CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JULY 08, 2025 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Michelle Perez

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JULY 8, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

1. The presentation of service awards.
2. Presentation of a Proclamation for Parks and Recreation Month.
3. Ceremonial presentation of July 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

4. Discussion and possible action to approve the City Council minutes for May 27, June 10 and June 20, 2025.
5. Discussion and possible action to approve the budget schedule for Fiscal Year 2025-2026.

PUBLIC HEARINGS AND ACTION ITEMS

6. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-005 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots). (Tabled 6/10/25)

7. Conduct a public hearing, discussion, and possible action to approve Ordinance No. 20250708-007 rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

REGULAR AGENDA

8. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

9. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./County Road 32 and the future Sapphire Springs Trail.

10. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

11. Discussion and possible action on a request for a Sidewalk Waiver submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill residence.

12. Update and discussion on Design Development Plans for Abigail Arias Park.

13. Update, discussion and possible action on the existing water wells.

14. Discussion and possible action approving the Title VI Plan of the Civil Rights Act of 1964 that includes assurances, policy statement, and a complaint form.

15. Update, discussion and possible action on the City Hall Annex.

16. Discussion and possible action on the election of Mayor pro-tem to serve a one-year term.

STAFF REPORTS

17. Staff reports for June

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

18. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to

Section 551.074 of the Texas Government Code. (Acting City Manager, and Council Liaison Appointments to Parks & Recreation Board, and Senior Citizen Commission).

19. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.

20. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Michelle Perez, City Secretary, 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: Wednesday, July 2, 2025, by 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Michelle Perez
Michelle Perez, TRMC, CMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Colleen Martin

AGENDA CONTENT: The presentation of service awards.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

The presentation of service awards to Lt Arthur Moore and Lt Cameron Parsons, both for 15 years of service to the City of Angleton and the Angleton Police Department, in June 2025.

Presentation of service awards to Sgt Saul Centeno and Cpl. Mackenzie Shanks, both for 5 years of service, July 2025.

RECOMMENDATION:

Office of the MAYOR
City of Angleton, Texas
Proclamation

WHEREAS, parks and recreation is an integral part of maintaining quality of life in communities throughout this country, including Angleton, Texas; and

WHEREAS, parks and recreation promotes and encourages health, wellness, time connecting with nature, and recreational activities to improve physical and mental health by providing space for popular sports, hiking trails, swimming pools, youth sports, out-of-school time programming, environmental education and other activities; and

WHEREAS, parks and recreation increases economic prosperity through increased property values, expansion of the local tax base, increased tourism, and the attraction and retention of businesses and crime reduction; and

WHEREAS, the City of Angleton recognizes the impact of our Parks and Recreation Department and the benefits of their resources.

NOW, THEREFORE, I, John Wright, Mayor of the City of Angleton, Texas, along with the City of Angleton City Council, do hereby proclaim that the month of July is recognized as:

"Parks and Recreation Month"

PROCLAIMED this 8th day of July, 2025.

CITY OF ANGLETON, TEXAS

_____

John Wright
Mayor

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/8/2025

PREPARED BY: Jason O'Mara, Director of Parks and Recreation

AGENDA CONTENT: Ceremonial presentation of July 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: NA **FUNDS REQUESTED:** NA

FUND: NA

EXECUTIVE SUMMARY:

Keep Angleton Beautiful will present Yard of the Month to Mike and Cynthia Fernandez at 1823 Shanks Road and Business of the Month to NeuAG Community Store at 2151 County Road 220, Suite 290.

RECOMMENDATION:

Staff recommend City Council acknowledge the Yard of the Month and Business of the Month with a plaque, picture, and KAB gift for their beautification efforts.

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 08, 2025

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action to approve the City Council minutes for May 27, June 10 and June 20, 2025.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the City Council minutes for May 27, June 10 and June 20, 2025.

RECOMMENDATION:

Approve the City Council minutes for May 27, June 10 and June 20, 2025.

CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JUNE 10, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JUNE 10, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:01 P.M.

PRESENT
Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Blaine Smith
Council Member Barbara Simmons
Council Member Tanner Sartin
Council Member Christiene Daniel

Acting City Manager Guadelupe "Lupe" Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Council Member Simmons led the Pledge of Allegiance.

INVOCATION

Mayor Pro-Tem Townsend led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CEREMONIAL PRESENTATIONS

1. Ceremonial Presentation of June 2025 Keep Angleton Beautiful Yard of the Month and Business of the Month.

   Tracy Delesandri with Keep Angleton Beautiful presented certificates for Yard of the Month to Kellie Walford and Ricki Docking and Business of the Month to Most Holy Trinity.

CONSENT AGENDA

2. Discussion and possible action to approve an agreement between Angleton Independent School District (AISD) and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement.

3. Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025.

4. Discussion and possible action to approve the City Council minutes for May 13, 2025.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved consent agenda items 2. Discussion and possible action to approve an agreement between Angleton Independent School District (AISD) and the City of Angleton for the use of AISD buses to support Parks & Recreation summer camp transportation, and to authorize the Acting City Manager to execute the agreement; 3. Discussion and possible action to waive the Mass Gathering permit fees for the Angleton Girls Softball Association's 2025 USA Pixie National Tournament and authorize closure of Bates Park from June 27-29, 2025; and 4. Discussion and possible action to approve the City Council minutes for May 13, 2025. The motion passed on a 6-0 vote.

PUBLIC HEARINGS AND ACTION ITEMS

5. Public hearing, discussion, and possible action to approve Ordinance No. 20250610-05 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots).

Otis Spriggs, Director of Development Services, introduced the agenda item and stated the Blackmon Manufactured Home Community expansion. The applicant applied to take a piece of land that he purchased adjacent to the mobile home park to consider it for an addition of six units. The Planning and Zoning Commission (P&Z) denied this particular case, which is before you for consideration. The city weighed all of the criteria for the rezoning. Notifications were sent to everyone within 200ft of the property and posted in the newspaper as required prior to the hearings. During the hearing, we provided additional or new information and clarification. Mr. Spriggs stated that the applicant is committing to leave the single family home in the front of the mobile home park, as it appears today. It would not be visible along Anderson Street to any further extent than it is today. The property is served on the private drive. There were some conditions that were shaped during the analysis and during the P&Z meeting, in which P&Z lowered the manufactured home expansion to four units because of on-site parking requirements as well as the two or so visitors parking that would be associated with this type of development. There are conditions listed here that would require them to satisfy the parkland dedication ordinance per unit added. All other considerations

during the analysis are a part of those conditions. One inquiry was received regarding the visibility from Anderson Street, in which the applicant cleared up, where he's maintaining the single family along Anderson St. and the intent was not to take the mobile homes closer to Anderson St..

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council opened the public hearing at 6:09 P.M. The motion passed on a 6-0 vote.

Manuel Gonzalez, applicant and owner of the property, spoke in favor of the item and stated that manufactured homes have a bad stigma but is the best form of affordable housing and plans to spend $50,000 on the development.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council closed the public hearing at 6:13 P.M. The motion passed on a 6-0 vote.

The council continued discussion with Otis Spriggs and owner Manuel Gonzales regarding the maintenance of the property. Mr. Gonzales stated that he is responsible for taking down any rotten trees, mowing the property, plumbing and infrastructure. Council Member Simmons asked if there have been any code enforcement issues and Kyle Reynolds, Assistant Director of Development Services, stated there were issues when Mr. Gonzalez purchased the property and that it was taken care of, there have not been any since. Council Member Sartin stated that Mr. Gonzalez is ultimately responsible for the homeowners upkeeping their manufactured homes on his property and recommended creating an agreement with the tenants on the upkeep. Mr. Gonzalez agreed and stated he will create a management plan for his tenants. City Attorney, Grady Randle, Randle Law Firm, stated that council can require it as a condition to the rezoning. Mr. Gonzalez stated that P&Z approved four lots and not the six that were requested and asked Council if he could return to council with six lots for approval.

Upon a motion by Council Member Daniel and seconded by Council Member Sartin, Council *TABLED* Ordinance No. 20250610-05 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (4 lots). The motion passed on a 6-0 vote.

REGULAR AGENDA

6. Discussion and possible action to approve a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

Otis Spriggs, Director of Development Services, introduced the agenda item and stated Corey Boyer of Mulberry Fields, LLC, could not attend the meeting and left council a letter explaining his reason for not being there, his proposal would accommodate his challenges on the financial issues that he was having kicking off the project, and he needed more time to complete the development starting on the date listed, which would give up to 2026, one year extension.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council *DENIED* a request for a Final Plat extension for Mulberry Fields Subdivision, for 41 single-family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd. The motion passed on a 6-0 vote.

7. Discussion and possible action to approve the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the future Sapphire Springs Trail.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

8. Discussion and possible action to approve the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail.

   Upon a motion by Councill Member Sartin and seconded by Council Member Smith, Council approved the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council held an Executive Session at 6:56 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 7:10 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

9. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the authorization of Jason O'Mara, Parks and Recreation Director to purchase realty property. The motion passed on a 6-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright stated that Police Chief Lupe and the Police Department have done a stand-up job in this difficult time. Mayor also thanked the Staff for everything they have been doing with organizing all the events and making sure communications have gone out properly. Mayor stated that it was touching to see all the citizens outside on the way

in from Houston when Sergeant J.D. White was brought home and thanked everyone for being outside on the roadway for the welcome. Mayor thanked Kyle Reynolds, Assistant Director of Development Services, Paul Keever, Code Enforcement Officer, and Casimer Wamback, Utility Billing for assisting an elderly woman on Betty Street to find a leak.

Council Member Daniel requested Otis Spriggs, Director of Development Services, to do some research on the history of the permitting Specific Use Permit (SUP) for the Gambit property and to communicate with legal on the research.

Mayor Pro-Tem Townsend requested an update on the Annex to be brought back at the next council meeting.

ADJOURNMENT

The meeting was adjourned at 7:16 P.M.

These minutes were approved by Angleton City Council on the 24th day of June 2025.

CITY OF ANGLETON, TEXAS

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John Wright
Mayor

ATTEST:

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Michelle Perez, TRMC, CMC
City Secretary

CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, MAY 27, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, MAY 27, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT
Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Blaine Smith
Council Member Barbara Simmons
Council Member Tanner Sartin
Council Member Christiene Daniel

Acting City Manager Guadelupe "Lupe" Valdez
City Attorney Grady Randle
City Secretary Michelle Perez

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Townsend led the Pledge of Allegiance.

INVOCATION

Pastor Michael Gabriel, First Presbyterian Church, led the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

CONSENT AGENDA

1. Discussion and possible action to approve Resolution No. 20250527-001 declaring property salvage and authorizing the liquidation and/or disposal of city owned vehicle salvage property, providing and effective date.

2. Discussion and possible action to approve an agreement between the Texas Parks and Wildlife Department and the City of Angleton, and to authorize the Acting City Manager

to execute the agreement related to the Texas Parks & Wildlife Department Local Park Non-Urban Indoor Recreation Grant awarded for the Angleton Recreation Center.

3. Discussion and possible action to approve an agreement between the Texas Parks and Wildlife Department and the City of Angleton, and to authorize the Acting City Manager to execute the agreement related to the Texas Parks & Wildlife Department Local Park Non-Urban Outdoor Recreation Grant awarded for Abigail Arias Park.

4. Discussion and possible action to approve the Brisket for Books Mass Gathering permit and waives associated permit and Lakeside Park rental fees.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Consent Agenda items No. 1. Discussion and possible action to approve Resolution No. 20250527-001 declaring property salvage and authorizing the liquidation and/or disposal of city owned vehicle salvage property, providing and effective date; 2. Discussion and possible action to approve an agreement between the Texas Parks and Wildlife Department and the City of Angleton, and to authorize the Acting City Manager to execute the agreement related to the Texas Parks & Wildlife Department Local Park Non-Urban Indoor Recreation Grant awarded for the Angleton Recreation Center; 3. Discussion and possible action to approve an agreement between the Texas Parks and Wildlife Department and the City of Angleton, and to authorize the Acting City Manager to execute the agreement related to the Texas Parks & Wildlife Department Local Park Non-Urban Outdoor Recreation Grant awarded for Abigail Arias Park; and 4. Discussion and possible action to approve the Brisket for Books Mass Gathering permit and waives associated permit and Lakeside Park rental fees. The motion passed on a 6-0 vote.

EXECUTIVE SESSION

The City Council held an Executive Session at 6:03 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

10. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Director of Parks and Recreation and Director of Information Technology)

OPEN SESSION

The City Council adjourned Executive Session at 6:34 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

10. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (Director of Parks and Recreation and Director of Information Technology)

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Jason O'Mara to Director of Parks and Recreation effective May 2, 2025. The motion passed on a 6-0 vote.

REGULAR AGENDA

5. Update, discussion and possible action on the King Municipal Operations Center project. Presented by Brent Boles, iAD Architects, and Teal Construction Representative.

   Brent Bowles, iAD Architects, addressed council and introduced Jason Hogue, President of Teal construction. Mr. Hogue addressed council and presented the Guaranteed Maximum Price (GMP) and stated the American Institute of Architects (AIA) A133 Exhibit A document package establishes the GMP for construction in the amount of $5,005,919.63. The A133 document accompanies the initial Construction Manager at Risk (CMAR) contract already executed by the city. There are 25 contractors and pricing is locked in for the life of the project with a contingency. The estimated completion time is 11-12 months.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved an American Institute of Architects (AIA) A133 Exhibit A document package that establishes the Guaranteed Maximum Price (GMP) for construction of the King Municipal Operations Center in the amount of $5,005,919.63. The motion passed on a 6-0 vote.

6. Presentation and Kick-off of the Comprehensive Plan by Ardurra, as funded by the Texas General Land Office (GLO) under the Community Development Block Grant-Mitigation, Resilient Communities Program (CDBG-MIT RCP).

   Otis Spriggs, Director of Community Development, addressed Council and stated City Council awarded Request for Proposal (RFP) to Ardurra/Gunda to assist the City in the Comprehensive Plan update, and services related to grant administration, management, and contract compliance under the Community Development Block Grant-Mitigation, Resilient Communities Program (CDBG-MIT RCP), funded by the Texas General Land Office (GLO). The contract encompasses all project-related services to the City of Angleton, and the performance of activities under Grant Administration Services and Planning Activities to update the Comprehensive Plan and Building Code upgrade. Ardurra/Gunda will assist the GLO and/or grant recipients in completion of this CDBG-MIT project. Grant administrative services must be performed in compliance with the United States Department of Housing and Urban Development ("HUD") and guidelines issued by the GLO. Grant Administration Services shall be provided in conformance with the guidance documents and use forms provided by the subrecipient utilizing GLO guidance. The selected service provider must follow all requirements of the Texas CDBG-MIT program. The suppliers shall furnish services to complete the CDBG-MIT projects.

   Krishna Radhakrishnan, Ardurra Consultant, addressed council and presented a kick-off to allow for overall direction on plan priorities from the City Council. Ms. Radhakrishnan covered the following in her presentation: Attendee introductions;

Comprehensive Plan – purpose and elements, planning process, roles, and responsibilities; schedule; input from city leaders – big picture, direction, and priorities; and the public engagement process.

No action was taken.

7. Discussion and possible action on the appointment of the Comprehensive Plan Advisory Committee (CPAC).

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the appointment of the Comprehensive Plan Advisory Committee (CPAC), to add Mayor Wright, Council Member Smith, and Council Member Daniel to the committee and add Denese Jackson to replace William Jackson. The motion passed on a 6-0 vote.

8. Discussion and possible action to approve a maintenance agreement with AED 1-2-3 and purchasing additional Automated External Defibrillators (AED).

   This item was pulled from the agenda. There was no discussion.

9. Discussion and possible action to approve Ordinance No. 20250527-009 an ordinance amending the 2024-2025 Fiscal Year Budget by amending the General Fund, the Water Fund, Step Grant, 2024 Community Development Block Grant, Government Grant Fund, and Angleton Better Living Commission long term debt project fund declaring a public necessity; providing a severability clause; providing an open meetings clause and an effective date.

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved Ordinance No. 20250527-009 an ordinance amending the 2024-2025 Fiscal Year Budget by amending the General Fund, the Water Fund, Step Grant, 2024 Community Development Block Grant, Government Grant Fund, and Angleton Better Living Commission long term debt project fund declaring a public necessity; providing a severability clause; providing an open meetings clause and an effective date. The motion passed on a 6-0 vote.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked staff that helped with hosting the Brazoria County Cities Association meeting. Mayor would like to see staff reports on the agenda once a month. Mayor asked Jason Crews, Director of Information Technology, and Michelle Perez, City Secretary, to research cost saving and find other options with Swagit.

Mayor Pro-Tem Townsend stated he would like an update on the Battery Park sound barrier wall.

Council Member Sartin stated he would like an update on the water wells.

ADJOURNMENT

The meeting was adjourned at 8:01 P.M.

These minutes were approved by Angleton City Council on this the 24th day of June, 2025.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

CITY OF ANGLETON
SPECIAL CITY COUNCIL MEETING MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
FRIDAY, JUNE 20, 2025 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETINGON FRIDAY, JUNE 20, 2025, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT
Mayor John Wright
Mayor Pro-Tem Travis Townsend
Council Member Christiene Daniel
Council Member Barbara Simmons
Council Member Blaine Smith
Council Member Tanner Sartin

Acting City Manager Lupe Valdez
City Secretary Michelle Perez

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

EXECUTIVE SESSION

The City Council held an Executive Session at 6:00 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

1. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Manager)

2. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 6:14 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

1. Discussion and possible action to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Section 551.074 of the Texas Government Code. (City Manager)

   Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the acceptance of City Manager, Chris Whittaker's resignation. The motion passed on a 6-0 vote.

2. Consultation with attorney, pursuant to Section 551.071 of the Texas Government Code.

   No action taken.

ADJOURNMENT

The meeting was adjourned at 6:15 P.M.

These minutes were approved by Angleton City Council on this the 8th day of July, 2025.

CITY OF ANGLETON, TEXAS

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John Wright
Mayor

ATTEST:

_____

Michelle Perez, TRMC, CMC
City Secretary

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Susie J Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action to approve the budget schedule for Fiscal year 2025-2026

AGENDA ITEM SECTION: Consent Agenda Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The Finance Department has prepared the proposed schedule for the FY 2025-26 Budget process. We are seeking the Council's comments and approval of the proposed schedule.

RECOMMENDATION:

Staff recommends the Council approve the proposed FY 2025-26 Budget Schedule.

FY 2025-2026 BUDGET SCHEDULE

April 23	Council Meeting- Review Schedule/ Budget Directions at Council Meeting.
April 29	Budget Kick-Off memo sent out to Departments regarding the budget process. Finance Department will provide Departments with general information on how the budget process will proceed for FY 2025 - 26.
May 23	Department heads submit budgets. All budget requests must be submitted to the Director of Finance by COB (Close of Business).
End of May	Preliminary Values Received from the Appraisal District.
June 9	Director of Finance presents draft budget to City Manager. Director of Finance briefs the City Manager on departments' requests in comparison to revenues and provides the City Manager with a draft budget for review.
June 10	Strategic Planning meeting with City Council
June 10 - 20	City Manager / Finance Director meet with each Department to review budget and priorities
June 24	City Manager submits copies of the proposed budget to the City Secretary for distribution to all interested persons.
July 1	City Council receives draft budget for review. The City Charter requires the City Manager, between 60 and 90 days prior (July 1-August 1) to the beginning of each fiscal year, or as soon as practicable after all necessary information is obtained from the county appraisal and taxing authorities to present council a proposed budget.
July 26	First Budget Workshop with City Council. City Manager / Susie Hernandez – General Overview, Revenues, Tax Rate, Personnel & Benefits. Utility Billing as part of Water. Hector Renteria – Public Works, Water, Sewer, and Plant Operations. Jason O'Mara – Parks Department, ABLC, Angleton Recreation Center, Keep Angleton Beautiful (KAB) Events, Street / Park ROW, Angleton Recreation Division. Neal Morton – Fire Department, Angleton Emergency Services District #3 Lupe Valdez – Police Department, Animal Services, Police Donations, Animal Control Donations, Police Drug Confiscation. Loyd Ayers, Angleton Area Emergency Medical Corp.
End of July	Certified values received from Appraisal District.

