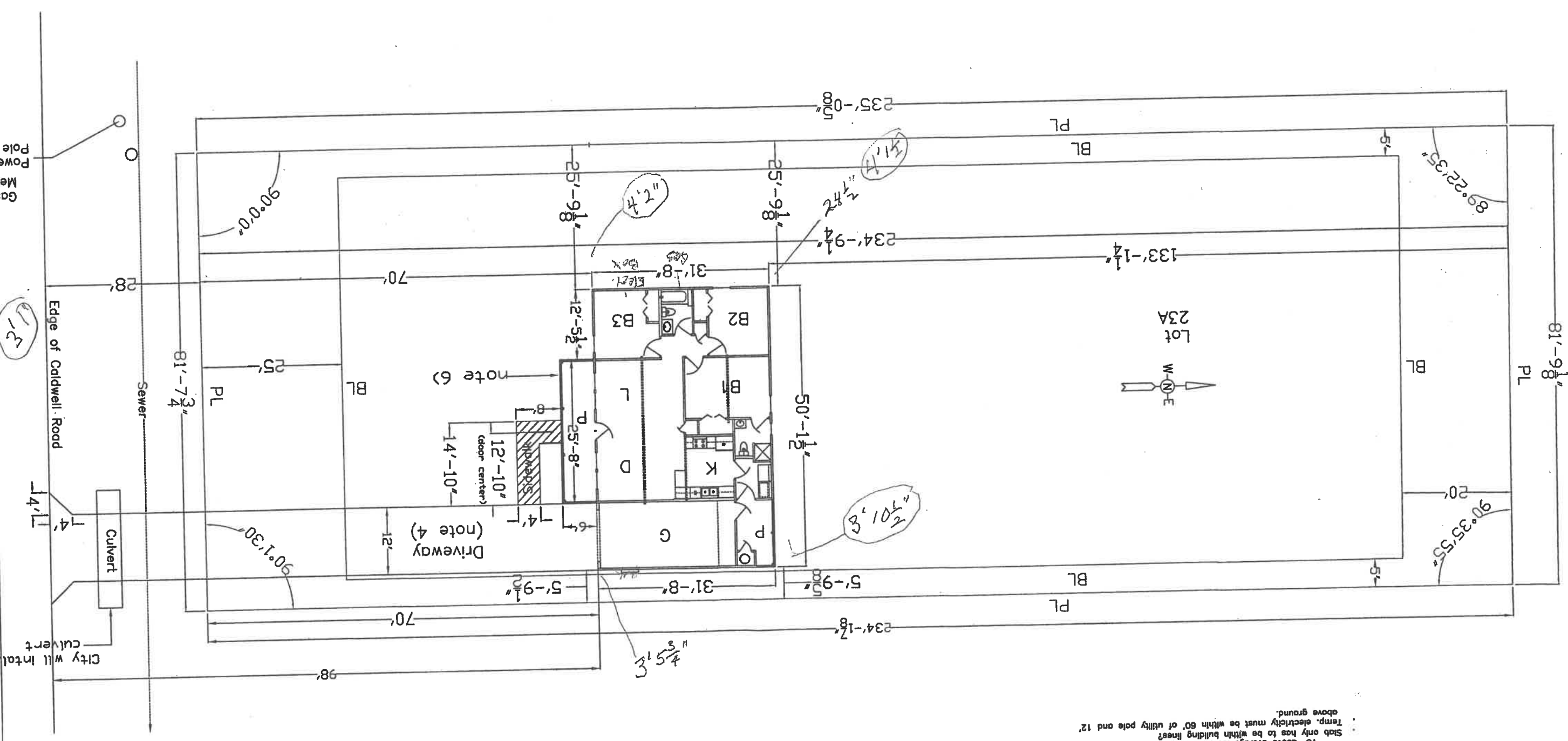
41-1268 (M-1269)

- Note 1 Driveway and sidewalk shall be 3-1/2", 3000 PSI concrete with #3 rebar mat on 16" centers with sand chairs at 36" centers (ACI 318). The driveway into any existing sidewalk or slab.
- Note 2 Sidewalk shall be centered on front door at distance shown. Ramp sidewalk level with porch and driveway, no step down at either end.
- Note 3 Driveway shall have expansion joints at 8' and 16.5' from curb and then at 12' intervals for the remaining" on length of driveway, or as per city code. Angleton requires redwood. Also see Note 5 on "SLAB/FOUNDATION" on page 5.
- Note 4 Slope driveway 1"/10' away from house and toward street. A beam at end of driveway shall be 10" deep x 10" wide to connect driveway to street.
- Note 5 Beam shall have a horizontal #5 rebar rod 3" into the top and bottom of the beam.
- Note 6 Set front porch parallel to building line (BL).