August 12	Council Meeting – Second Budget Workshop with City Council. Otis Spriggs – Development Services Department Martha Eighme – Economic Development, Community Events, Hotel/Motel, Downtown Revitalization. Michelle Perez – City Secretary, City Council, Municipal Court, Municipal Court Technology, Municipal Court Security, Child Safety Colleen Martin – HR Department Laura Morman – Emergency Management Department Jason Crews – IT Department Susie J Hernandez – Grant Administration Current and Future Projects City Manager– Administration, Capital Projects Fund Susie J Hernandez – Finance Department, Debt Service, Capital Expense Revolving, Capital Replacement funds, Unemployment fund, City Employee fund, TIRZ No. 1 & 2, Tax.
August 12	Council Meeting – Third and Final Budget Workshop with City Council. Follow-up on any outstanding items and revisit departments, as necessary. Discuss tax rate. Take a record vote to propose a tax rate. Governing body must schedule and announce date, time, and location of public hearing on tax rate.
August 21	The notice must appear at least five days before the meeting or public hearing. In addition, the governing body of a taxing unit may not hold a public hearing on a tax rate or hold a meeting to adopt a tax rate until the 5th day after the Appraisal District has complied with Texas Property Tax Code Section 26.05(d-1).
August 26	Council Meeting. Must announce time and location that tax rate will be approved.
September 09	Council Meeting – Public hearing on the budget. Public hearing on tax rate. Council considers adopting the Budget and Tax Rate. Take a record vote to adopt a tax rate. City Secretary files copy of the budget with Brazoria County Clerk. Finance Department sends a copy of the approved budget to each department. Martha Uploads Adopted Budget to City Website.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY REPORT

MEETING DATE: June 10, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Public hearing, discussion, and possible action to approve Ordinance No. 20250708-000 rezoning approximately 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District, at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Note that this item was tabled in the June 10, 2025, Council Meeting. This is a request from Manuel Gonzalez to rezone 0.894 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District. The applicant's primary purpose is to provide 6 additional spaces to the existing Blackmon Manufactured Home Community.

Review Criteria and Findings of Fact:

In determining a requested zoning change, the Planning and Zoning Commission and the City Council shall consider the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole. ***(Staff concurs that the property is appropriate to match the manufactured home use with newer units and any upgrades to the dilapidated residential structure currently on the property site.***

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; ***(There will be no negative impact on said capacity of public improvements; with access road improvements, this will be a positive improvement).***

c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development. ***(vacant land adjacent will be developed similarly).***

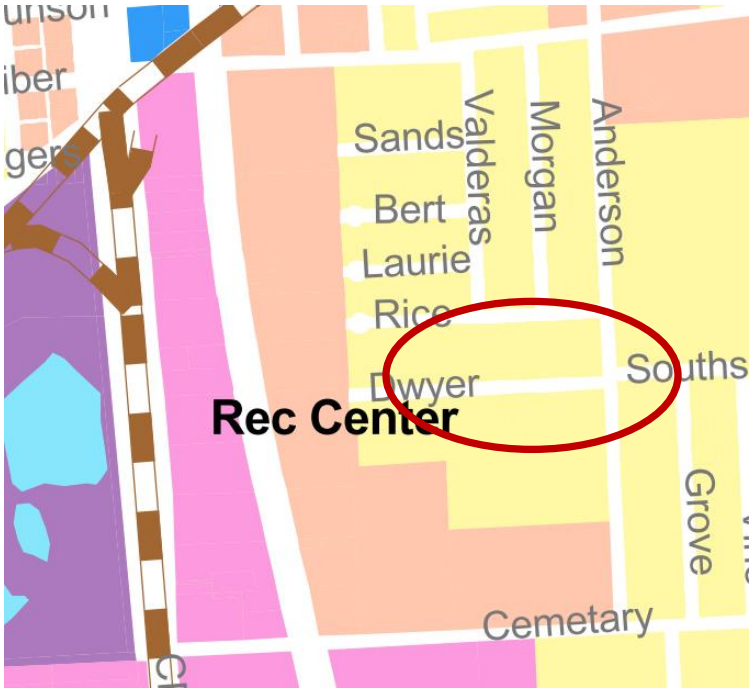
d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change. Newly created ***MH, Manufactured Home Parks, is not a popular use being promoted. However, it will provide additional affordable living units.*** How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved. ***(This rezoning will provide for infill residential reinvestment, and pose no negative impact on the surrounding area if restrictions are placed and the new owners improve the infrastructure and upkeep).***

e. Any other factors that will substantially affect the public health, safety, morals, or general welfare. ***(No factors will negatively affect the public health, safety, morals or general welfare if developed is approved).***

Surrounding Conditions:

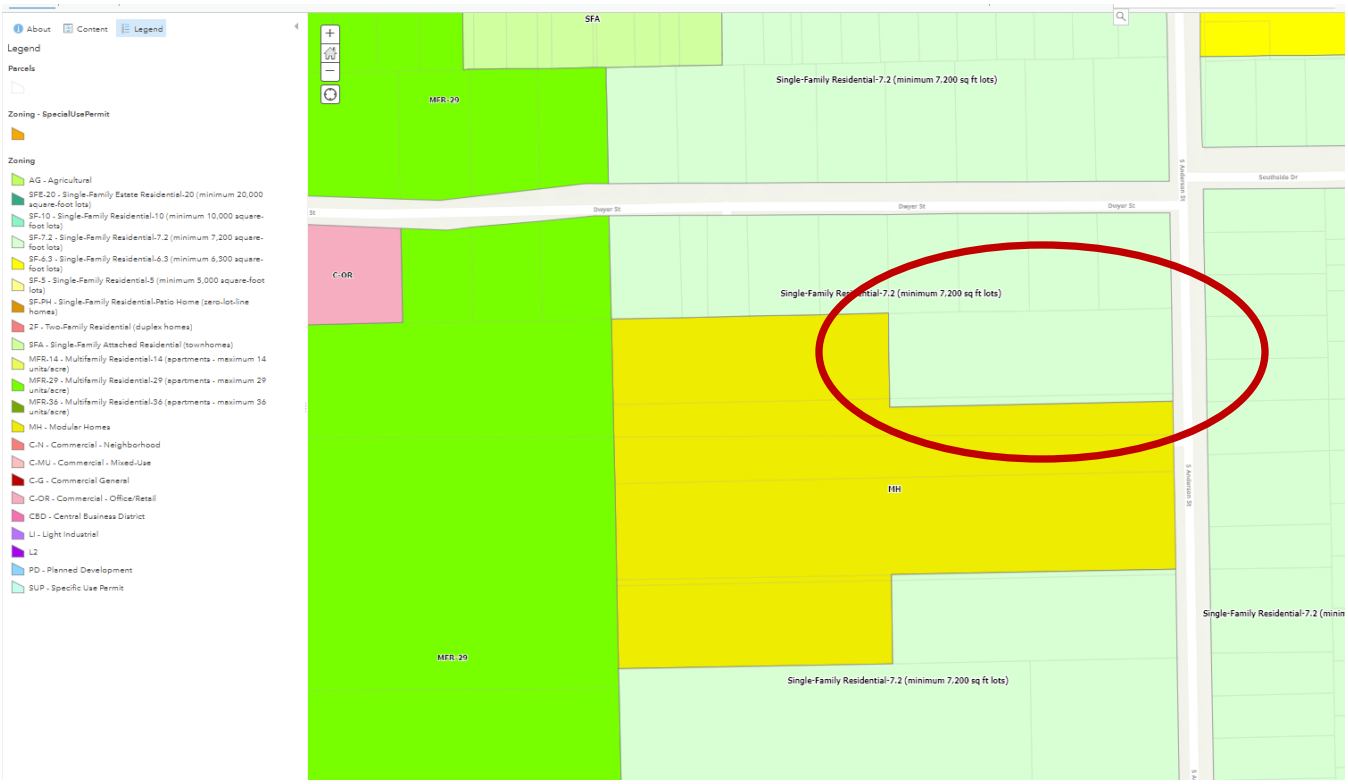
Existing Land Use and Zoning

North: SF 7.2 Residential.
East: SF 7.2 Residential.
West: MH/Manufactured Homes.
South: MH/Manufactured Homes.



Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates the subject property as a **Single Family Residential Category.**



Zoning Map

Aerial Map

STAFF REVIEW:

If the rezoning is approved, the applicant will be required to file a development plat for the added expansion area for the MH Manufactured home district. This will trigger improvements that may be required for the Access section below (Maxie Ln.).

Current General Bulk Requirements for the MH—Manufactured home district are as follows:

Sec. 28-54. - MH—Manufactured home district

(c) *Area regulations:*

(1) *Size of yards* (for each space within a manufactured home park or subdivision):

a. *Minimum front yard:* 25 feet from a dedicated street; 15 feet from any private street or drive. See section 28-106 for additional setback requirements.

b. *Minimum side yard:* Ten feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.

c. *Minimum rear yard:* Ten feet; 20 feet from any zoning district boundary line.

d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way line.

(2) *Size of space* (for each space within a manufactured home park):

a. *Minimum lot area:* 4,000 square feet per unit.

b. *Minimum lot width:* 40 feet.

c. *Minimum lot depth:* 100 feet.

The applicant plans to rent or lease the spaces and will not be selling lots there, for they are asking for a single lot development to accommodate 6 additional spaces.

(3) *Minimum floor area per dwelling unit:* 800 square feet.

(4) *Maximum lot coverage:* 50 percent for main building/unit plus any accessory buildings.

(5) *Parking regulations:* **Two spaces per unit located on the same lot as the unit served (see section 28-101, off-street parking and loading) line.**

(6) *Area for manufactured home park:* Minimum project area five acres; maximum project area 25 acres.

(7) *Maximum height limit:*

a. Two and one-half stories, and not to exceed 36 feet, for the main building/house.

b. One story for other accessory buildings, including detached garages, carports, management office, clubhouse, gazebo, mail kiosks, etc.

c. Other requirements (see section 28-106).

(8) *Minimum exterior construction standards:* None (manufactured homes only - all other structures shall conform with section 28-105).

(9) *Maximum impervious surface coverage:* 60 percent.

(d) *Supplemental requirements for manufactured home parks:*

(1) *Tenant parking:* Each parking space shall be an approved all-weather surface, in accordance with city standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured homes and for public parking in the park (see section 28-101, off-street parking and loading requirements).

(2) *Visitor and supplemental parking:* Manufactured home parks that provide a paved parking area on each lot that accommodates fewer than four parking spaces (with spaces stacked no more than two parking spaces deep) shall provide visitor and supplemental parking in accordance with the following requirements:

a. **Two visitor parking spaces for every three manufactured home spaces. New spaces need to satisfy this requirement.** No manufactured home lot shall be situated further than 150 feet from a visitor space.

b. One supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four manufactured home spaces. Supplemental parking spaces may be located anywhere within the manufactured home park.

c. Each visitor and/or supplemental parking space will be not less than nine feet by 20, which is not to be included in the lot size for any manufactured home lot.

(3) ***Access:*** Each manufactured home community shall have direct access from an improved public street in accordance with the subdivision ordinance. Where an internal private street provides access to individual lots or dwelling units, the same shall be paved in accordance with city standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane easement shall have a clear unobstructed width of 24 feet, shall connect to a dedicated public street, and shall have a turning area and radii of a minimum of 50 feet to permit free movement of emergency vehicles. Dead end streets are not allowed. Fire lane easements shall be maintained by the manufactured home park.

Note that Maxie Lane, which acts as a private road, would require road improvement and surfacing for adequate access per this section of the Code of Ordinances. The Fire Chief, at a minimum, is suggesting no parking be allowed along Maxie Lane. Staff recommends one-way signage along with intermediate no-parking signs along Maxie Lane. Note that this is not enforceable by the City.

(4) *Walkways:* Designated ADA concrete walkways four feet in width will be provided on both sides of roadways or streets.

A variance will be required during the platting process to forego this requirement.

Record of Proceedings: P&Z Commission Meeting held June 5, 2025

DS Director Otis Spriggs introduced the item, describing the surrounding zoning and conditions of the project site:

The 1.193 subject site is zoned Residential 7.2. The owner is proposing to square off the NE section of the existing manufactured home community for this tract recently purchased. Since the agenda posting, the owner and applicant clarified that he hopes to retain the existing home along Anderson Street at Maxie Ln. Therefore, the frontage along Anderson Street will remain as seen in the Photo section of this report. With the exception, the applicant plans to renovate the existing deteriorated home, which is to remain on the site. The applicant also submitted a concept plan (attached) that denotes the final lot configuration.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Mr. Spriggs cautioned the Commission that it has the discretion to consider the rezoning request and any public input received. After agenda posting, our office received 1 opposing landowner and two email/telephone inquiries, in which the conditions of the approval recommendations could result.

Those revolve around the frontage of the property being in view of newly constructed single-family homes along the east side of Anderson Street (Anderson Place Subdivision). Staff has alerted the applicant of all of staff's comments and conditions that resulted from the Criteria Section above which include the following:

- *Limiting the expansion to six (6) manufactured home spaces.*
- *Excluding the existing single-family home currently on the subject site from the MH Rezoning request and retaining its Residential 7.2 Zoning Classification. The owner shall file a minor subdivision plat for the subject property. Staff recommends a screening and buffering condition that will facilitate any concerns of retaining the current single-family character along Anderson Street.*
- *All fire hydrant and fire lane access requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.*
- *The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite and visitor parking.*
- *Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.*
- *ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.*
- *The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.*

Findings of fact are established above in the Criteria Section.

The required notices were published in the local newspaper and mailed to property owners within 200 feet of the subject property.

Public Hearing: *A Motion was made by a Commission Member Michelle Townsend; seconded by Commission Member Will Clark, to open the Public Hearing.*

Speakers: Mr. Manuel Gonzalez, Lake Jackson, TX, appeared before the Commission and welcomed any questions.

No others gave input from the Public.

Motion was made by Commission Member Michelle Townsend; Seconded by Commission Member Deborah Spoor to close the Public Hearing.

Commission Deliberation:

Commission Member Michelle Townsend questioned who would bear the cost of the fire hydrant extension? The developer/applicant, Mr. Spriggs, noted.

Commission Member Andrew Heston asked who would be enforcing the no-parking signage and one-way signage. Mr. Spriggs stated that the City would not.

Mr. Gonzalez clarified that there is no HOA and that he would frequently visit the site. There is no full-time manager in the park. He would monitor any one-way, which he originally knew was an issue when he purchased the park 2-3 years ago. The units are typically $60 - $80,000 purchase/financed units, and he rents the space.

Commission Member Will Clark stressed concerns about the existing units with deterioration. The people who own the units don't live in them but are leasing them. This is not attractive. We need assurance from you that you will replace the bad units or vacant units out there.

Mr. Gonzalez explained that the units moved in have to meet windstorm and hurricane requirements and the age requirements by year (1999+). He noted that he is also trying to purchase single-family lots along Anderson Street, because he is also a single-family homebuilder.

Commission Member Michelle Townsend questioned the parking and visitor parking requirements and location. She also asked about neighbor objections to the screening of the MH. Since the agenda, posting the concept plan would show there is a buffer for the use difference. Commission Member Townsend commented on scaling it back to 4 lots instead of 6. She also commented on the available water and sewer taps on infrastructure concerns.

Commission Member Deborah Spoor expressed concerns of the old trailers that have been there since she was a kid. She feels that, consistent with the southerly residential growth, we should continue to put homes, larger lots with adequate driveways. Mobile homes deteriorate faster than regular homes. She also expressed consistency of values.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the rezoning of 0.894 subject to the noted conditions for 4 new mobile home lots, and forward it to the City Council for final action. Commission Member Clark seconded the motion.

Conditions:

1. The uses permitted on the property shall be restricted to four (4) manufactured home spaces.

2. The owner shall file a minor subdivision plat for the subject property.

3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.

4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.

5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.

6. ADA concrete walkways at four feet in width shall be provided on both sides of roadways or streets unless a variance is requested of and granted by the City Council.

7. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.

8. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

Roll Call Vote:

Commission Member Will Clark - Nay; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Nay, and Chair William Garwood- Nay. (4 Nay-1-Aye). The rezoning was denied.

STAFF RECOMMENDATION:

City Council is asked to consider approving the ordinance rezoning 0.894 acres from the Single Family Residential 7.2 Zoning District to a MH Manufactured Home Park Zoning District.

ORDINANCE NO. 20250610-005

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, REZONING APPROXIMATELY 0.894 ACRES FROM THE SINGLE FAMILY RESIDENTIAL 7.2 ZONING DISTRICT TO A MANUFACTURED HOME (MH) DISTRICT AT 1030 S. ANDERSON ST., ANGLETON, TX, FOR THE BLACKMON MANUFACTURED HOME PARK, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission held a public hearing, to consider the rezoning of approximately 0.894 acres from the Single Family Residential 6.3 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, Brazoria County; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, on June 5, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, voted 4-1 to recommend denial of the rezoning request; and

WHEREAS, on June 10, 2025, and July 8, 2025, the City of Angleton City Council held a public hearing, tabled and continued discussions, and considered the written recommendations of the Planning and Zoning Commission and staff, responses to questions of the applicant regarding the proposed rezoning; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, and considered the proposed rezoning located at 1030 S. Anderson St., Angleton, TX, for the 0.894 acres depicted in Exhibit A (attached); and

WHEREAS, the City Council has made findings of fact that support the rezoning request, and desires to grant the rezoning submitted by Manuel Gonzalez, with the conditions set forth below.

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

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

SECTION 2. City Council approves the Rezoning in accordance with Chapter 28 Zoning, Sec. 28-24, Amendments to zoning ordinance and districts, with the following conditions:

1. The uses permitted on the property shall be restricted to six (6) manufactured home spaces.

2. The owner shall file a minor subdivision plat for the subject property.

3. All fire hydrant requirements for the site must be met by the applicant. The applicant should post no parking signage along Maxie Lane, with a one-way sign at the public intersections.

4. The applicant shall meet minimum requirements per Section 28-54 and Section 28-101 for onsite, visitor, and supplemental parking.

5. Maxie Lane, which acts as a private road, should be improved with continuous hard surfacing for adequate access per Section 28-54 of the Code of Ordinances.

6. The applicant shall install a privacy fence along the east boundary of the MH district as rezoned and as depicted on Exhibit A.

7. The applicant agrees to comply completely with the Parkland Dedication Requirements per Section 23-20, of the Code of Ordinances.

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

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

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

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

SECTION 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that

public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS 8TH DAY OF JULY, 2025.

CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT A

BRAZORIA COUNTY, TEXAS
I.T. TINSLEY SURVEY
ABSTRACT NO. 375

N

0' 20' 40'
SCALE 1" = 40'

LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL, PG. = VOLUME, PAGE

DWYER STREET
60' R.O.W.
VOL. 7, PG. 18
P.R.B.C.T.

LOT 21
LOT 22
LOT 23
LOT 24

SOUTHMORE SUBDIVISION
VOL. 7, PG. 18
P.R.B.C.T.

LOT 1
(0.299 ACRE)
ZONED SF 7.2

APPROXIMATE LOCATION 1-STORY WOOD

PROPOSED PRIVACY FENCE (SEE IMAGE)

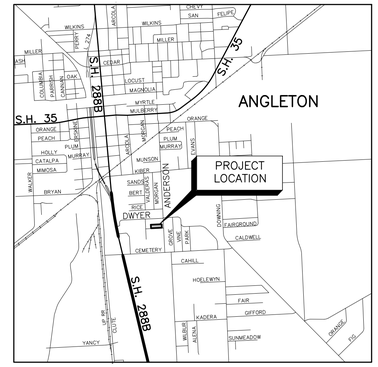
LOT 2
(0.894 ACRE)
PROPOSED ZONING
MANUFACTURED HOME
(MH)

SLOT 1
SLOT 2
SLOT 3
SLOT 4
SLOT 5
SLOT 6

MANUEL GONZALEZ
CALLED 5.238 ACRES
C.C.F.N. 2022043888
O.P.R.B.C.T.

ANDERSON STREET
60' R.O.W.
VOL. 23, PG. 75
D.R.B.C.T.

LOT 18
LOT 17
ANDERSON PLACE SUBDIVISION
C.C.F.N. 2020008010
O.P.R.B.C.T.
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12



VICINITY MAP

NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED LAYOUT OF SLOTS OF THE 1.1929 ACRES TRACT.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THIS EXHIBIT MAP IS FOR ILLUSTRATIVE PURPOSES ONLY.
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.

EXHIBIT MAP OF
BLACKMON COMMUNITY HOMES
1.193 ACRES

BEING ALL OF A CALLED 1.1929 ACRE TRACT AS RECORDED IN C.C.F.N. 2025013723 OF THE O.P.R.B.C.T.

I.T. TINSLEY SURVEY, ABSTRACT NO. 375
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16414 PLAT			
DRAWN BY: AD	DATE: 6/5/25	CHECKED BY: AH	REV. NO. 0

J:\16000S\16400\16414\ENGINEERING-SURVEY\SURVEY\PLAT\16414 PLAT.DWG PLOT DATE:6/5/2025 Adiaz

Photographs

View From Maxie Lane Looking Easterly towards Anderson St.

View From Maxie Lane Looking Easterly towards Anderson St.

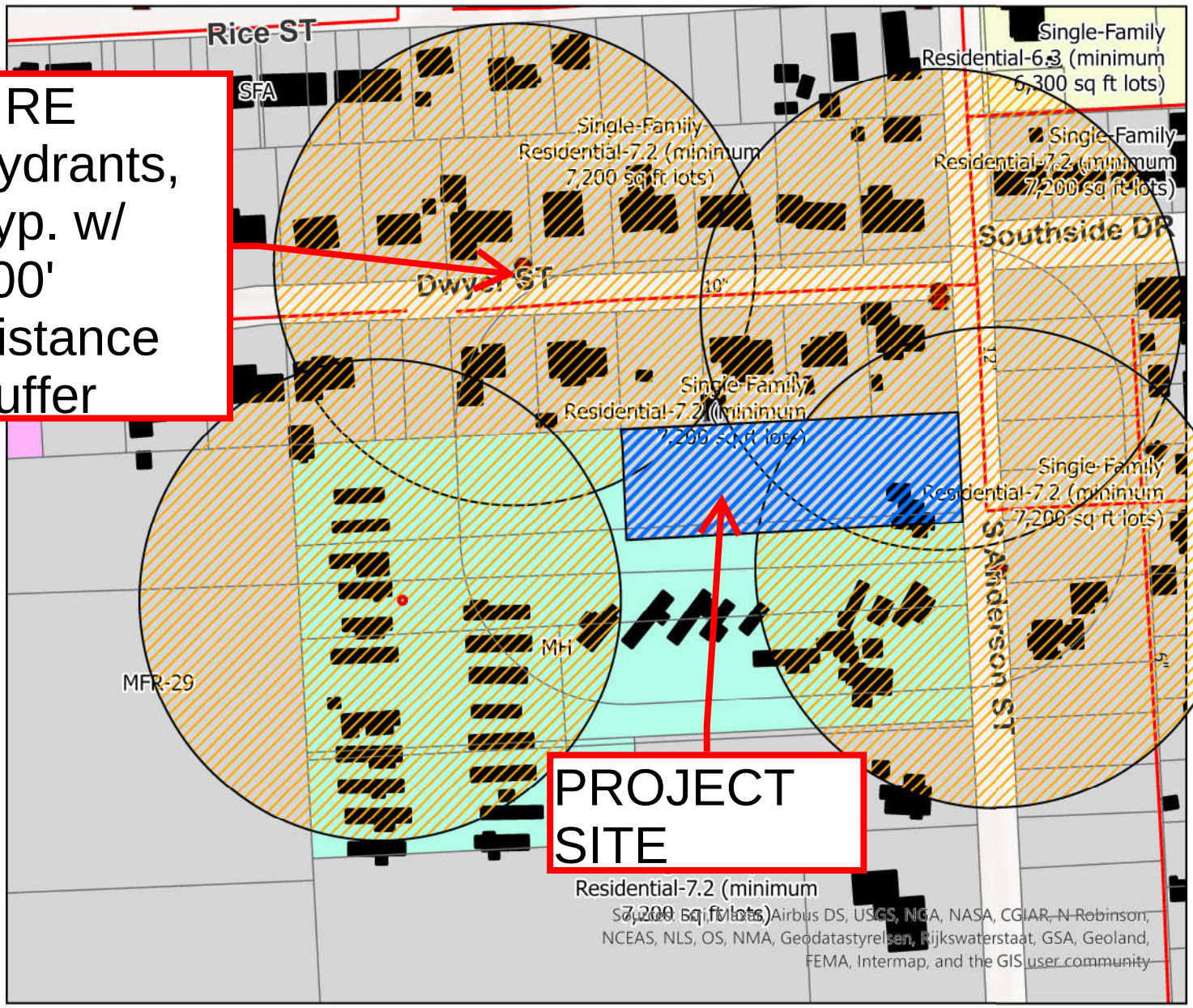
View From Maxie Lane Looking North on Anderson St. /Maxie Ln. on Left

View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.

View From Maxie Lane Looking North West towards Maxie Ln. from Anderson St.

View From Maxie Lane Looking West from Anderson St.

Exhibit A: 300' Buffer Map- from surrounding Fire Hydrants



0 75 150 300 Feet

N

THE HEART OF BRAZORIA COUNTY ANGLETON

City of Angleton, Texas
Development Services Department
121 S Velasco St.,
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561
www.angleton.tx.us

EXHIBIT B

BRAZORIA COUNTY
TEXAS

I. T. TINSLEY SURVEY
ABSTRACT

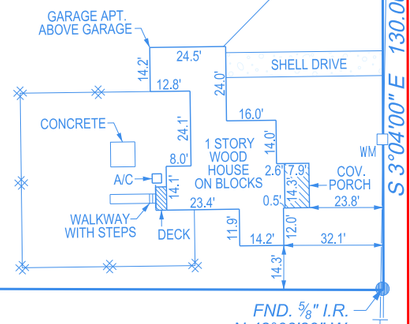
SOUTHMORE SUBDIVISION
VOLUME 7, PAGE 18
B.C.P.R.

LOT 19 | LOT 20 | LOT 21 | LOT 22 | LOT 23 | LOT 24

FND. ½" I.R. — 0.4' — N 87°10'46" E 99.94' — N 87°10'19" E 100.32' — 0.5' — N 87°21'05" E 99.69' — FND. ½" I.R. — 0.5' — N 87°03'41" E 100.15' — 1.0' — FND. ½" I.R (P.O.B.) — GRATE

N 02°58'48" W 129.82'

SUBJECT
1.1929 ACRES
KELLY A. HOLTRY
C.F. NO. 2006-006146
B.C.O.R.



S 3°04'00" E 130.00'

SOUTH ANDERSON STREET

FND. ½" I.R. — S 87°13'13" W 400.30' — FND. ⅝" I.R. N 42°03'29" W 0.49'

LEGEND

- FOUND IRON PIPE/ROD
- POWER POLE
- OH — OVERHEAD WIRE
- WM — WATER METER
- CHAIN LINK FENCE
- BUILDING LINE
- EASEMENT
- LOT LINE
- PROPERTY LINE

MANUEL ALVAREZ GONZALES
CALLED 5.238 ACRES
C.F. NO. 2022-043888
B.C.O.R.

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: JANUARY 16, 2025

STATE OF TEXAS — REGISTERED — TERRY SINGLETARY — 4808 — PROFESSIONAL LAND SURVEYOR

Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987121394)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0445K, DATED DECEMBER 30, 2020.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO.: 2520952, WITH AN EFFECTIVE DATE OF JANUARY 2, 2025, AND AN ISSUE DATE OF JANUARY 10, 2025, FOR ALL ITEMS OF RECORD.
5. BUILDING LINES MAY BE SUBJECT TO THE CITY OF ANGLETON.

N

0 25 50
1" = 50'

SURVEY PLAT
OF
1.1929 ACRES
OUT OF THE
NORTHEAST CORNER
OF A
CALLED 9.15 ACRE TRACT
OUT OF
TRACTS 127 & 128
OF THE
BRYAN & KIBER SUBDIVISION
AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2006-006146
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
I.T. TINSLEY SURVEY
ABSTRACT 375
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS
FOR
BLACKMAN MANUFACTURING HOME COMMUNITY, LLC
1030 SOUTH ANDERSON

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM 24500

SURVEYED:	JJ/1-16-25	BOOK:	ANGLETON VOL.38	PROJ NO:	13176-25-01
DRAWN BY:	JMJ/1-16-25	CHECKED:	TRS/1-23-25	REVISED:	NONE

USER: Untitled Workspace
DATE: 1/24/2025 TIME: 3:15:21 PM
G:\DGN\Boundary\Angleton\1030 S. Anderson\Survey Plat 1030 S. Anderson.dgn

Rezoning Map: Blackmon Manufactured Home Community Expansion

0 50 100 200 Feet

N

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- May 21, 2025

Notice ID: JpTLSO7EGkMCnmLAJZNc
Notice Name: Blackmon MH

Publication Fee: $237.71

Edmar Corachia

Agent

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 05/23/2025

Notary Public

Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, June 5, 2025, and the City Council will consider the same request on Tuesday, June 10, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning approximately 1.19 acres from the Single Family Residential 7.2 Zoning District to a Manufactured Home (MH) District at 1030 S. Anderson St., Angleton, TX, for the Blackmon Manufactured Home Community Expansion (6 lots).

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

1.1929 ACRE TRACT
I. T. TINSLEY SURVEY, ABSTRACT 375
BRYAN & KIBER SUBDIVISION
BRAZORIA COUNTY, TEXAS
PAGE 1 OF 1

ALL THAT CERTAIN 1.1929 ACRE TRACT out of a the Northeast corner of a called 9.15 acre tract out of Tract 127 and 128 of the Bryan and Kiber Subdivision of the I. T. Tinsley Survey, Abstract 375, Brazoria County, Texas, said 1.1928 acre tract being the same tract conveyed to Kelly A. Holtry as described in Clerk's File No. 2006006146 of the Official Records of Brazoria County, Texas, and more particularly described by metes and bounds using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone, (NAD 83) in which the directions are Lambert grid bearings and the distances are horizontal surface level lengths as follows:

BEGINNING at a found ½" iron rod for the Southeast corner of Southmore Subdivision as recorded in Volume 7, Page 18 of the Plat Records of Brazoria County, Texas, said corner also being the Northeast corner of said called 9.15 acre tract as described in Volume 194, Page 18 of the Deed Records of Brazoria County, Texas, and also being located in the West right-of-way line of South Anderson Road and being the Northeast corner of herein described 1.1929 acre tract;

THENCE South 03°04'00" East, coincident with the West right-of-way line of South Anderson Road, a distance of 130.00 feet to a point for corner from which a found 5/8" iron rod bears North 42°03'29"West, 0.49 feet for the Southeast corner of herein described tract;

THENCE South 87°13'13" West, coincident a called 5.238 acre tract conveyed to Manuel Alvarez Gonzales, as described in Clerk's File No. 2022043888 of the Official Records of Brazoria County, Texas, a distance of 400.30 feet to a found ½" iron rod for the Southwest corner of herein described 1.1929 acre tract;

THENCE North 02°58'48" West, coincident with said called 5.238 acre tract, a distance of 129.82 feet to a found ½" iron rod for corner being the Northwest corner of herein described 1.1929 acre tract;

THENCE North 87°10'46" East, coincident with Lot 21 of said Southmore Subdivision, a distance of 99.94 feet to a found ½" iron rod for corner;

THENCE North 87°10'19" East, coincident with Lot 22 of said Southmore Subdivision, a distance of 100.32 feet to a found ½" iron rod for corner;

THENCE North 87°21'05" East, coincident with Lot 23 of said Southmore Subdivision, a distance of 99.69 feet to a found ½" iron rod for corner;

THENCE North 87°03'41" East, coincident with Lot 24 of said Southmore Subdivision, a distance of 100.15 feet to the **PLACE OF BEGINNING** and containing 1.1929 acre tract more or less.

Terry Singletary

Terry Singletary
Registered Professional Land Surveyor
Texas Registration Number 4808
January 16, 2025

This description is based on a survey, a plat of which dated January 16, 2025 is on file in the offices of Doyle & Wachtstetter, Inc.

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Chris and Kathryn Christensen to rezone approximately 0.43 acres of land located at 405 E. Mulberry St. from the Commercial General District to the Central Business District.

The applicant's primary purpose of this request to rezone the subject property is to allow for the property to be marketed more for residential mixed with professional office. The Commercial General District does not allow for the mix of residential as-of-right.

Future Land Use Map

The Future Land Use Plan from the City of Angleton Comprehensive Plan Update designates this area as the Downtown District. The subject property is just one address east of the district; however, similar uses have resulted from residential structures acting as an adaptive reuse of residential mixed with light commercial uses. The downtown category is described in the plan as:

The downtown land use category represents a substantial blend of uses found only in the central core of a community including residential,

office/retail and public/institutional. The category is recognition that a myriad of uses are both appropriate and necessary for success of the Downtown District. The appropriate mix of uses may include government facilities and offices, retail, office and low to medium density residential activity. Places of worship, meeting halls and other public/semi-public facilities are equally appropriate to this particular category. The dynamic mix of uses will continue to provide downtown Angleton a character that is unique in comparison to other areas of the community.

The subject site is also part of the footprint highlighted as part of the Angleton Livable City

Existing Land Use and Zoning

North: Single Family Home, zoned SF 6.3 Residential
West: *CBD/Specific Use Permit (SUP)Barn Accessory Structure for Residential/Home Business Use*
South: Commercial Office Retail/Vacant (Park)
East: Single Family Home, zoned SF 6.3 Residential

Surrounding Similar Use Chart

Address	Angleton Current Land Use	Angleton Zoning Classification
405 E Mulberry	***Office Commercial with Residential Mixed***	***C-G Commercial General***
305 E Mulberry	CBD/Specific Use Permit (SUP) Barn Accessory Structure for Residential/Home Business Use	CBD/Specific Use Permit (SUP)Barn Accessory Structure for Residential/Home Business Use
419 E Mulberry	Residential 6.3	Residential 6.3
136 E Myrtle	Office/Home converted to Law Office	CBD- Central Business District
602 E Myrtle	SUP 22 Farmers Insurance	SUP 22, , Farmers Insurance
529 E Mulberry	Residential Home converted to Office Use	Commercial Office General with SUP/Specific Use Permit
613 E Mulberry	Residential Home converted to Office Use-Cosmetic/Dentist	Commercial Office General
445 E Mulberry	Home converted to Medical Office	Single Family 6.3 Residential
523 E Mulberry	Single Family Residential -5	Single Family Residential -5
803 E Mulberry	Commercial Office General	Commercial Office General

Finding of Fact/ Review Criteria:

In making a determination regarding a requested zoning change, the planning and zoning commission and the city council shall consider the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole; ***The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses.***

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; **Staff feels the proposed zoning would be in accord with existing variables and would not cause a negative or increased impact on services.**

c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances which may make a substantial part of such vacant land unavailable for development; ***There is limited CBD property vacant or unutilized.***

d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change; ***This request is rare but Commercial General as is would allow a vast amount of uses that would be unfit in the Downtown vicinity.***

e. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; ***No major or negative impacts.***

f. Any other factors that will substantially affect the public health, safety, morals, or general welfare. **N/A.**

AERIAL MAP: 405 E. MULBERRY ST.

0 50 100 200 Feet

N

Conclusion

The proposed rezoning will fit consistently with other similar uses within the downtown area that allow residential mixed with small professional office-type uses. **The Planning and Zoning Commission considered this request and provided this as its final report with the attached record of proceedings, which establishes findings of fact (see attached minutes from the 6/30/2025).**

SITE PHOTOS

VIEW LOOKING EAST TOWARDS PROJECT SITE

VIEW LOOKING NORTH AT NEIGHBOR TO WEST

VIEW LOOKING EAST FROM ALLEY

VIEW LOOKING EAST FROM ALLEY

VIEW LOOKING SOUTH TOWARDS E. MULBERRY ST.

VIEW LOOKING NORTH TOWARDS E. MULBERRY ST.

RECOMMENDATION:

City Council should consider approval of the ordinance rezoning approximately 0.43 acres of land from the Commercial General District (C-G) to the Central Business District (CBD) as recommended by the Planning and Zoning Commission.

ORDINANCE NO. 20250708-007

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, TO AMEND THE ZONING MAP OF THE CITY OF ANGLETON, PROVIDING FOR A ZONING CHANGE ON 0.43 ACRES ON LAND LOCATED AT 405 E. MULBERRY, FROM THE COMMERCIAL GENERAL DISTRICT (C-G) TO THE CENTRAL BUSINESS DISTRICT (CBD); PROVIDING FOR A PENALTY, PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission conducted a public hearing on June 30, 2025; and

WHEREAS, the City Council conducted a public hearing on July 8, 2025; and

WHEREAS, notice of the public hearings was published in *The Facts* and mailed to property owners within 200 feet of the zoning request; and

WHEREAS, the Planning and Zoning Commission, on June 30, 2025, made findings of fact that rezoning of the property to the CBD zoning district would be consistent with the zoning adjacent property, the recommendations of the Comprehensive Plan, and with generally accepted urban planning principals; and

WHEREAS, the City Council, on July 8, 2025, adopted by reference the findings of fact made by the Planning and Zoning Commission.

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

SECTION 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part of this Ordinance for all purposes as findings of fact.

SECTION 2. That the 0.43 acres situated on Lot(s) Twenty-Nine (29), Thirty (30), Thirty-1 (31), and Thirty-Two (32, block Thirty-Seven (37), Moore First Addition to the City of Angleton, according to the map or plat thereof recorded in Volume 35, Page 364 of the Deed of Records of Brazoria County, Texas, and being the same property as conveyed in Deed recorded in Volume 500, Page 278 of the Deed records of Brazoria County, Texas be rezoned from the Commercial General District (C-G) to the Central Business District (CBD).

SECTION 3. That the Official Zoning Map of the City of Angleton is hereby amended in accordance with the provisions of this Ordinance to show the change in zoning district classification as depicted on Exhibits A and B.

SECTION 4. That any person or corporation violating any of the provisions of this Ordinance shall upon conviction be fined any sum not exceeding $2,000 and each and every day that the provisions of this Ordinance are violated shall constitute a separate and distinct offense.

SECTION 5. That should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity of such section, or part shall in no way affect, impair or invalidate the remaining portion thereof, but as to such remaining portion, the same shall remain in full force and effect.

SECTION 6. That it is hereby found and determined that the meetings at which this Ordinance is considered are open to the public and that notice of the time, place and purpose thereof was given in accordance with the provisions of the Texas Government Code - Chapter 551, as amended, and that a quorum of the City Council was present.

SECTION 7. That this Ordinance shall be effective and in full force immediately upon its adoption.

PASSED AND APPROVED THIS 8TH DAY OF JULY, 2025.