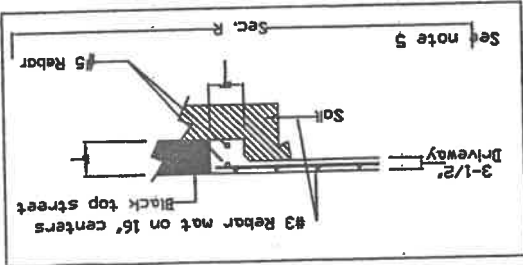
Living area	1207
Gorage area	298
Front porch area	154
Back porch area (w/o WH)	71
WH slab area	10
Driveway area to street edge	1192
Front sidewalk area	76

sq. ft.

Starting house #107, 5-20-19)



Set Backs	1.1	Frearport	> 25' from front PL	> 25' from front PL
Front building line	> 25' from front PL	Angleton	> 25' from front PL	> 25' from front PL
Back building line	> 25' from back PL	Angleton	> 20' from back PL	> 7 1/2' from back PL
Side building line	> 5' either side PL (no total)	Angleton	> 5' either side PL (10' total)	> 5' from side PL
Overhang within BL?	Slab only	Angleton	> 24" above crown	> 24" above lowest curb
Slab elev. from street	18" above center	Angleton	Eaves (no spec.)	Eaves (no spec.)
PL = Property line, solid red.	BL = Building line, dotted blue line.			



3

Disclaimers: Habitat for Humanity Southern Brazoria County use only. No liability for ongothor use.

File Date 1-19-21

Jim Erskine (volunteer)

Brazoria County Habitat for Humanity Inc.

1247 Caldwell Road Angleton, TX

PLAT 113-3

Item 5.



**Legend**  
 City Limits

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

# City of Angleton GIS Mapping

1" = 160'



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** May 6, 2021

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

**AGENDA CONTENT:** Presentation of Riverwood Ranch Section 2, discussion and possible comment on the project.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

**EXECUTIVE SUMMARY:**

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies. Riverwood Ranch is in a Planned Development zoning district and pursuant to Ordinances 20200609-006 and 20210112-014 the property is required to have a density less than 4.5 dwelling units per acre and a minimum lot width of 40 feet.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission provide comment.

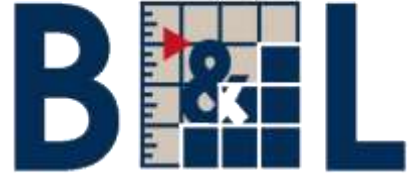
# Riverwood Ranch – Phase Two

## Angleton, Texas

April 2021



**RIVERWAY**  
PROPERTIES



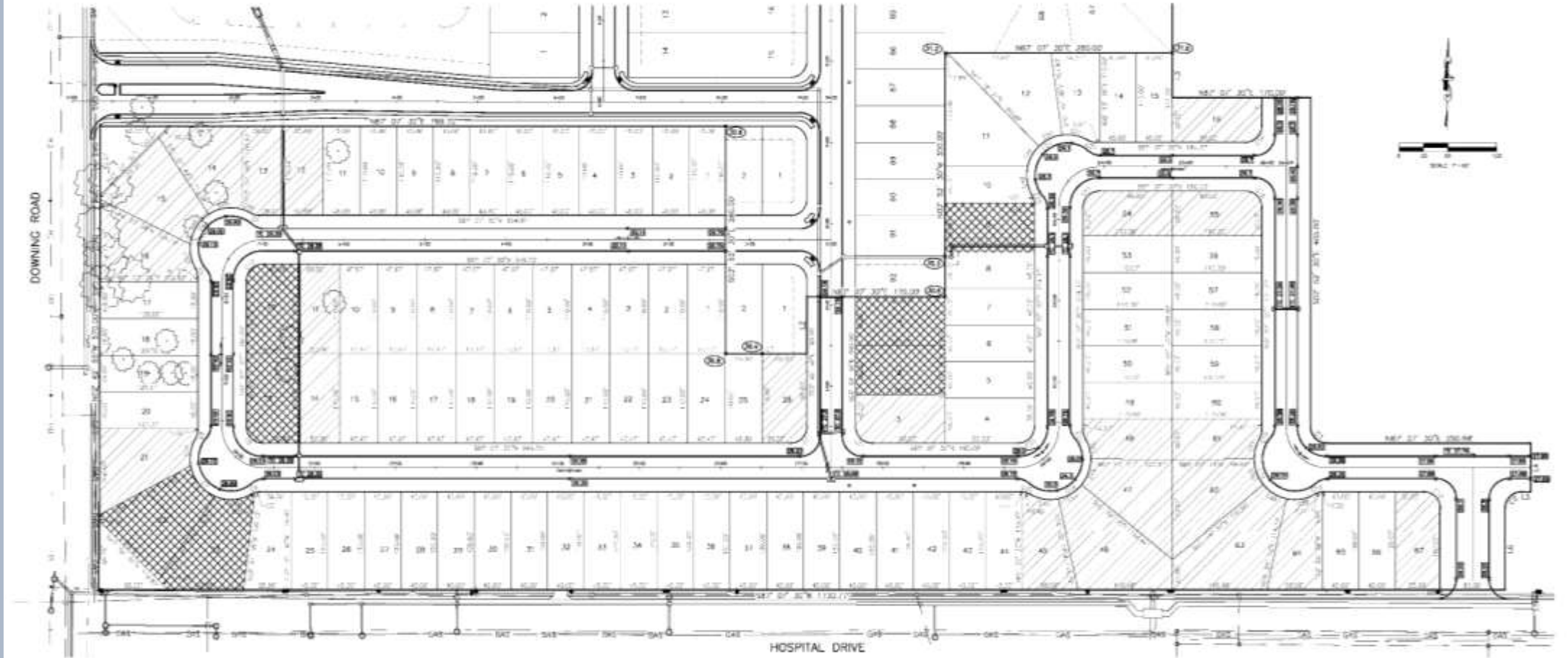
**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

# AERIAL MAP



Item 6.

# PHASE TWO - LAYOUT



Item 6.

# QUESTIONS/COMMENTS



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** May 6, 2021

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

**AGENDA CONTENT:** Presentation of Whispering Pines, discussion and possible comment on the project.

**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

**EXECUTIVE SUMMARY:**

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and City Council and receive actionable comments from both bodies. The Whispering Pines proposed on 28.203 acres adjacent to the Heritage Oaks project. The subject property is in the SF-7.2 district which requires a minimum lot area of 7,200 square feet, a minimum lot width of 60 feet, and a minimum lot depth of 100 feet.

**RECOMMENDATION:**

Staff recommends that the Planning and Zoning Commission provide comment.