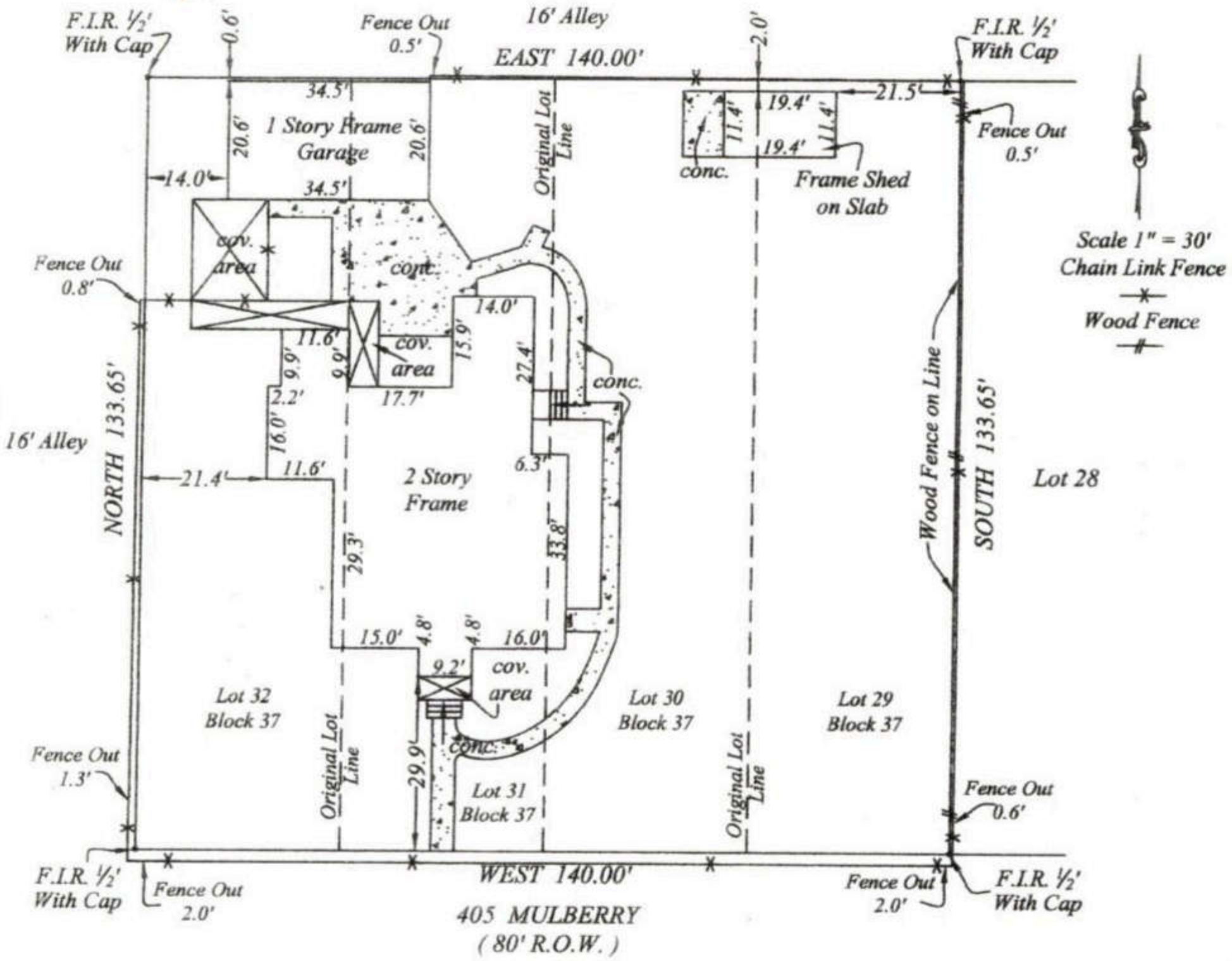
CITY OF ANGLETON, TEXAS

_____
John Wright
Mayor

ATTEST:

_____
Michelle Perez, TRMC, CMC
City Secretary

EXHIBIT A



** = Lots 29, 30, 31 & 32.

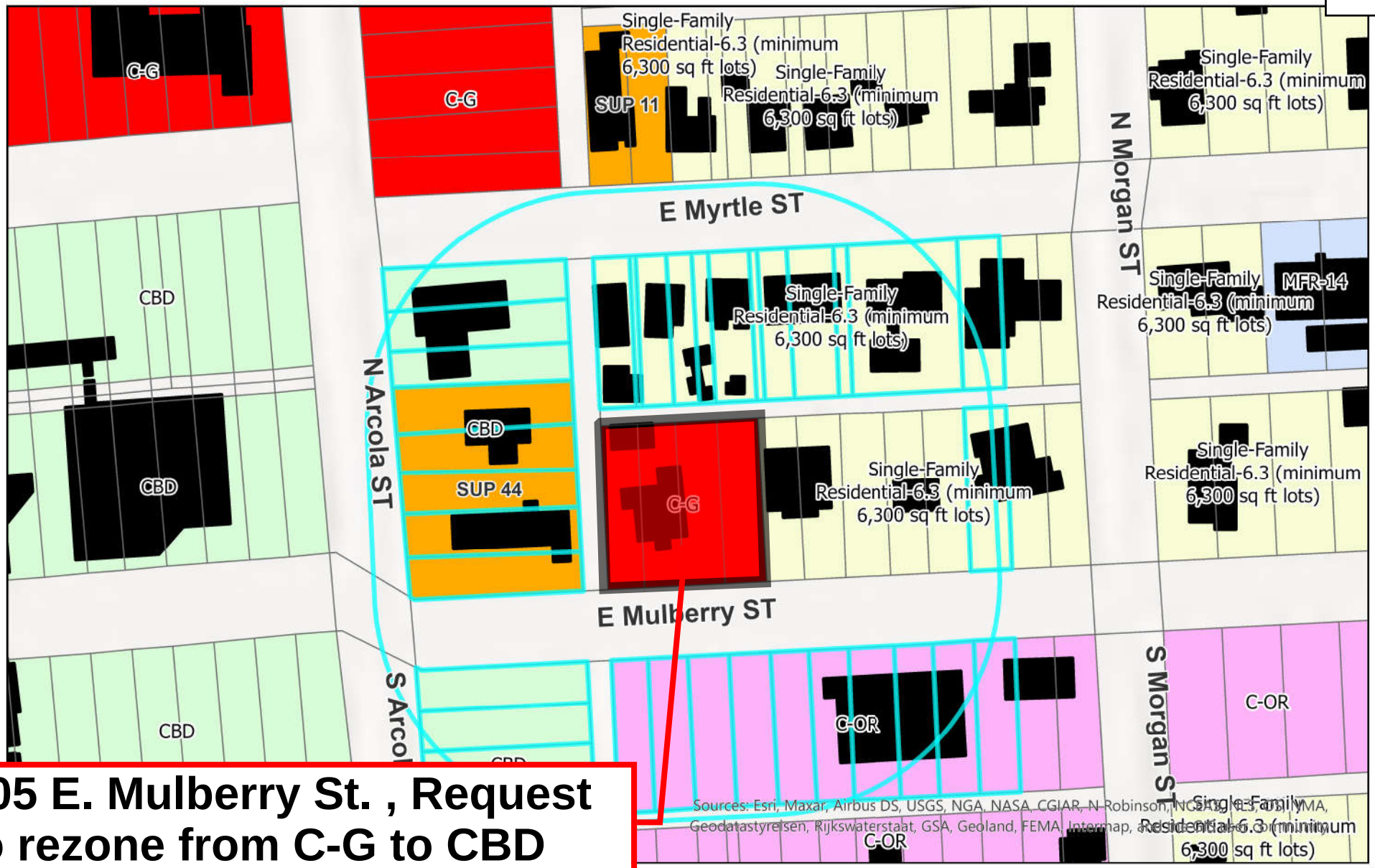
NOTE: Restrictive covenants recorded in Vol. 36, Page 364, D.R.B.C.

NOTE: By graphic plotting only, the subject property does appear to lie in the 100 year flood plain according to N.F.I.P. Map No. 480064 0445H 6-5-89 Zone AO

NOTE: Bearings based on Plat.

NOTE: This survey is certified for this transaction only, it is not transferrable to additional institutions or subsequent owners.

EXHIBIT B



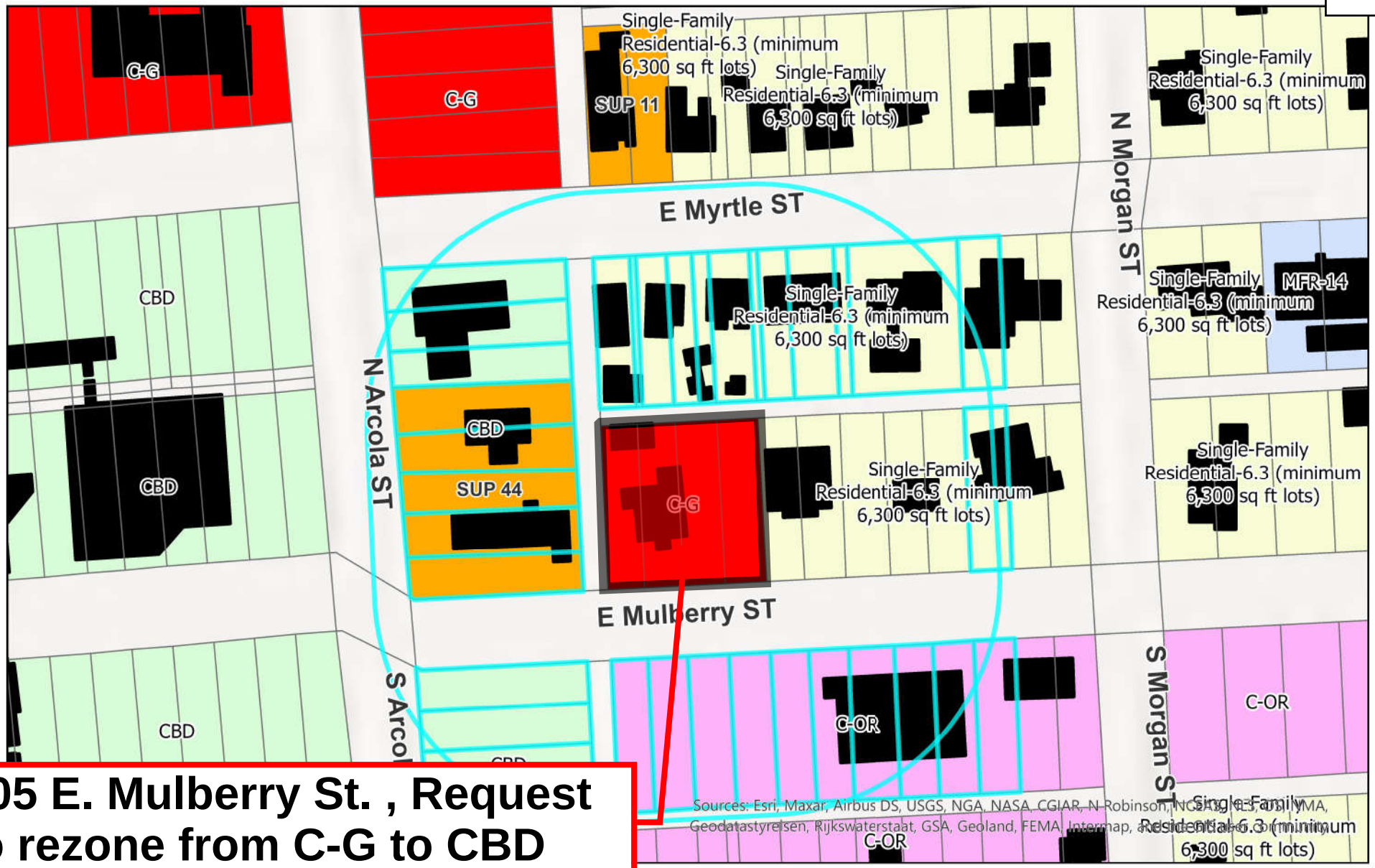
405 E. Mulberry St. , Request to rezone from C-G to CBD

VICINITY MAP: REZONING REQUEST: 405 E. MULBERRY ST.

N

0 50 100 200 Feet

EXHIBIT B



405 E. Mulberry St. , Request to rezone from C-G to CBD

VICINITY MAP: REZONING REQUEST: 405 E. MULBERRY ST.

N

0 50 100 200 Feet

CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JUNE 30, 2025 AT 12:00 PM

DRAFT

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JUNE 30, 2025, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

Roll Call: Present were: Chair William Garwood, Commission Member Michelle Townsend, Commission Member Will Clark, Commission Member Deborah Spoor, Commission Member Andrew Heston, Commission Member Jeff Roberson, and Commission Member Regina Bieri.

1. **Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on June 5, 2025.**

   Commission Action:

   The motion was made by Commission Member Deborah Spoor to approve the meeting minutes for June 5, 2025; Commission Member Michelle Townsend seconded the motion. The motion carried, and the minutes were approved (7-0).

PUBLIC HEARINGS AND ACTION ITEMS

2. **Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton.**

   D.S. Otis Spriggs introduced the item: Mr. Spriggs displayed the Land Use Map, pointing out the area in blue as the Central Business District, where SH 35 sort intersects with Velasco St., and the subject property to the east of the blue area, where you see the red circle. Staff finds consistency with the Land Use Plan.

As seen in the Staff Summary, there are a number of homes with a mix of uses that have been converted from residential to low-intensity office and low-intensity retail commercial uses. The table included gives you an idea of the type of uses just described. The Christensens are looking to further market the property to have a mix of residential and low-intensity commercial.

Currently, the property, as I stated, is zoned Commercial General, and as you know, commercial general has a wide list of available uses in which the property owner has no intent to put such higher-intensity commercial uses at this location.

The tax assessment level for such properties can be overestimated in terms of the use category on the zoning side. If the Commission has any questions on that, the applicant can further explain.

Mr. Spriggs further showed photographs and described the surrounding conditions and expressed the vast improvements that the applicants have made to the property, which includes the residential use in the rear.

Staff also looked at the criteria for rezonings and provided the analysis showing consistency and no negative impact.

As required, staff notified all property owners within 200 feet and posted the legal advertisement for the rezoning in the newspaper.

Public Hearing:

The motion was made by Commission Member Regina Berri, seconded by Commission Member Andrew Heston, to open the Public Hearing.

No one appeared before the Commission to speak.

Motion was made by Commission Member Regina Berri; Seconded by Commission Member Michelle Townsend to close the Public Hearing.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St., and forward it to the City Council for final action. Commission Member Will Clark seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The rezoning was approved.

REGULAR AGENDA

3. **Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.**

D.S. Otis Spriggs introduced the item, noting that Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks.

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and all textual comments were corrected and submitted by the applicant since the agenda posting. The plat is now cleared of all comments.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 7, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Jeff Roberson seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The preliminary plat was approved.

4. **Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.**

D.S. Director Otis Spriggs presented this item and stated that this section has 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land.

Mr. Spriggs noted that the plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 6. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked if the distribution of lot sizes is compliant with the development agreement that Council executed. Mr. confirmed yes.

Commission Action:

The motion was made by Commission Member Will Clark to approve Windrose Green Section 6, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Regina Berri seconded the motion.

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

5. **Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.**

D.S. Otis Spriggs introduced the item and stated that this section consists of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land.

Mr. Spriggs noted that he plat was forwarded to the city engineer, who provided comments. The responses were submitted back and were all cleared by the city engineer, who certified that the textual changes were completed for the final plat of Section 7. This is recommended to you for consideration and approval.

Commission Member Michelle Townsend asked do we have any concerns about the consistency of the Concept Plan and the lot sizes? Mr. Spriggs confirmed it is consistent.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Windrose Green Section 7 Final Plat, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Nay; Commission Member Deborah Spoor-Aye; Commission Member Jeff Roberson- Aye; Commission Member Regina Bieri-Aye; and Chair William Garwood- Aye. (7-0). The Final Plat was approved.

ADJOURNMENT:

Chair Garwood adjourned the meeting at 12:18 P.M.

_____

William Garwood
Chair

THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION
REZONING/ FUTURE LAND USE MAP (FLUM) AMENDMENT

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

  Subject Line: Address of the project/Commercial or Residential/Type of application.
  Example: 1000 Main Street/Commercial/Fence Permit
- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

☐Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

☐A completed application signed by the owner/s of the property.

☐Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.

☐8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.

☐Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.

☐Tax certificate showing that all taxes and obligations have been paid regarding the subject property.

☐Notarized statement verifying land ownership.

☐Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)

THE HEART OF BRAZORIA COUNTY
ANGLETON

DEVELOPMENT INFORMATION

Project Name/Address/Location: 405 E Mulberry Acreage: _____
Brief Description of Project: Rezone to CBD
Is property platted? ☐No ☒Yes Subdivision name: _____ No. of Lots: 4
Recordation #: 181709 Parcel(s) Tax ID#: _____
Existing Use: residential / vacant office Proposed Use: residential / office / leased space temp or long term
Current Zoning: C-G Proposed Zoning: CBD
Occupancy Type: Mixed use Sq. Ft: _____ Bed #: 3 Bath #: 2 Car Garage #: 0 but 1/1 Apartment
Water System ☐Well ☒Public Flood Zone: ☐Yes ☒No Sewer System: ☐Septic ☒Public

PROPERTY OWNER INFORMATION

Owner: Chris & Kathryn Christensen Contact Name: Kathryn
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: same as above Contact Name: _____
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: same as above Contact Name: _____
Address: _____ City/State/ZIP: _____
Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: Kathryn Christensen Date: 5-28-25
(Signed letter of authorization required if the application is signed by someone other than the property owner)

**********OFFICE USE ONLY**********

DATE REC'D: _____ BY: _____

FEES PAID: _____

APPROVED BY: _____ DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Schedule of Fees:

Rezoning / Future Land Use Map Amendment	Base fee $1000.00 + $25.00/each zone - 0 to 5 acres Base fee $1000.00 +$25.00/each zone - 5 to 25 acres Base fee $1025.00 + $25.00/each zone - 25 to 50 acres Base fee $1050.00+$25.00/each zone - 50 to 75 acres Base fee $1075.00+25.00/each zone - 75 to 100 acres Base fee $1100.00+$25.00/each zone - >100 acres

APPLICATION
REZONING/ FUTURE LAND USE MAP (FLUM) AMENDMENT

Sec. 28-24 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

  Subject Line: Address of the project/Commercial or Residential/Type of application.
  Example: 1000 Main Street/Commercial/Fence Permit
- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

☑Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

☑A completed application signed by the owner/s of the property.

☑Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.

☑8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.

☑Location/vicinity map showing the location and boundaries of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.

☐Tax certificate showing that all taxes and obligations have been paid regarding the subject property.

☐Notarized statement verifying land ownership.

☐Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email. (Email us: planning@angleton.tx.us)

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:
- Jun 15, 2025

Notice ID: Q1n8zINSXw8zNaZEdbMw
Notice Name: 405 E MULBERRY

Publication Fee: $242.83

Edmar Corachia

_____
Agent

VERIFICATION

State of Florida
County of Orange

JESSICA GORDON-THOMPSON
Notary Public - State of Florida
Commission # HH301656
Expires on August 17, 2026

Signed or attested before me on this: 06/18/2025

_____
Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton
Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a public hearing at 12:00 PM on Thursday, June 30, 2025, and the City Council will consider the same request on Tuesday, July 8, 2025, at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning property from Commercial General Zoning District to the Central Business District (CBD) for property described on BCAD as ANGLETON, BIK 37 Lots 29 to 32, located at 405 E. Mulberry St., Angleton, TX.

The meeting agenda and agenda packet will be posted online at https://angleton-tx.municodemeetings.com/ . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5.

AGENDA ITEM SECTION: Regular Agenda Item.

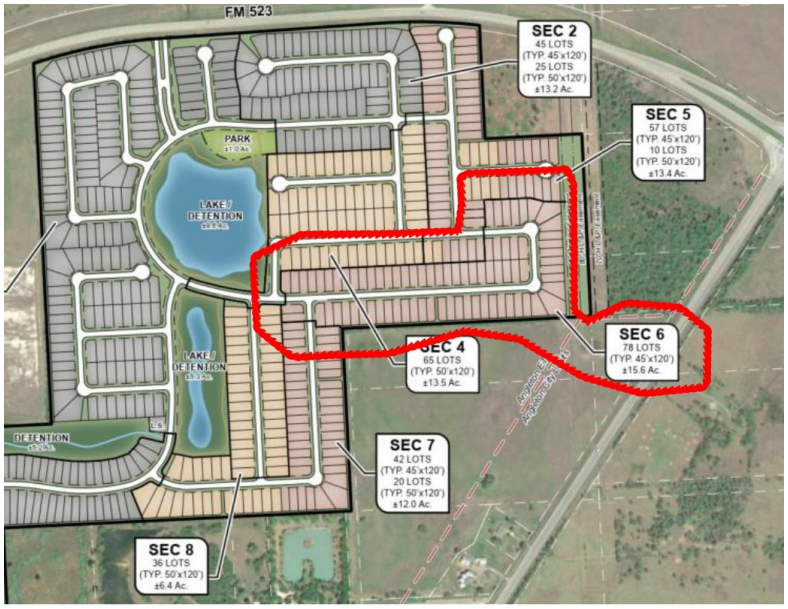
BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 6, Final Plat, consisting of 78 lots, 1 reserve, and 3 Blocks on 15.658 acres of land, located off Atlas Point Lane/Starlight Street, just south of Section 5. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.

Vicinity Map



PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

   Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Show complete information where noted such are recording information.*

   Response: The recording information for Windrose Green Section 4 and 5 have been added, section 7 is in final review and section 8 will be submitted as a final at a later date.