# Whispering Pines

## 27 Acres – Angleton, Texas

April 2021



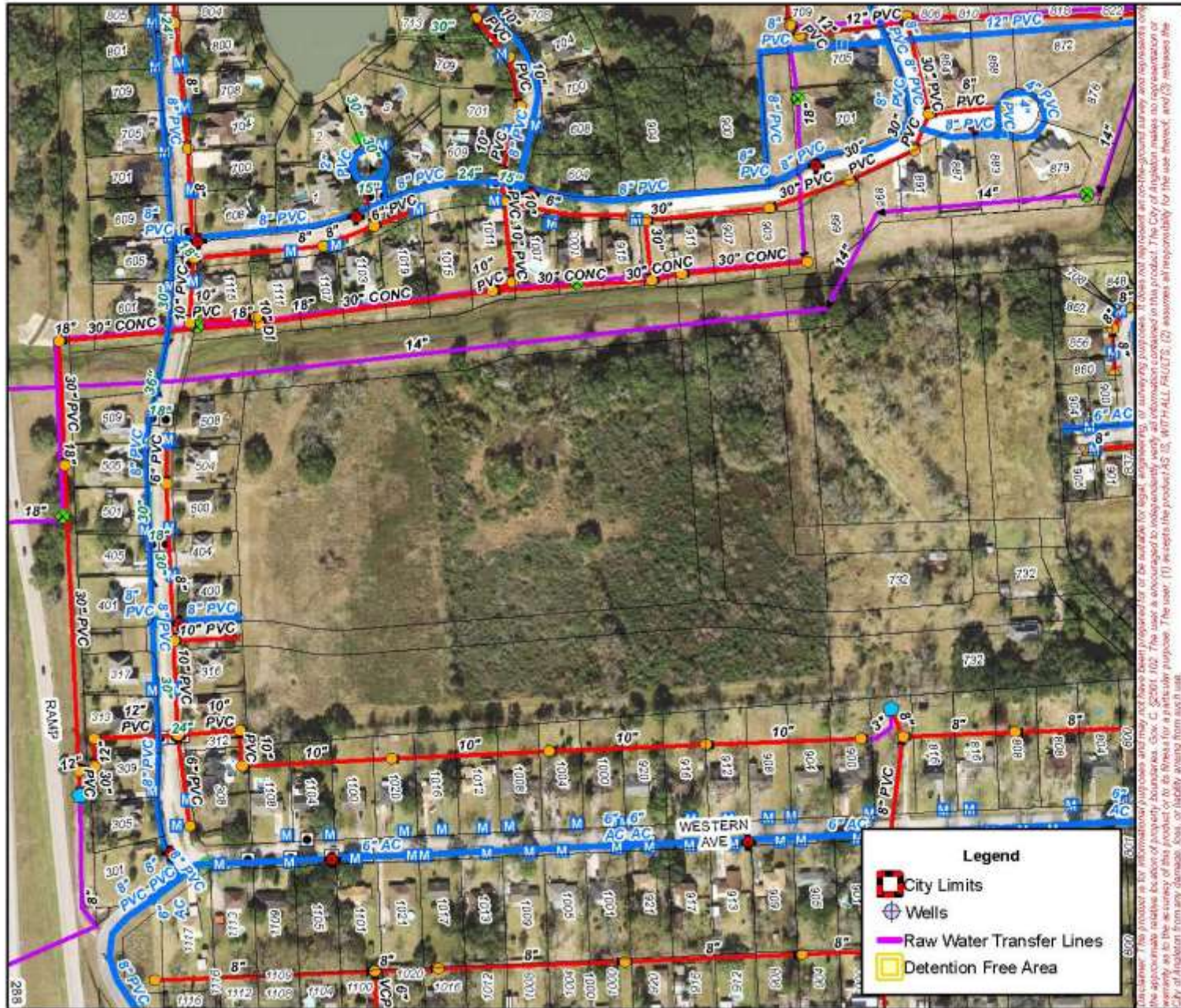
RIVERWAY  
PROPERTIES







# WATERLINE & SEWER



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