3. *Recommend noting this course as the page splits for the next course partially shown.*

   Response: An additional label was added on sheet 1 for this segment.

4. *Label Block for lots 1-20 shown.*

   Response: Block label has been added along lots 1-20.

5. *Recommend creating a leader for line L10*

   Response: The call for L10 has been pulled out with a leader.

Sheet 2 of 3

1. *Label Point of Beginning on the plat.*

   Response: **Point of Beginning has been added to the graphic sheet.**

2. *Complete information is shown for the filing number.*

   Response: **Recording information for Windrose Green Section 5 has been added.**

3. *Remove text shown above metes and bounds.*

   Response: **Metes and bounds are not on this page, checked sheet 3 and no text shown about metes and bounds.**

4. *Complete information shown for filing number 2022049373 per metes and bounds*

   Response: **Information has been added for the filing number on the adjacent tract.**

Sheet 3 of 3

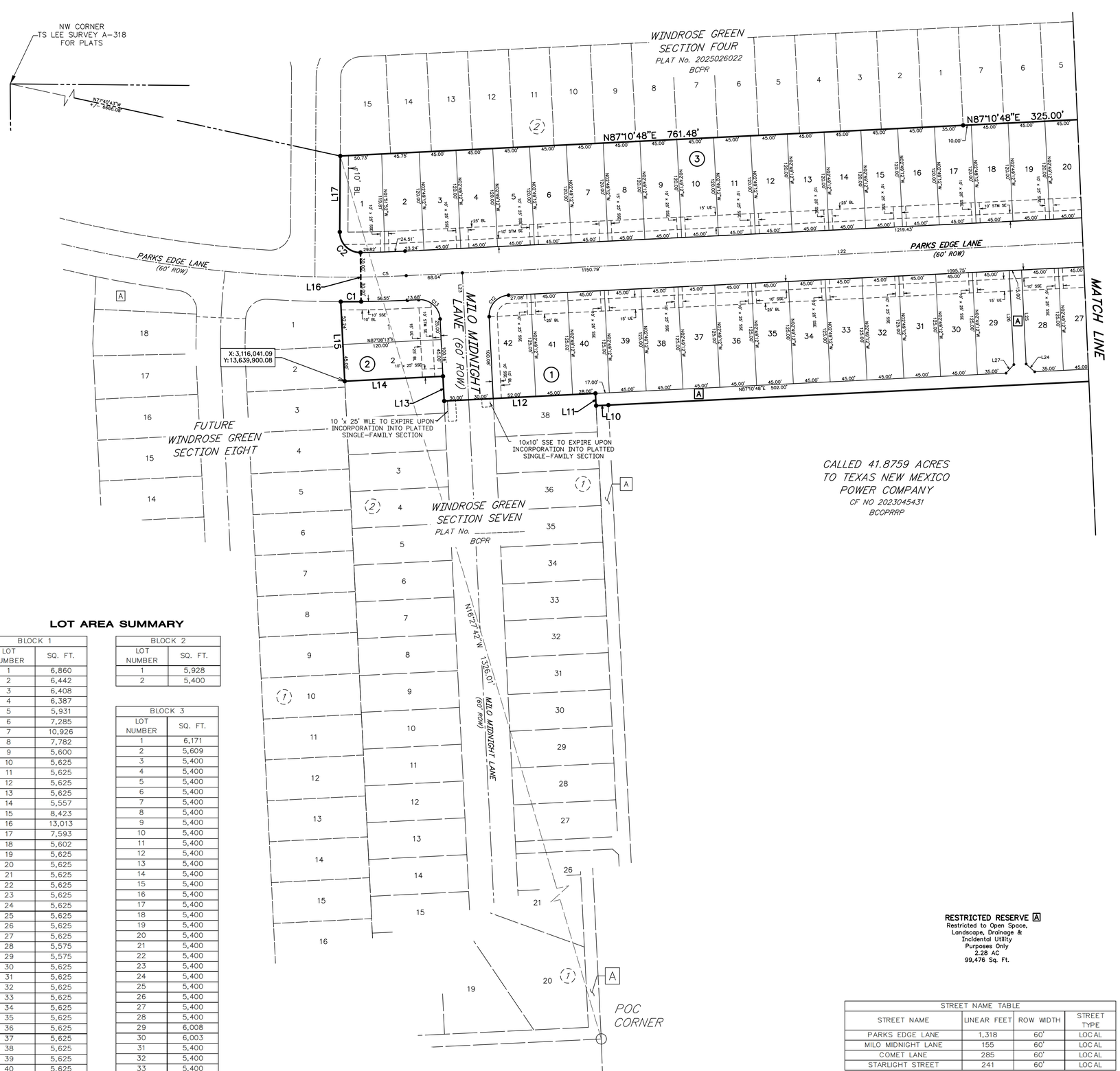
1. These two courses are shown for line L1 of the line table (distance of 180 ft.)
   Response: The plat has been updated to reflect the metes and bounds description.

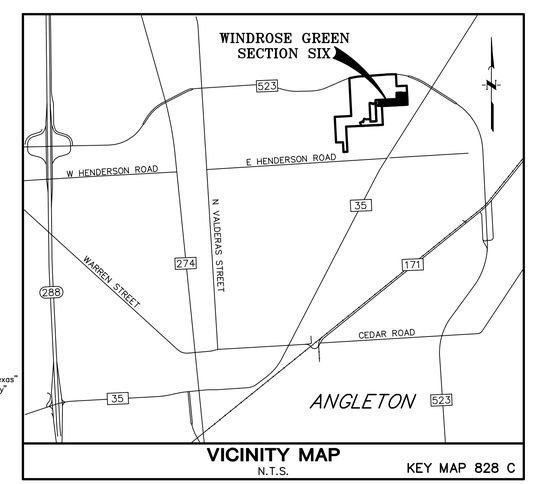
2. Move the City Secretary certificate up on the plat sheet.
   Response: City Secretary certificate has been shifted up on the plat sheet.

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by Staff and the City Engineer.

The Planning and Zoning Commission voted unanimously 7-0 to approve the final plat for Section 6 on June 30, 2025.

Recommendation: The Planning and Zoning Commission recommended approval of the Windrose Green, Section 6, Final Plat, subject to final action and approval of the City Council.





VICINITY MAP
N.T.S. KEY MAP 828 C

0 30 60 120 180
SCALE: 1" = 60'

LEGEND
AC . . . . . "Acres"
BL . . . . . "Building Line"
BCDR . . . . . "Brazoria County Deed Records"
C.F. . . . . "County Clerk's File"
DE . . . . . "Drainage Easement"
Esm . . . . . "Easement"
FC . . . . . "Film Code"
FND . . . . . "Found"
OCCBCT . . . . . "Official County Clerk, Brazoria County, Texas"
OPROBC . . . . . "Official Public Records of Brazoria County"
No . . . . . "Number"
POB . . . . . "Point of Beginning"
POC . . . . . "Point of Commencement"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
STM SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
VOL _, PG _ . . "Volume and Page"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"
● . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng" as Per Certification"
. . . . . "Street Name Break"

GENERAL NOTES

1. A one-foot reserve has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48039C0435K, dated December 30, 2020, this property lies within Unshaded Zone "X", which is defined as areas determined to be outside of the 500-year flood plain.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, Texas New Mexico Power, And Centric Gas & Fiber.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Incidental Utilities are including but not limited to the underground utility services.
18. All reserves shall be owned and maintained by the MUD or the Home Owner's Association.
19. BENCHMARK
    All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88). GEOID 12B Based on Allterra's RTK Network, Stations Hags_1012 and HCOG_14012.
    TBM-3: "X" Cut on the north edge of the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary, and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66
20. Utility easement to be dedicated by this plat and expire upon incorporation into platted single-family section.
21. Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.

LOT AREA SUMMARY

BLOCK 1	
LOT NUMBER	SQ. FT.
1	6,860
2	6,442
3	6,408
4	6,387
5	5,931
6	7,285
7	10,926
8	7,782
9	5,600
10	5,625
11	5,625
12	5,625
13	5,625
14	5,557
15	8,423
16	13,013
17	7,593
18	5,602
19	5,625
20	5,625
21	5,625
22	5,625
23	5,625
24	5,625
25	5,625
26	5,625
27	5,625
28	5,575
29	5,575
30	5,625
31	5,625
32	5,625
33	5,625
34	5,625
35	5,625
36	5,625
37	5,625
38	5,625
39	5,625
40	5,625
41	5,627
42	6,375

BLOCK 2	
LOT NUMBER	SQ. FT.
1	5,928
2	5,400

BLOCK 3	
LOT NUMBER	SQ. FT.
1	6,171
2	5,609
3	5,400
4	5,400
5	5,400
6	5,400
7	5,400
8	5,400
9	5,400
10	5,400
11	5,400
12	5,400
13	5,400
14	5,400
15	5,400
16	5,400
17	5,400
18	5,400
19	5,400
20	5,400
21	5,400
22	5,400
23	5,400
24	5,400
25	5,400
26	5,400
27	5,400
28	5,400
29	6,008
30	6,003
31	5,400
32	5,400
33	5,400
34	5,400

RESTRICTED RESERVE A
Restricted to Open Space, Landscape, Drainage & Incidental Utility Purposes Only
2.28 AC
99,476 Sq. Ft.

STREET NAME TABLE			
STREET NAME	LINEAR FEET	ROW WIDTH	STREET TYPE
PARKS EDGE LANE	1,318	60'	LOCAL
MILO MIDNIGHT LANE	155	60'	LOCAL
COMET LANE	285	60'	LOCAL
STARLIGHT STREET	241	60'	LOCAL

FINAL PLAT
WINDROSE GREEN
SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318

BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS

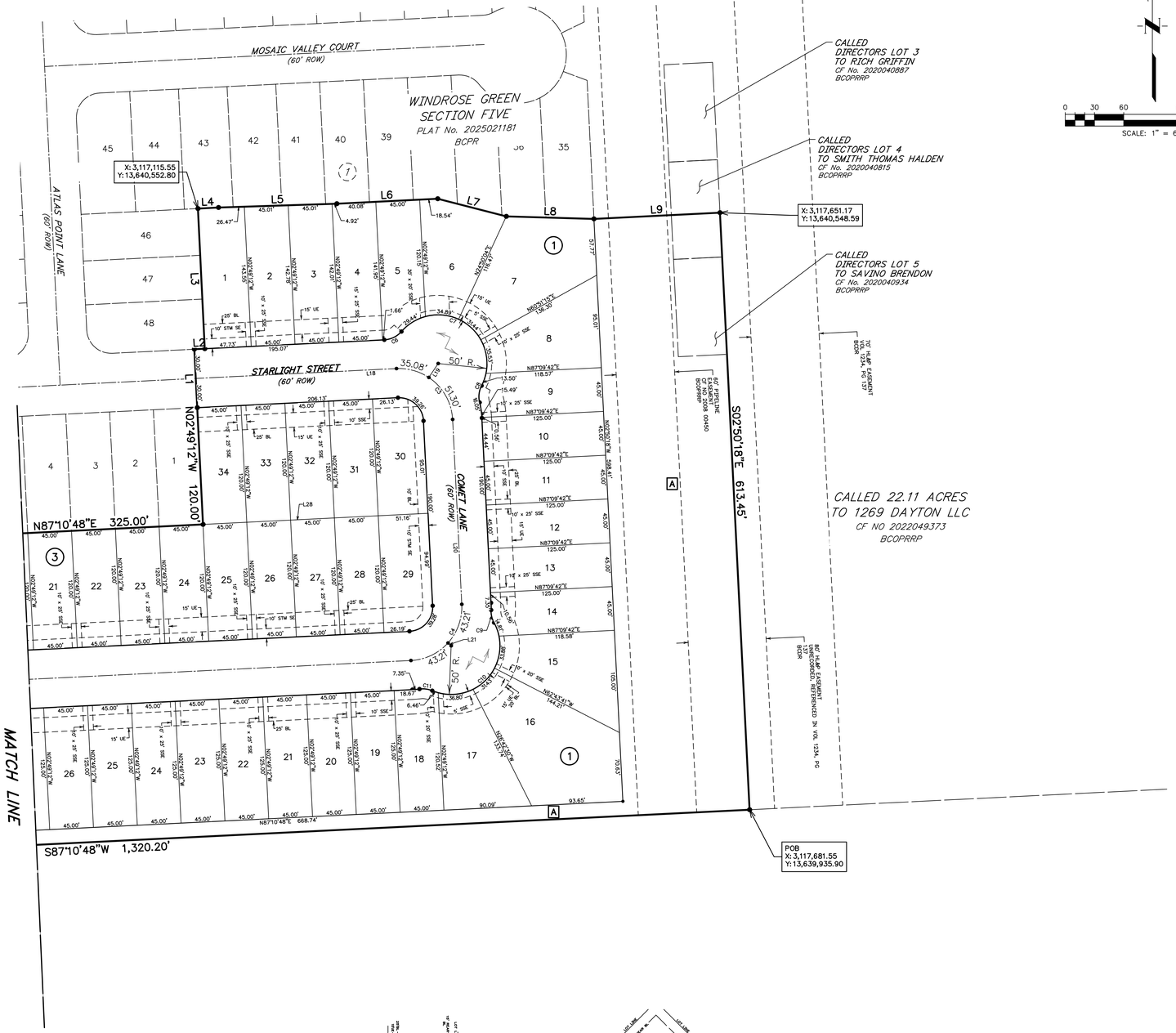
JUNE 2025

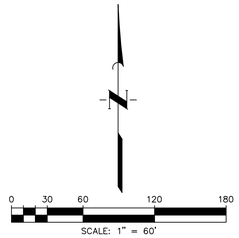
OWNER
EMPTOR ANGLETON, LLC,
a Texas Limited Liability Company
4444 Westheimer Road, Suite G325
HOUSTON, TEXAS 77063
281.571.7007

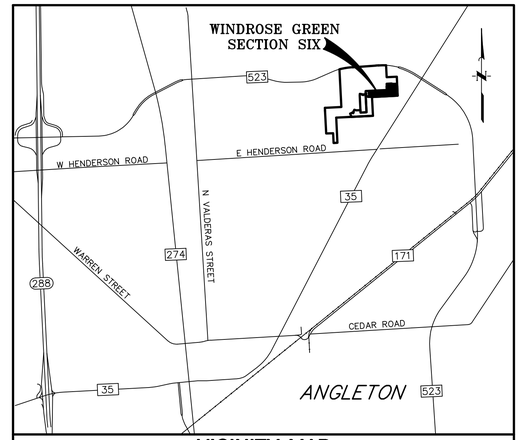
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 1 OF 3

K:\29188\29188-0001-02 Windrose Green Sec 6 Paving\2 Design Phase\Planning\Windrose Sec 6 - PLAT.dwg Jun 19,2025 - 12:42pm CKJ





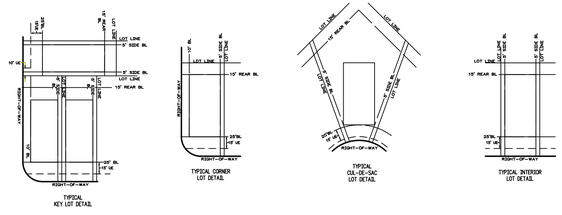


VICINITY MAP
N.T.S.
KEY MAP 828 C

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°49'12"W	60.00'
L2	N87°10'48"E	10.68'
L3	N02°47'06"W	144.00'
L4	N87°10'48"E	21.18'
L5	N88°09'40"E	121.40'
L6	N87°08'01"E	103.62'
L7	S75°34'46"E	72.67'
L8	S88°19'15"E	89.99'
L9	N87°09'42"E	129.46'
L10	S87°10'48"W	15.00'
L11	N02°51'47"W	15.00'
L12	S87°08'13"W	185.00'
L13	N02°51'47"W	30.16'
L14	S87°08'13"W	120.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N02°51'47"W	97.24'
L16	N00°42'08"W	60.00'
L17	N00°20'29"E	92.78'
L18	S87°10'48"W	206.13'
L19	S33°43'14"W	17.19'
L20	S02°50'18"E	190.00'
L21	N47°49'45"W	4.41'
L22	S87°10'48"W	1219.43'
L23	S02°51'47"E	155.12'
L24	N47°49'12"W	14.14'
L25	N02°49'12"W	115.00'
L26	N02°49'12"W	115.00'
L27	S42°10'48"W	14.14'
L28	S87°10'48"W	231.16'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1530.00'	0°55'47"	24.83'	N89°45'45"E	24.83'	12.41'
C2	25.00'	91°02'37"	39.73'	N45°10'49"W	35.68'	25.46'
C3	55.00'	89°58'54"	86.38'	N47°49'45"W	77.77'	54.98'
C4	55.00'	90°01'06"	86.41'	N42°10'15"E	77.79'	55.02'
C5	1500.00'	2°07'04"	55.44'	N88°14'20"E	55.44'	27.72'
C6	25.00'	46°06'20"	20.12'	N64°07'39"E	19.58'	10.64'
C7	50.00'	165°56'41"	144.81'	N55°57'11"W	99.25'	405.60'
C8	25.00'	40°40'36"	17.75'	S06°40'52"W	17.38'	9.27'
C9	25.00'	30°38'37"	13.37'	S13°12'10"E	13.21'	6.85'
C10	50.00'	141°23'28"	123.39'	N42°10'15"E	94.38'	142.74'
C11	25.00'	30°38'37"	13.37'	N82°27'19"W	13.21'	6.85'
C12	25.00'	90°02'35"	39.29'	S42°09'31"W	35.37'	25.02'
C13	25.00'	89°57'25"	39.25'	N47°50'29"W	35.34'	24.98'



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Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §

COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Six, 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.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of 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 Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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.

Emptor Angleton, LLC
A Texas Limited Liability Company
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies
Its: Manager

_____
Signature

_____
Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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 they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this __ day of _____, 20__, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro 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 responsibilities for construction, operation or maintenance of subdivision drainage facilitates.

The District's review is based solely on the documentation submitted for review, and on the reliance of 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 of the Board of Supervisors Board Member

_____
Board Member

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., 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.

_____
Courtney B. Just, P.E.
Professional Engineer
No. 152415

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 15.658 acre (682,062 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 15.658 acre (682,062 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83.

BEGINNING at 5/8–inch iron rod with cap stamped "Castello" found at the most easterly southeast corner of said 154.6 acres, common with the southwest corner of a called 22.1088 acre tract described in the deed to 1269 Dayton, LLC and recorded under Clerk's File No. 2022049373 of the Brazoria County Official Public Records of Real Property

THENCE, South 87 Degrees 10 Minutes 48 Seconds West, with the southerly line of said 154.6 acres, a distance of 1320.20 feet;

THENCE over and across said 154.6 acres the following 22 calls:

1. South 87 Degrees 10 Minutes 48 Seconds West, a distance of 15.00 feet;
2. North 02 Degrees 51 Minutes 47 Seconds West, a distance of 15.00 feet;
3. South 87 Degrees 08 Minutes 13 Seconds West, a distance of 185.00 feet;
4. North 02 Degrees 51 Minutes 47 Seconds West, a distance of 30.16 feet;
5. South 87 Degrees 08 Minutes 13 Seconds West, a distance of 120.00 feet;
6. North 02 Degrees 51 Minutes 47 Seconds West, a distance of 97.24 feet to the beginning of a curve to the left;
7. with said curve turning to the left, having a radius of 1530.00 feet, a chord bearing of North 89 Degrees 45 Minutes 45 Seconds East, a chord length of 24.83 feet and an arc length of 24.83 feet;
8. North 00 Degrees 42 Minutes 08 Seconds West, a distance of 60.00 feet to the beginning of a curve to the right;
9. with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 45 Degrees 10 Minutes 49 Seconds West, a chord length of 35.68 feet and an arc length of 39.73 feet;
10. North 00 Degrees 20 Minutes 29 Seconds East, a distance of 92.78 feet;
11. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 761.48 feet;
12. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 325.00 feet;
13. North 02 Degrees 49 Minutes 12 Seconds West, a distance of 120.00 feet;
14. North 02 Degrees 49 Minutes 12 Seconds West, a distance of 60.00 feet;
15. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 10.68 feet;
16. North 02 Degrees 47 Minutes 06 Seconds West, a distance of 144.00 feet;
17. North 87 Degrees 10 Minutes 48 Seconds East, a distance of 21.18 feet;
18. North 88 Degrees 09 Minutes 40 Seconds East, a distance of 121.40 feet;
19. North 87 Degrees 08 Minutes 01 Seconds East, a distance of 103.62 feet;
20. South 75 Degrees 34 Minutes 46 Seconds East, a distance of 72.67 feet;
21. South 88 Degrees 19 Minutes 15 Seconds East, a distance of 89.99 feet;
22. North 87 Degrees 09 Minutes 42 Seconds East, a distance of 129.46 feet to a point in the westerly line of said 22.1088 acres, common with the easterly line of said 154.6 acres;

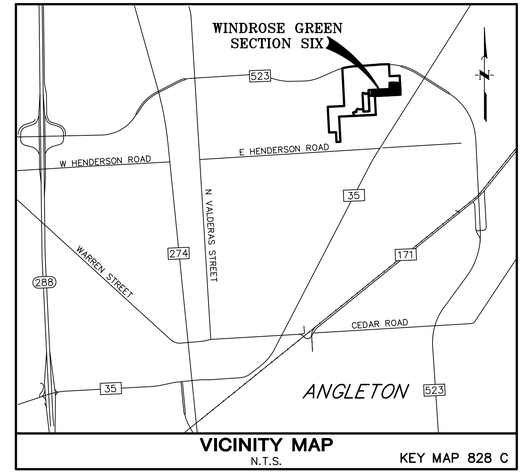
THENCE, South 02 Degrees 50 Minutes 18 Seconds East, with said common line, a distance of 613.45 feet to the POINT OF BEGINNING, CONTAINING 15.658 acres (682,062 square feet) of land in Brazoria County, Texas;

STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755



VICINITY MAP
N.T.S. KEY MAP 828 C

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

_____
Chairman, Planning and Zoning Commission

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

_____
Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____, City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

FINAL PLAT
WINDROSE GREEN
SECTION SIX

A SUBDIVISION OF 15.658 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

78 LOTS 1 RESERVE 3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC,
a Texas Limited Liability Company
4444 Westheimer Road, Suite G325
HOUSTON, TEXAS 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\29188\29188-0001-02 Windrose Green Sec 6 Paving\2 Design Phase\Planning\Windrose Sec 6 – PLAT.dwg Jun 19,2025 – 11:57am CKJ

QUIDDITY

2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

June 19, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Section 6 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDr's review, we have provided the following corrections and responses to the comments.

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

   Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Show complete information where noted such are recording information.*

   Response: The recording information for Windrose Green Section 4 and 5 have been added, section 7 is in final review and section 8 will be submitted as a final at a later date.

3. *Recommend noting this course as the page splits for the next course partially shown.*

   Response: An additional label was added on sheet 1 for this segment.

4. *Label Block for lots 1-20 shown.*

   Response: Block label has been added along lots 1-20.

5. *Recommend creating a leader for line L10*

   Response: The call for L10 has been pulled out with a leader.

QUIDDITY

2322 W Grand Parkway North, Suite 150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Sheet 2 of 3

1. *Label Point of Beginning on the plat.*

   Response: **Point of Beginning has been added to the graphic sheet.**

2. *Complete information shown for filing number.*

   Response: **Recording information for Windrose Green Section 5 has been added.**

3. *Remove text shown above metes and bounds.*

   Response: **Metes and bounds are not on this page, checked sheet 3 and no text shown about metes and bounds.**

4. *Complete information shown for filing number 2022049373 per metes and bounds*

   Response: **Information has been added for the filing number on the adjacent tract.**

Sheet 3 of 3

1. These two courses are shown for line L1 of the line table (distance of 180 ft.)

   Response: The plat has been updated to reflect the metes and bounds description.

2. *Move City Secretary certificate up on the plat sheet.*

   Response: **City Secretary certificate has been shifted up on the plat sheet.**

Sincerely,

Cjamnik

Chantelle Jamnik
Planner II

CITY OF ANGLETON
979-849-4364

REF#: 02364854 6/12/2025 3:45 PM
OPER: BB TERM: 107
REF#: 051C183 QUIDDITY

TRAN: 300.1190 ZONING VAR/PLATTING
ZONING/VARIANCE/PLA 1,268.00CR

TENDERED: 1,268.00 CHECK
APPLIED: 1,268.00-

CHANGE: 0.00

PAID
☐ CASH ☒ CHECK ☐ CREDIT
Memo X 6/12/25
$1268.00

THE HEART OF BRAZORIA COUNTY
ANGLETON

FOR PLAT REVIEW/APPROVAL

	PRELIMINARY	FINAL
MINOR ☐	RESIDENTIAL ☐	RESIDENTIAL ☑
AMENDING/REPLAT ☐	COMMERCIAL ☐	COMMERCIAL ☐

Address of property: WINDROSE GREEN SEC 6 (SOUTH OF 523 IN THE WINDROSE SUBDIVISION AT THE CORNER OF PARKS EDGE LANE AND MILO MIDNIGHT LANE)

Name of Applicant: MAYRA HERNANDEZ Phone: _____

Name of Company: QUIDDITY ENGINEERING Phone: _____

E-mail: _____

Name of Owner of Property: EMPTOR ANGLETON,LLC

Address: 4444 WESTHEIMER ROAD, SUITE G325

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Mydlgo - Marco Galgo

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 19th day of May, 2025.

(SEAL)

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

Nora Lucia Garza
Notary Public for the State of Texas
Commission Expires: 04-12-2027

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

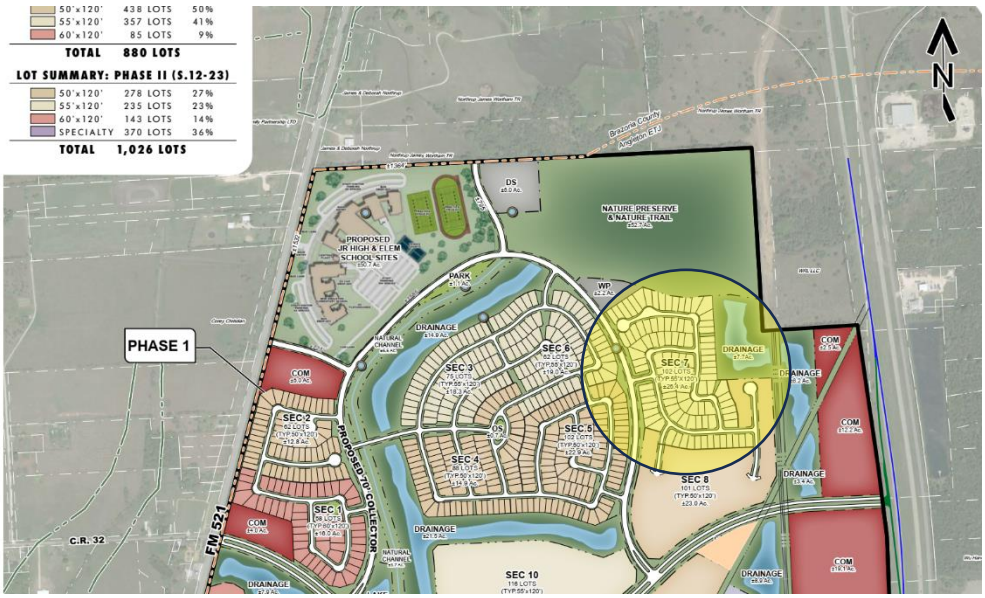
BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Ashland Development Section 7 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks are proposed. The section is located east of Section 5, north of Section 8, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). The majority of the lots in this section average approximately 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
2. Courses shown do not match lines and curves between L2 and L8.
3. Bearing does not match table for Line L8.
4. Bearing does not match table for Line L2.
5. Bearing does not match table for Line L10.
6. Bearing does not match table for Line L12.
7. Bearing does not match table for Line L16.
8. Bearing does not match table for Line L18.
9. Bearing and distance to be provided for Curve C4 here.
10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

Sheet 2 of 2

11. Provide lot numbering for all of Ashland Sec. 5.
12. Confirm this to be noted as Proposed Ashland Sec. 8.
13. Show boundary of Street Dedication #5.
14. Recommend distinguishing the reserves outside of the subdivision with a different line type such as that done with the blocks.
15. See metes and bounds description for errors noted for each line and curve indicated.
16. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section(Typical).
17. Proposed 15'UE is shown outside the plat boundary where noted.
18. Update courses boxed in red in the metes and bounds.
19. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

The above comments were corrected by the applicant and cleared by the City Engineering prior to the P&Z Meeting. Planning Commission voted 7-0 to recommend approval of the Preliminary Plat.

The applicants must still gain final approval from any applicable Referral Agencies, such as Brazoria County, provided for the associated subdivision improvements, and construction plans shall be provided for review of the applicable public improvements, along with review and approval of the Final Plat.

Recommendation:

The City Council should accept the Planning Commission's recommendation of approval for the Ashland Development Section 7 Preliminary Plat, subject to referral agency approval and approve the submitted plat.

Matt Hanks, P.E.
COUNTY ENGINEER

Karen McKinnon, P.E.,
ASST. COUNTY ENGINEER

(979) 864-1265
Office

Wael Tabara, P.E., CFM
ASST. COUNTY ENGINEER

Barbara X. Martinez, P.E.,
STAFF ENGINEER

(979) 864-1270
Fax

BRAZORIA COUNTY ENGINEERING
451 N VELASCO, SUITE 230
ANGLETON, TEXAS 77515
www.brazoriacountytx.gov

STREET NAME REVIEW-LETTER OF NO OBJECTION

March 27, 2025

SUBDIVISION/PROJECT NAME:	Ashland Section 7
SUBMITTED BY:	Jacob Guerrero
COMPANY:	META

All proposed street names are reviewed per the Brazoria County Street naming standards.
For a copy please email: engineer-addressing@brazoriacountytx.gov.

STREET NAMES REVIEWED:

STREET NAME	NEW	CONTINUATION	DUPLICATED	APPROVED	NOT APPROVED	COMMENTS
GARNET NICKEL LANE	X			X		
QUARTZ SHADOW DRIVE	X			X		
IRON HARBOR WAY	X			X		
TIN VIEW LANE	X			X		
STEEL MANOR LANE	X			X		
SUNSTONE ORCHARD LANE	X			X		
COPAL PINES DRIVE	X			X		

Additional comments:

Reviewed By: Laurie Perry
911 Addressing Administrator
engineer-addressing@brazoriacountytx.gov
P: 979-864-1265
D: 979-864-1883

Signature

Date: March 27, 2025

META
PLANNING + DESIGN

June 27, 2025

Mr. Otis Spriggs
Development Services Director
121 S. Velasco Street,
Angleton, TX, 77515

Re: ASHLAND SECTION 7 PRELIMINARY PLAT

Dear Otis,

On behalf of Anchor Holdings, LLC, we Meta Planning + Design, respectfully submit our responses below to the City Comments dated June 16, 2025, for the above referenced plat.

Sheet 1 of 2

1. Bearing and distance does not match table for Line L1.
   Response: The M&Bs have been updated. Please see the revised plat.

2. Courses shown do not match lines and curves between L2 and L8.
   Response: The M&Bs have been updated. Please see the revised plat.

3. Bearing does not match table for Line L8.
   Response: The M&Bs have been updated. Please see the revised plat.

4. Bearing does not match table for Line L2.
   Response: The M&Bs have been updated. Please see the revised plat.

5. Bearing does not match table for Line L10.
   Response: The M&Bs have been updated. Please see the revised plat.

6. Bearing does not match table for Line L12.
   Response: The M&Bs have been updated. Please see the revised plat.

7. Bearing does not match table for Line L16.
   Response: The M&Bs have been updated. Please see the revised plat.

8. Bearing does not match table for Line L18.
   Response: The M&Bs have been updated. Please see the revised plat.

9. Bearing and distance to be provided for Curve C4 here.
   Response: The M&Bs have been updated. Please see the revised plat.

24285 Katy Freeway, Suite 525 | Katy, Texas 77494 | 281-810-1422

10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.
    City Approval certifications has been updated. Please see updated plat.

Sheet 2 of 2

11. Provide lot numbering for all of Ashland Sec. 5.
12. **Response: Plat has been updated. Please see updated plat.**

13. Confirm this to be noted as Proposed Ashland Sec. 8.
    Response: Plat has been updated. Please see updated plat.

14. Show boundary of Street Dedication #5.
    Response: Plat has been updated. Please see updated plat.

15. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
    Response: Plat has been updated. Please see updated plat.

16. See metes and bounds description for errors noted for each line and curve indicated.
    Response: The M&Bs have been updated. Please see the revised plat.

17. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section (Typical).
    Response: Split U.E.s have been shown where necessary.

18. Proposed 15'UE is shown outside the plat boundary where noted.
19. **Response: The 15'UE shown outside the plat boundary will be recorded by a separate instrument at the time of final plat submittal.**

20. Update courses boxed in red in the metes and bounds.
    Response: The M&Bs have been updated. Please see the revised plat.

21. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?
    Response: No changes are currently proposed to the Nature Preserve area. A revised phasing plan will be provided if changes are made in the future.

Enclosed is a copy of the revised plat. Please contact me if you need any additional information.

Sincerely,

Jacob Guerrero

Jacob Guerrero

META PLANNING + DESIGN LLC
© 2025. ALL RIGHTS RESERVED

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Section 7, 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of 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 Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, ____.

_____
Notary Public
State of Texas

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

I, Steven Jares, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

_____
Steven Jares
Registered Professional Land Surveyor
No. 5317

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

That I, William A.C. McAshan, 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.

_____
William A.C. McAshan, P.E.
Professional Engineer

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

_____
Chairman, Planning and Zoning Commission

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

_____
Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the _____ day of _____, 20___, by

_____, City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) "U.E." INDICATES UTILITY EASEMENT.

3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.

4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.

6.) 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.

7.) 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.

8.) 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.

9.) 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.

10.) 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.

11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.

12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 485458, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.

14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROCIDED BY QUIDDITY ENGINEERING, LLC.

15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100,. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.

16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.

17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82. CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.

18.) LOTS BACKING OR SIDING ON SAPPHIRE SPRINGS TRAILS ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.

A METES & BOUNDS description of a certain 30.92 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 and a called 35.07 acre tract of land conveyed to Svag Investments, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2023033514, both of the Brazoria County Official Public Records (BCOPR); said 30.92 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument at the northwest corner of a called 50.516 acre tract of land conveyed to Angleton Independent School District by Correction Special Warranty Deed recorded in Instrument No. 2023033483 OPRBC, being common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Instrument No. 01-008056 OPRBC, being in the east line of F.M. 521 (called 100' right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC), from said found concrete monument a found 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") bears along the east line of said F.M. 521, South 14°02'37" West, 4030.19 feet at the northwest corner of a called 8.35 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2022009979 OPRBC and also from said found concrete monument a found 5/8-inch iron rod (with cap stamped "West Belt Survey") bears along the north line of said called 50.516 acre tract, North 87°05'19" East, 1364.23 feet at the northeast corner of said called 50.516 acre tract;

THENCE, South 63°17'06" East, 2817.12 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the south corner of the proposed Ashland Water Plant at the POINT OF BEGINNING of the herein described tract;

THENCE, North 55°54'26" East, 410.44 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Engineering") at the east corner of the proposed Ashland Water Plant for corner;

THENCE, South 71°58'05" East, 266.62 feet to a point for corner;

THENCE, South 83°57'54" East, 155.71 feet to a point for corner;

THENCE, South 85°47'46" East, 95.75 feet to a point for corner;

THENCE, South 10°39'10" West, 19.33 feet to a point for corner;

THENCE, South 18°59'17" West, 114.79 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 330.00 feet, a central angle of 17°19'41", an arc length of 99.80 feet, and a long chord bearing South 69°04'08" East, 99.42 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 87°01'52", an arc length of 37.97 feet, and a long chord bearing North 76°04'47" East, 34.43 feet to a point for corner;

THENCE, South 57°26'09" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 330.00 feet, a central angle of 01°51'22", an arc length of 10.69 feet, and a long chord bearing South 33°29'32" West, 10.69 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 76°55'55", an arc length of 33.57 feet, and a long chord bearing South 04°02'45" East, 31.10 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 330.00 feet, a central angle of 11°11'01", an arc length of 64.41 feet, and a long chord bearing South 36°55'12" East, 64.31 feet to a point at the beginning of a compound curve to the right;

THENCE, along the arc of said compound curve to the right having a radius of 830.00 feet, a central angle of 01°41'46", an arc length of 24.57 feet, and a long chord bearing South 30°28'49" East, 24.57 feet to a point for corner;

THENCE, North 61°50'14" East, 150.76 feet to a point for corner;

THENCE, South 76°37'53" East, 230.18 feet to a found 1/2-inch iron rod for corner in the north line of the aforementioned called 35.07 acre tract, from which a found 1/2-inch iron rod (with cap stamped "CBG Surveying" bears North 48°04'18" West, 5.00 feet;

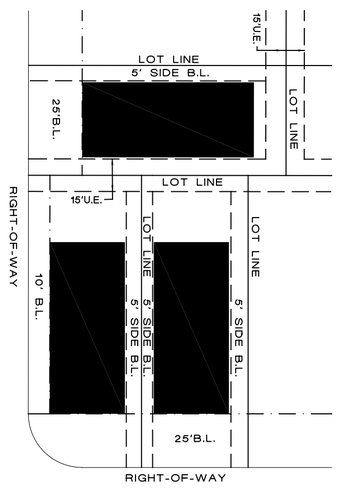
THENCE, North 86°26'48" East, along the north line of said called 35.07 acre tract, 77.06 feet to a point for corner;

THENCE, South 02°49'50" East, 595.67 feet to a point at the northwest corner of proposed Ashland Section 8;

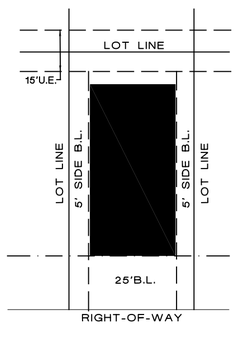
THENCE, along the north boundary of proposed Ashland Section 8, the following nineteen (19) courses and distances:

1. South 87°10'10" West, 345.20 feet to a point for corner;
2. South 87°28'42" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;
3. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 47°49'50" West, 35.36 feet to a point for corner;
4. South 87°10'10" West, 16.11 feet to a point at the beginning of a curve to the right;
5. Along the arc of said curve to the right having a radius of 1030.00 feet, a central angle of 04°40'19", an arc length of 83.99 feet, and a long chord bearing South 89°30'19" West, 83.96 feet to a point for corner;
6. South 02°49'50" East, 290.42 feet to a point for corner;
7. South 05°05'04" West, 119.07 feet to a point for corner;
8. South 64°10'18" West, 125.45 feet to a point for corner;
9. South 62°58'16" West, 50.09 feet to a point for corner;
10. South 59°28'27" West, 91.08 feet to a point for corner;
11. South 62°09'04" West, 57.33 feet to a point for corner;
12. South 69°19'32" West, 55.95 feet to a point for corner;
13. South 76°27'02" West, 55.82 feet to a point for corner;
14. South 88°19'51" West, 68.13 feet to a point at the beginning of a non-tangent curve to the left;
15. Along the arc of said non-tangent curve to the left having a radius of 2045.00 feet, a central angle of 02°42'16", an arc length of 96.53 feet and a long chord bearing North 07°22'55" East, 96.52 feet to a point for corner;
16. North 83°58'13" West, 60.00 feet to a point at the beginning of a non-tangent curve to the left;
17. Along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°36'29", an arc length of 39.97 feet, and a long chord bearing North 39°46'27" West, 35.85 feet to a point for corner;
18. North 85°34'42" West, 100.04 feet to a point at the beginning of a curve to the left;
19. Along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°18'20", an arc length of 38.53 feet, and a long chord bearing South 50°16'08" West, 34.83 feet to a point in the east line of proposed Ashland Street Dedication Section Five;

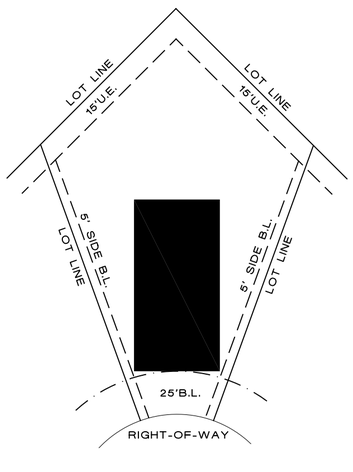
THENCE, along the east line of proposed Ashland Street Dedication Section Five and along the arc of said non-tangent curve to the left having a radius of 1835.00 feet, a central angle of 40°12'32", an arc length of 1287.76 feet, and a long chord bearing North 13°59'18" West, 1261.50 feet to the POINT OF BEGINNING, CONTAINING 30.92 acres of land in Brazoria County, Texas.