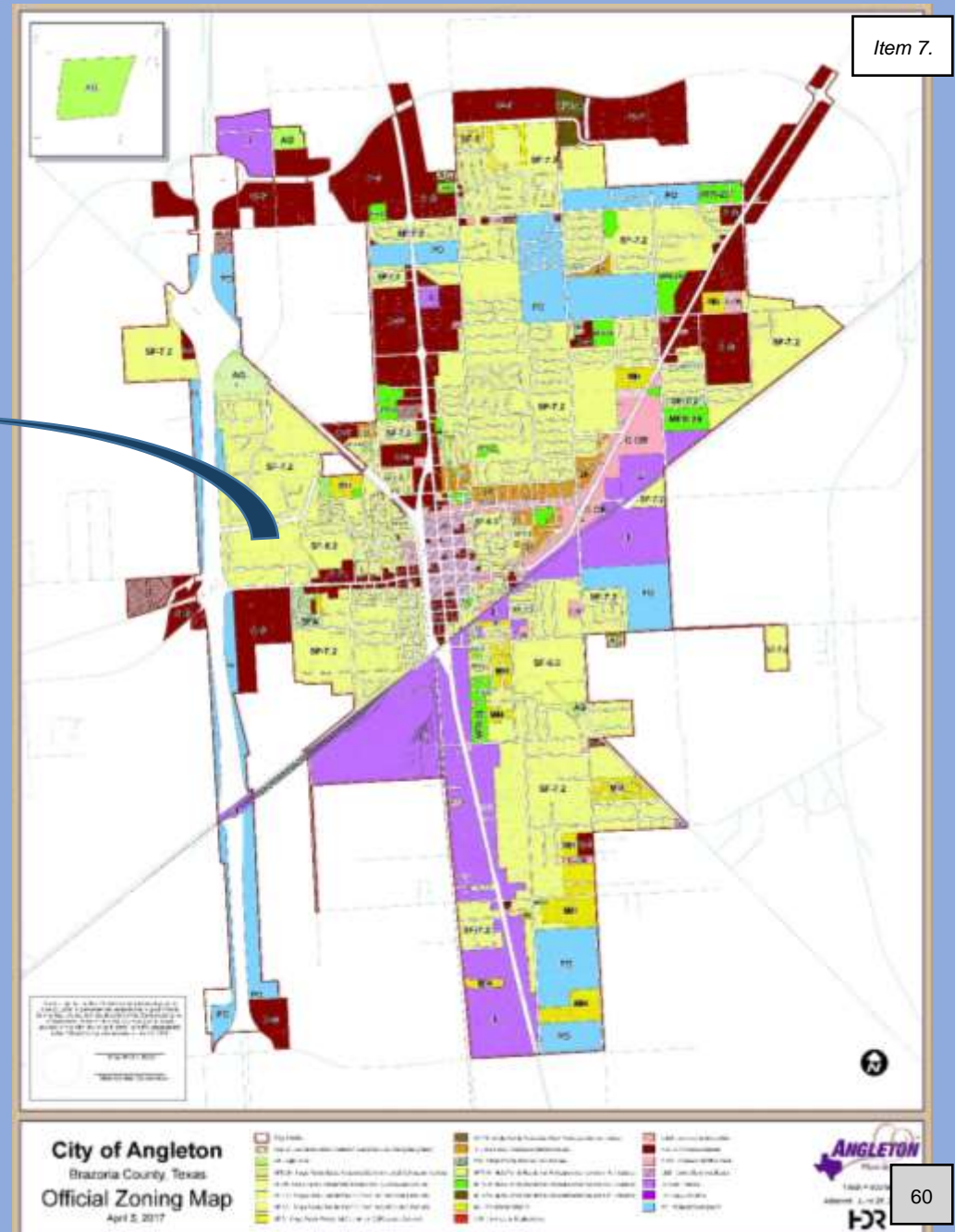
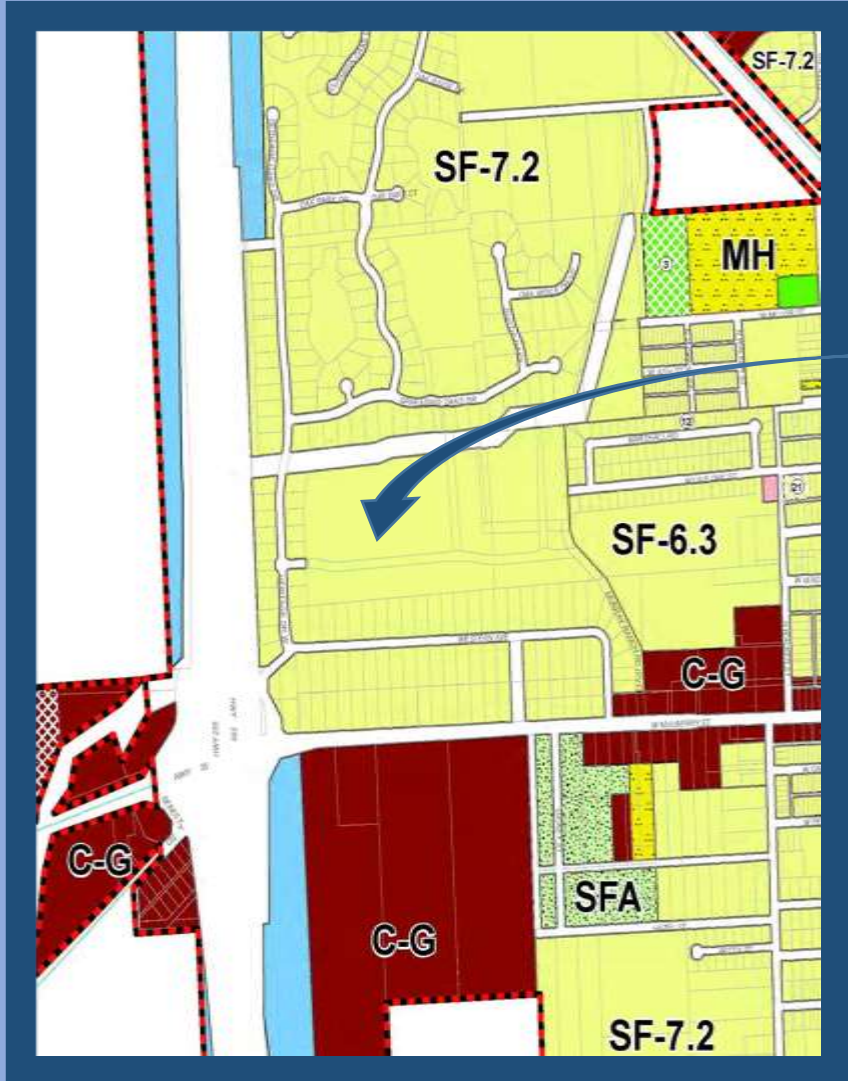
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## City of Angleton GIS Mapping

Item 7.



# ZONING MAP



# QUESTIONS/COMMENTS