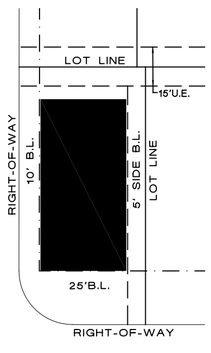
TYPICAL
KEY LOT
DETAIL
(NOT TO SCALE)



TYPICAL
INTERIOR
LOT DETAIL
(NOT TO SCALE)



TYPICAL
CUL-DE-SAC
LOT DETAIL
(NOT TO SCALE)



TYPICAL
CORNER
LOT DETAIL
(NOT TO SCALE)

ASHLAND
SECTION SEVEN
BEING 30.92 ACRES OF LAND
CONTAINING 117 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN SIX BLOCKS.

OUT of THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:
META PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'
0 100 200

JUNE 27, 2025

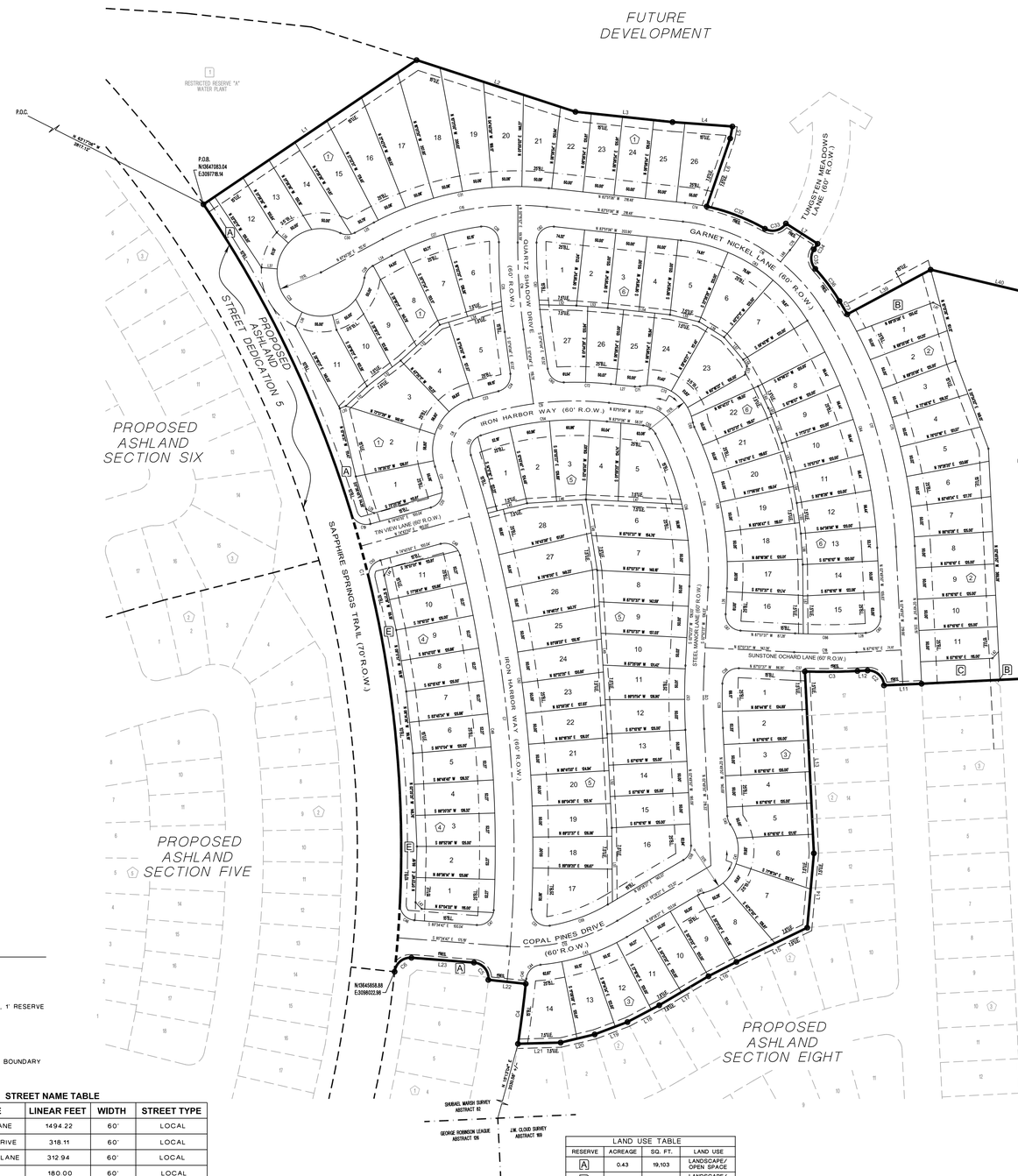
MTA-78006

LINE DATA

LINE	DISTANCE	BEARING
L1	410.44'	N 55°54'26" E
L2	266.62'	S 71°58'05" E
L3	155.71'	S 83°57'54" E
L4	95.75'	S 85°47'46" E
L5	19.33'	S 10°39'10" W
L6	114.79'	S 18°59'17" W
L7	60.00'	S 57°26'09" E
L8	77.06'	N 86°26'48" E
L9	595.67'	S 02°49'50" E
L10	345.20'	S 87°10'10" W
L11	60.00'	S 87°28'42" W
L12	16.11'	S 87°10'10" W
L13	290.42'	S 02°49'50" E
L14	119.07'	S 05°05'04" W
L15	125.45'	S 64°10'18" W
L16	50.09'	S 62°58'16" W
L17	91.08'	S 59°28'27" W
L18	57.33'	S 62°09'04" W
L19	55.95'	S 69°19'32" W
L20	55.82'	S 76°27'02" W
L21	68.13'	S 88°19'51" W
L22	60.00'	N 83°58'13" W
L23	100.04'	N 85°34'42" W
L24	34.64'	N 61°40'39" E
L25	34.64'	N 61°40'39" E
L26	41.53'	N 02°52'23" E
L27	38.36'	N 83°51'06" W
L28	16.11'	N 87°10'10" E
L29	14.26'	N 62°09'03" W
L30	10.41'	S 67°58'06" W
L31	46.12'	S 47°10'31" W
L32	67.58'	N 52°29'50" E
L33	84.59'	N 47°36'48" E
L34	103.26'	N 73°16'59" E
L35	25.00'	S 15°14'27" E
L36	25.00'	S 25°18'56" W
L37	25.00'	N 85°21'18" W
L38	25.00'	N 47°53'15" W
L39	150.76'	N 61°50'14" E
L40	230.18'	S 76°37'53" E
L41	13.47'	S 62°54'09" E
L42	14.14'	N 42°10'10" E
L43	14.33'	S 42°50'23" E
L44	14.33'	S 31°52'51" W
L45	64.16'	S 75°49'10" W
L46	94.15'	N 86°22'06" E
L47	153.31'	S 87°11'20" E
L48	114.30'	S 09°00'19" E
L49	261.42'	S 03°28'38" E
L50	150.00'	S 02°49'50" E
L51	118.04'	S 00°30'41" E
L52	59.09'	N 88°39'16" W
L53	50.02'	N 85°36'50" W
L54	100.00'	S 83°51'06" E
L55	47.56'	S 76°23'46" E
L56	46.87'	N 58°22'10" W
L57	47.06'	S 40°21'15" E
L58	12.20'	S 30°20'12" E
L59	14.07'	N 14°58'05" E
L60	38.35'	S 25°22'07" E
L61	10.89'	S 23°11'52" E
L62	49.24'	S 20°32'48" E
L63	49.24'	N 16°12'18" W
L64	49.24'	S 11°51'48" E
L65	49.24'	S 07°31'19" E
L66	49.56'	S 03°33'27" E
L67	110.35'	S 00°27'57" E
L68	24.13'	N 38°44'25" E

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1835.00'	40°12'32"	1287.76'	N 13°59'18" W	1261.50'
C2	25.00'	90°00'00"	39.27'	N 47°49'50" W	35.36'
C3	1030.00'	04°40'19"	83.99'	S 89°30'19" W	83.96'
C4	2045.00'	02°42'16"	96.53'	N 07°22'55" E	96.52'
C5	25.00'	91°36'29"	39.97'	N 39°46'27" W	35.85'
C6	25.00'	88°18'20"	38.53'	S 50°16'08" W	34.83'
C7	2015.00'	23°55'47"	841.57'	N 05°56'06" W	835.47'
C8	55.00'	89°09'00"	85.56'	N 26°40'30" E	77.20'
C9	500.00'	24°53'54"	217.28'	N 83°41'57" E	215.57'
C10	55.00'	55°56'29"	53.70'	S 55°52'51" E	51.59'
C11	500.00'	30°47'00"	268.63'	S 12°31'07" E	265.42'
C12	1000.00'	05°42'13"	99.55'	S 00°01'16" W	99.50'
C13	300.00'	34°56'52"	182.99'	S 76°56'52" W	180.16'
C14	1000.00'	07°57'36"	138.93'	S 03°42'56" E	138.82'
C15	450.00'	34°28'15"	270.73'	N 78°54'47" E	266.67'
C16	300.00'	52°31'24"	275.01'	N 57°35'24" W	265.48'
C17	600.00'	28°29'52"	397.90'	S 17°04'46" E	393.81'
C18	1000.00'	05°42'13"	99.55'	N 89°58'44" W	99.50'
C19	25.00'	88°18'20"	38.53'	N 61°07'00" W	34.83'
C20	25.00'	91°36'29"	39.97'	N 28°55'36" E	35.85'
C21	1985.00'	01°01'21"	35.43'	N 17°23'19" W	35.43'
C22	85.00'	89°09'00"	132.26'	N 26°40'30" E	119.31'
C23	530.00'	05°22'01"	49.64'	N 73°56'01" E	49.63'
C24	25.00'	84°18'46"	36.79'	N 34°27'38" E	33.56'
C25	1030.00'	07°59'23"	143.63'	S 03°42'03" E	143.51'
C26	25.00'	98°02'01"	42.78'	N 48°43'22" W	37.75'
C27	420.00'	20°34'59"	150.88'	S 71°58'08" W	150.07'
C28	25.00'	54°37'24"	23.83'	S 34°21'57" W	22.94'
C29	70.00'	289°14'49"	353.38'	N 28°19'21" W	81.05'
C30	25.00'	54°37'24"	23.83'	N 88°59'21" E	22.94'
C31	480.00'	34°28'15"	288.78'	N 78°54'47" E	284.45'
C32	330.00'	17°19'41"	99.80'	S 69°04'08" E	99.42'
C33	25.00'	87°01'52"	37.97'	N 76°04'47" E	34.43'
C34	330.00'	01°51'22"	10.69'	S 33°29'32" W	10.69'
C35	25.00'	76°55'55"	33.57'	S 04°02'45" E	31.10'
C36	330.00'	11°11'01"	64.41'	S 36°55'12" E	64.31'
C37	1030.00'	01°01'54"	18.55'	S 87°38'34" E	18.55'
C38	25.00'	91°30'57"	39.93'	S 47°06'54" W	35.82'
C39	970.00'	04°11'15"	70.89'	S 00°44'12" E	70.88'
C40	25.00'	32°38'13"	14.24'	N 19°08'56" W	14.05'
C41	70.00'	113°36'48"	138.80'	S 21°20'21" W	117.16'
C42	25.00'	18°40'18"	8.15'	S 68°48'36" W	8.11'
C43	330.00'	25°20'49"	145.99'	S 72°08'51" W	144.80'
C44	25.00'	79°00'51"	34.48'	S 45°18'49" W	31.81'
C45	2045.00'	00°13'23"	7.96'	S 05°55'05" W	7.96'
C46	25.00'	88°18'20"	38.53'	N 41°25'32" W	34.83'
C47	25.00'	91°36'29"	39.97'	N 48°37'04" E	35.85'
C48	1985.00'	16°28'31"	570.78'	N 05°25'26" W	568.81'
C49	25.00'	91°36'29"	39.97'	N 59°27'56" W	35.85'
C50	25.00'	88°18'20"	38.53'	S 30°34'40" W	34.83'
C51	25.00'	102°11'03"	44.59'	N 48°23'30" W	38.91'
C52	2045.00'	20°36'01"	735.27'	N 07°35'59" W	731.32'
C53	25.00'	89°09'00"	38.90'	S 26°40'30" W	35.09'
C54	470.00'	24°53'54"	204.24'	N 83°41'57" E	202.64'
C55	25.00'	55°56'29"	24.41'	S 55°52'51" E	23.45'
C56	470.00'	30°47'00"	252.52'	S 12°31'07" E	249.49'
C57	1030.00'	05°42'13"	102.53'	S 00°01'16" W	102.49'
C58	25.00'	62°18'17"	27.19'	N 28°19'18" E	25.87'
C59	270.00'	21°02'32"	99.16'	S 69°59'42" W	98.60'
C60	25.00'	84°18'46"	36.79'	S 49°51'07" E	33.56'
C61	970.00'	07°57'36"	134.79'	S 03°42'56" E	134.65'
C62	25.00'	95°53'03"	41.84'	N 48°12'23" E	37.12'
C63	270.00'	52°31'24"	247.51'	S 57°35'24" E	238.93'
C64	770.00'	28°29'52"	382.98'	S 17°04'46" E	379.05'
C65	25.00'	90°00'00"	39.27'	S 42°10'10" W	35.36'
C66	970.00'	05°42'13"	96.56'	N 89°58'44" W	96.52'
C67	25.00'	90°00'00"	39.27'	N 42°07'37" W	35.36'
C68	530.00'	28°40'18"	265.22'	N 11°27'46" W	262.46'
C69	25.00'	17°01'56"	7.43'	S 17°16'57" E	7.40'
C70	70.00'	93°45'25"	114.55'	N 55°38'42" W	102.19'
C71	25.00'	18°40'18"	8.15'	S 86°48'45" W	8.11'
C72	530.00'	08°09'24"	75.45'	N 87°55'48" W	75.39'
C73	830.00'	01°41'46"	24.57'	S 30°28'49" E	24.57'
C74	330.00'	06°07'08"	35.24'	S 80°47'32" E	35.22'
C75	830.00'	26°48'06"	388.26'	S 16°13'53" E	384.72'
C76	300.00'	06°10'34"	32.34'	N 35°39'08" E	32.32'



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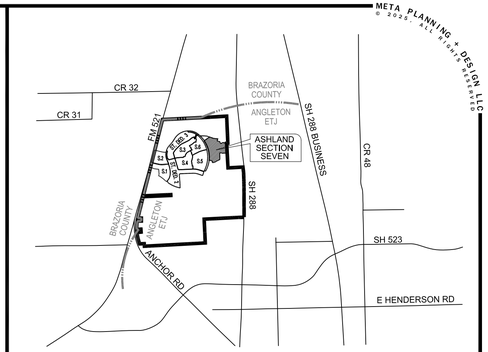


Vicinity Map (not to scale)

NORTH

LOT AREA SUMMARY

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 1	7,276
LOT 2	10,733
LOT 3	9,495
LOT 4	8,427
LOT 5	9,671
LOT 6	9,459
LOT 7	7,701
LOT 8	7,281
LOT 9	6,829
LOT 10	6,051
LOT 11	8,197
LOT 12	7,406
LOT 13	6,237
LOT 14	7,459
LOT 15	9,596
LOT 16	10,387
LOT 17	11,360
LOT 18	12,304
LOT 19	10,433
LOT 20	8,689
LOT 21	7,457
LOT 22	6,352
LOT 23	6,292
LOT 24	6,297
LOT 25	6,309
LOT 26	8,191
BLOCK 2	
LOT 1	6,728
LOT 2	6,392
LOT 3	6,555
LOT 4	6,739
LOT 5	7,050
LOT 6	6,829
LOT 7	6,590
LOT 8	6,332
LOT 9	6,250
LOT 10	6,250
LOT 11	6,250

LOT NO.	LOT AREA SQ. FT.
BLOCK 3	
LOT 1	8,540
LOT 2	6,905
LOT 3	6,750
LOT 4	6,750
LOT 5	6,524
LOT 6	7,826
LOT 7	9,984
LOT 8	6,932
LOT 9	6,076
LOT 10	6,000
LOT 11	6,266
LOT 12	6,685
LOT 13	6,850
LOT 14	9,215
BLOCK 4	
LOT 1	6,380
LOT 2	6,430
LOT 3	6,446
LOT 4	6,479
LOT 5	6,446
LOT 6	6,430
LOT 7	6,430
LOT 8	6,430
LOT 9	6,430
LOT 10	6,430
LOT 11	6,377

LOT NO.	LOT AREA SQ. FT.
BLOCK 5	
LOT 1	6,357
LOT 2	7,088
LOT 3	7,143
LOT 4	6,372
LOT 5	9,651
LOT 6	8,784
LOT 7	8,329
LOT 8	7,266
LOT 9	6,990
LOT 10	6,743
LOT 11	6,688
LOT 12	6,512
LOT 13	6,250
LOT 14	6,250
LOT 15	6,250
LOT 16	10,565
LOT 17	10,024
LOT 18	6,429
LOT 19	6,399
LOT 20	6,360
LOT 21	6,382
LOT 22	6,460
LOT 23	6,585
LOT 24	6,777
LOT 25	7,038
LOT 26	8,126
LOT 27	8,443
LOT 28	9,991

LOT NO.	LOT AREA SQ. FT.
BLOCK 6	
LOT 1	8,436
LOT 2	6,038
LOT 3	6,000
LOT 4	6,000
LOT 5	7,861
LOT 6	7,965
LOT 7	7,998
LOT 8	6,463
LOT 9	6,471
LOT 10	6,471
LOT 11	6,471
LOT 12	6,471
LOT 13	6,274
LOT 14	6,051
LOT 15	7,644
LOT 16	7,400
LOT 17	6,380
LOT 18	6,367
LOT 19	6,360
LOT 20	6,361
LOT 21	6,362
LOT 22	6,097
LOT 23	7,920
LOT 24	7,459
LOT 25	5,965
LOT 26	6,344
LOT 27	8,179

LEGEND:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "R.O.W." INDICATES RIGHT-OF-WAY.
4.) "P.O.B." INDICATES POINT OF BEGINNING.
5.) "FND" INDICATES FOUND.
6.) "IP" INDICATES IRON PIPE.
7.) "IR" INDICATES IRON ROD.
8.) " ⌐ " INDICATES STREET NAME CHANGE.
9.) " (2) " INDICATES BLOCK NUMBER.
10.)
11.) " [A] " INDICATES RESERVE NUMBER.
12.) " 65'R " INDICATES 65' CUL-DE-SAC RADIUS.
13.) "P.O.C." INDICATES POINT OF COMMENCEMENT.

LINE TYPE LEGEND

- PLAT BOUNDARY
- LOT LINE, R.O.W.
- UTILITY EASEMENT, 1' RESERVE
- BUILDING LINE
- CENTER LINE
- EXISTING SECTION BOUNDARY

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
GARNET NICKEL LANE	1494.22	60'	LOCAL
QUARTZ SHADOW DRIVE	318.11	60'	LOCAL
SUNSTONE OCHARD LANE	312.94	60'	LOCAL
TIN VIEW LANE	180.00	60'	LOCAL
COPAL PINES DRIVE	531.49	60'	LOCAL
IRON HARBOR WAY	1256.43	60'	LOCAL
STEEL MANOR LANE	713.04	60'	LOCAL
GARNET NICKEL LANE	780.63	60'	LOCAL
TUNGSTEN MEADOWS LANE	56.47	60'	LOCAL

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.43	19,103	LANDSCAPE/ OPEN SPACE
B	0.13	5,916	LANDSCAPE/ OPEN SPACE
C	0.10	4,425	LANDSCAPE/ OPEN SPACE
D	3.33	145,415	DRAINAGE
E	0.41	18,213	LANDSCAPE/ OPEN SPACE
	4.40	193,072	TOTAL

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

ASHLAND
SECTION SEVEN

BEING 30.92 ACRES OF LAND

CONTAINING 117 LOTS (50' X 120' TYP.) AND FIVE RESERVES IN SIX BLOCKS.

OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

SCALE: 1" = 100'
0 100 200

PLANNER:
META PLANNING + DESIGN
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

JUNE 27, 2025 PAGE: 2 OF 2 MTA-78006

THE HEART OF BRAZORIA COUNTY
ANGLETON

PAID
☐ CASH ☐ CHECK ☐ CREDIT
Memo X # 2250
6/10/25

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 3/3/2025

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☑	RESIDENTIAL	☐
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: ASHLAND SECTION 7

Name of Applicant: Jacob Gurrero Phone:

Name of Company: META Planning + Design Phone:

E-mail: jguerrero@meta-pd.com

Name of Owner of Property: Ashton Grey Development

Address:

Phone. E-mail:

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 03 day of March, 2025.

(SEAL)

Madysyn Abbygale Anderson
My Commission Expires
2/19/2029
Notary ID135502818

Notary Public for the State of Texas
Commission Expires: 02/19/2029

PROJECT SUMMARY FORM

Address of property _____

_____

The subject property fronts _____ feet on the east _____ side of FM 521 _____

Depth: _____ Area: _____ Acres: _____ square feet

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

The purpose of the requested plat is to submit Ashland Section 7 to create 117 lots within 6 blocks and 5 reserves.

_____

_____

_____

_____

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

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

_____

_____

_____

_____

_____

_____

Name: Jacob Guerrero _____ Date: 06/03/2025 _____

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) see attached metes and bounds description

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Jacob Guerrero

ADDRESS: _____

APPLICANT PHONE #_____ E-MAIL: _____

PRINTED NAME OF OWNER: Sudharshan Vembutty

SIGNATURE OF OWNER: _____ DATE: 08/01/24

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 1 day of August, 2024.

(SEAL)

KAIF SORATHIA
Notary ID #134888683
My Commission Expires
May 7, 2028

Kaif Sorathia
Notary Public for the State of Texas
Commission Expires: May 7 2028

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Windrose Green, Section 7, Final Plat, consisting of 62 lots, 2 reserves, and 3 Blocks on 13.41 acres of land. The Windrose Green Subdivision lies within the City's ETJ and is subject to a Strategic Partnership Agreement and Development Agreement.

Vicinity Map

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

   Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Label Point of Beginning*

   Response: Point of beginning has been added to the plat.

3. *Courses shown do not match the metes and bounds where noted.*

   Response: See updated Metes and Bounds on sheet 3.

Sheet 2 of 3

1. *Recommend placing this information on Sheet 1 to consolidate to 2 sheets.*

   Response: We kept them on sheet 2 per our standards.

2. *Recommend consolidating this information with Sheet 3, to provide 2 sheets total.*

   Response: We kept them on sheet 2 per our standards.

3. *These two courses are shown for line L12 of the line table (distance of 305 ft.)*

The applicants submitted a response to all of the above comments and a corrected plat on June 19, 2025, as denoted above. All review comments have now been cleared by the Staff and the City Engineer.

The Planning and Zoning Commission voted unanimously, 7-0, to approve the Final Plat for Section 7.

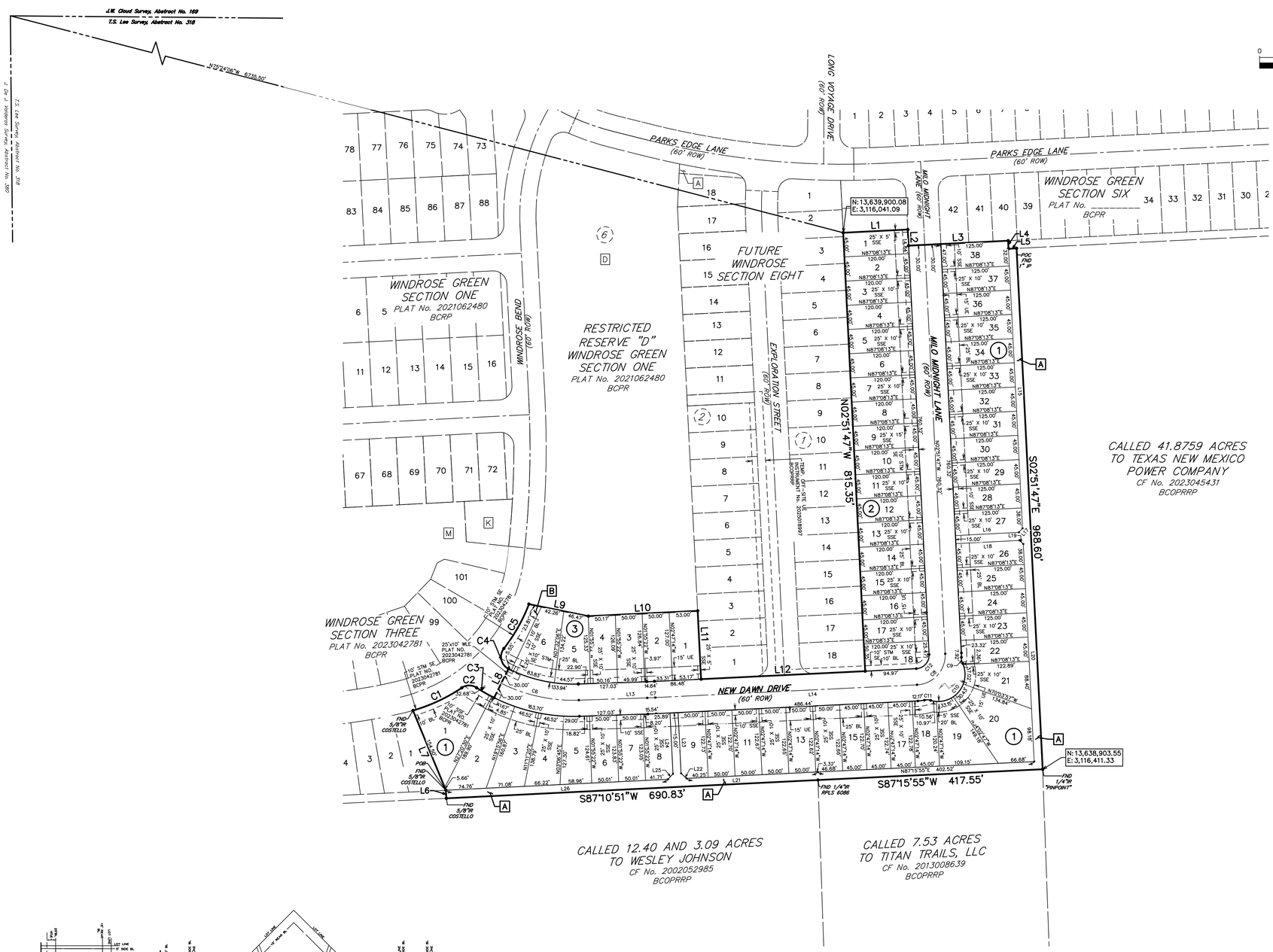
Recommendation: The Planning and Zoning Commission recommends approval of the Windrose Green, Section 7, Final Plat and forwards it to Council for final action and approval.

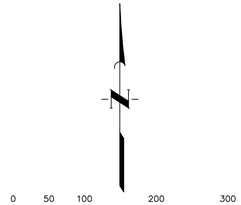
RESTRICTED RESERVE A
Restricted to Open Space, Landscape and Drainage, Purposes Only
0.80 AC
34,636 Sq. Ft.

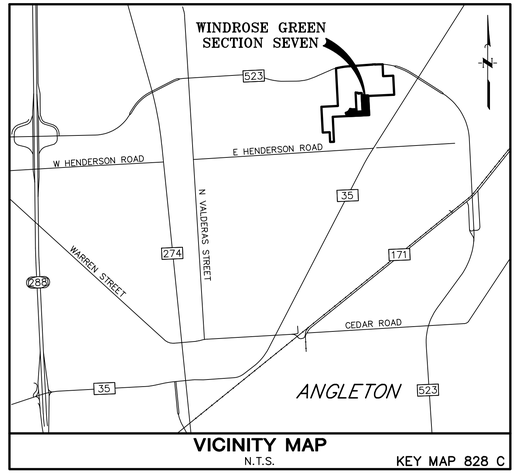
RESTRICTED RESERVE B
Restricted to Open Space, Landscape, and Drainage Purposes Only
0.07 AC
3,115 Sq. Ft.

STREET NAME TABLE

STREET NAME	LINEAR FEET	WIDTH	STREET TYPE
MILO MIDNIGHT LANE	802'	60'	LOCAL
NEW DAWN DRIVE	968'	60'	LOCAL







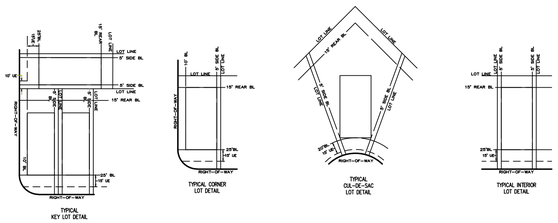
VICINITY MAP
N.T.S.
KEY MAP 828 C

LEGEND

AC	"Acres"
BL	"Building Line"
BCOPRRP	"Brazoria County Official Public Records of Real Property"
BCPR	"Brazoria County Plat Records"
CF	"County Clerk's File"
DE	"Drainage Easement"
ESMT	"Easement"
FC	"Film Code"
FND	"Found"
IR	"Iron Rod"
No.	"Number"
POB	"Point of Beginning"
POC	"Point of Commencement"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq. Ft.	"Square Feet"
STM SE	"Storm Sewer Easement"
UE	"Utility Easement"
VOL. ___, PG. ___	"Volume and Page"
WLE	"Waterline Easement"
(1)	"Block Number"
●	"Set 3/4-inch Iron Rod (with cap stamped "Quiddity Eng. Property Corner") as Per Certification"
	"Street Name Break"

GENERAL NOTES

1. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.99986887295326.
4. There are no pipelines or pipeline easements within the platted area shown hereon.
5. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone.
6. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (NAVD88), GEOID 12B, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
7. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map No. 48039C0435K, dated December 30, 2020, this property lies within Unshaded Zone "X", which is defined as areas determined to be outside of the 500-year floodplain.
8. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
9. This subdivision shall be serviced by the following providers: Rancho Isabella MUD, TNMP, Texas New Mexico Power, and Centric Gas & Fiber.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. Reserve A and Reserve B shall be owned and maintained by the Home Owners Association or MUD.
16. Incidental Utilities are including but not limited to the underground utility services.
17. BENCHMARK
    All elevation are referenced to the North American Vertical Datum of 1988 (NAD88). GEOID 12B Based on Allterra's RTK Network, Stations Hags_1012 and HCOG_14012.
    TBM-3: "X" Cut on the north shoulder of FM 523, 0.94 Miles from the Northeast corner of Freedom Park Boundary and approximately 121 feet east from the centerline of drainage ditch. Elevation = 28.66
18. Storm water detention is required for the development located within this plat and is accounted for in detention facilities located in Windrose Green Section One.



FINAL PLAT
WINDROSE GREEN
SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\29188\29188-0002-02 Windrose Green Sec 7 Paving\2 Design Phase\Planning\Windrose Sec 7 - PLAT.dwg Jun 19,2025 - 4:08pm rv1

BLOCK SUMMARY TABLE

LOT NO.	LOT AREA SQ. FT.
BLOCK 1	
LOT 1	13,150
LOT 2	10,451
LOT 3	8,489
LOT 4	7,384
LOT 5	6,691
LOT 6	6,212
LOT 7	6,171
LOT 8	6,161
LOT 9	6,089
LOT 10	6,135
LOT 11	6,134
LOT 12	6,132
LOT 13	6,131
LOT 14	6,131
LOT 15	5,520
LOT 16	5,522
LOT 17	5,524
LOT 18	5,521
LOT 19	8,804
LOT 20	13,188
LOT 21	7,633
LOT 22	5,622
LOT 23	5,625
LOT 24	5,625
LOT 25	5,625
LOT 26	5,625
LOT 27	5,625
LOT 28	5,625
LOT 29	5,625
LOT 30	5,625
LOT 31	5,625
LOT 32	5,575
LOT 33	5,575
LOT 34	5,625
LOT 35	5,625
LOT 36	5,625
LOT 37	5,625
LOT 38	5,875

LOT NO.	LOT AREA SQ. FT.
BLOCK 2	
LOT 1	5,400
LOT 2	5,400
LOT 3	5,400
LOT 4	5,400
LOT 5	5,400
LOT 6	5,400
LOT 7	5,400
LOT 8	5,400
LOT 9	5,400
LOT 10	5,400
LOT 11	5,400
LOT 12	5,400
LOT 13	5,400
LOT 14	5,400
LOT 15	5,400
LOT 16	5,400
LOT 17	5,400
LOT 18	5,916

LOT NO.	LOT AREA SQ. FT.
BLOCK 3	
LOT 1	6,741
LOT 2	6,470
LOT 3	6,322
LOT 4	6,305
LOT 5	7,252
LOT 6	8,536

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°08'13"E	120.00'
L2	S02°51'47"E	30.16'
L3	N87°08'13"E	185.00'
L4	S02°51'47"E	15.00'
L5	N87°10'48"E	15.00'
L6	N02°47'14"W	15.00'
L7	N22°25'04"W	160.17'
L8	N26°29'59"E	60.00'
L9	S78°33'50"E	112.54'
L10	N87°12'46"E	203.17'
L11	S02°51'47"E	127.00'
L12	N87°12'46"E	305.00'
L13	N88°04'38"E	127.03'
L14	S87°12'46"W	486.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S02°51'47"E	520.00'
L16	N87°08'13"E	118.00'
L17	N42°08'13"E	9.90'
L18	N87°08'13"E	118.00'
L19	S47°51'47"E	9.90'
L20	S02°51'47"E	404.58'
L21	S87°10'51"W	243.57'
L22	N47°47'14"W	13.79'
L23	N02°47'14"W	113.00'
L24	N02°47'14"W	113.00'
L25	S42°12'46"W	13.82'
L26	S87°10'51"W	413.65'
L27	N25°31'27"E	130.57'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	17°23'08"	100.13'	N65°01'15"E	99.75'	50.45'
C2	25.00'	66°41'16"	29.10'	N89°40'19"E	27.48'	16.45'
C3	330.00'	6°30'57"	37.53'	S60°14'32"E	37.51'	18.78'
C4	25.00'	101°11'11"	44.15'	N12°54'25"W	38.63'	30.43'
C5	330.00'	16°29'55"	95.03'	N29°26'13"E	94.70'	47.84'
C6	300.00'	28°25'23"	148.82'	S77°42'41"E	147.30'	75.98'
C7	1000.00'	0°51'53"	15.09'	N87°38'42"E	15.09'	7.55'
C8	55.00'	90°04'33"	86.47'	N42°10'29"E	77.83'	55.07'
C9	25.00'	27°00'44"	11.79'	S11°01'46"E	11.68'	6.00'
C10	50.00'	130°33'37"	113.94'	N40°44'41"E	90.84'	108.61'
C11	25.00'	27°00'44"	11.79'	N87°28'53"W	11.68'	6.00'
C12	25.00'	90°04'33"	39.30'	N42°10'29"E	35.38'	25.03'

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 12.057 acre (525,203 square feet) tract of land out of the T.S. Lee Survey Survey, Abstract No. 318 in Brazoria County, Texas, being out a called 154.6 acre tract described in the deed to Emptor Angleton, LLC and recorded under Clerk's File No. 2020013621 of the Brazoria County Official Public Records of Real Property; said 12.057 acre (525,203 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at 5/8-inch iron rod with cap stamped "Castello" found at the southeast corner of Restricted Reserve "A" as shown on the plat of Windrose Green Section 3, recorded under Plat number 2023042781 of the Brazoria County Plat Records and being in the southerly line of said 154.6 acres;

THENCE with the easterly line of said Windrose Green Section 3 the following 8 calls:

1. THENCE, North 02 Degrees 47 Minutes 14 Seconds West, a distance of 15.00 feet to a found 5/8-inch iron rod with cap stamped "Castello";
2. THENCE, North 22 Degrees 25 Minutes 04 Seconds West, a distance of 160.17 feet to a found 5/8-inch iron rod with cap stamped "Castello" at the beginning of a curve to the left;
3. THENCE, with said curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 65 Degrees 01 Minutes 15 Seconds East, a chord length of 99.75 feet and an arc length of 100.13 feet to the beginning of a reverse curve to the right;
4. THENCE, with said reverse curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 89 Degrees 40 Minutes 19 Seconds East, a chord length of 27.48 feet and an arc length of 29.10 feet to the beginning of a reverse curve to the left;
5. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of South 60 Degrees 14 Minutes 32 Seconds East, a chord length of 37.51 feet and an arc length of 37.53 feet;
6. THENCE, North 26 Degrees 29 Minutes 59 Seconds East, a distance of 60.00 feet to the beginning of a curve to the right;
7. THENCE, with said curve turning to the right, having a radius of 25.00 feet, a chord bearing of North 12 Degrees 54 Minutes 25 Seconds West, a chord length of 38.63 feet and an arc length of 44.15 feet to the beginning of a reverse curve to the left;
8. THENCE, with said reverse curve turning to the left, having a radius of 330.00 feet, a chord bearing of North 29 Degrees 26 Minutes 13 Seconds East, a chord length of 94.70 feet and an arc length of 95.03 feet to the southwest corner of Restricted Reserve "D" as shown on the plat of Windrose Green Section 1, recorded under Plat number 2021062480 of the Brazoria County Plat Records;

THENCE, South 78 Degrees 33 Minutes 50 Seconds East, with the southerly line of said Restricted Reserve "D", a distance of 112.54 feet;

THENCE, North 87 Degrees 12 Minutes 46 Seconds East, continuing with said southerly line, a distance of 203.17 feet; to the southeast corner of said Restricted Reserve "D";

THENCE over and across said 154.6 acres the following 8 calls:

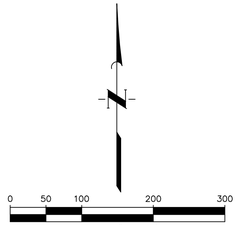
1. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 127.00 feet;
2. THENCE, North 87 Degrees 12 Minutes 46 Seconds East, a distance of 305.00 feet;
3. THENCE, North 02 Degrees 51 Minutes 47 Seconds West, a distance of 815.35 feet;
4. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 120.00 feet;
5. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 30.16 feet;
6. THENCE, North 87 Degrees 08 Minutes 13 Seconds East, a distance of 185.00 feet;
7. THENCE, South 02 Degrees 51 Minutes 47 Seconds East, a distance of 15.00 feet;
8. THENCE, North 87 Degrees 10 Minutes 48 Seconds East, a distance of 15.00 feet to a 1-inch iron pipe found for an interior corner of said 154.6 acres;

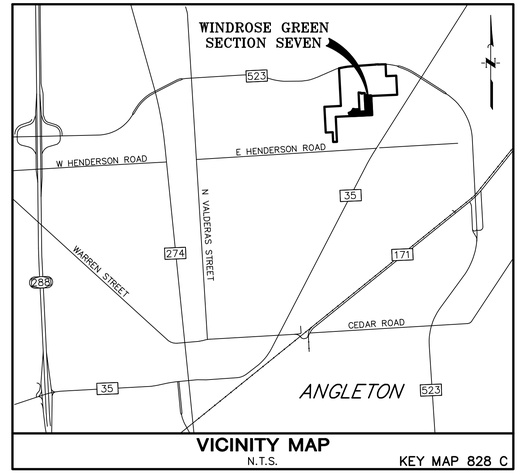
THENCE, South 02 Degrees 51 Minutes 47 Seconds East, with an easterly line of said 154.6 acres, a distance of 968.60 feet to a 5/8-inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 15 Minutes 55 Seconds West, with the southerly line of said 154.6 acres, a distance of 417.55 feet to a 5/8-inch iron rod with cap stamped "6086" found at an interior corner of said 154.6 acres;

THENCE, South 87 Degrees 10 Minutes 51 Seconds West, continuing with the southerly line of said 154.6 acres, a distance of 690.83 feet to the POINT OF BEGINNING, CONTAINING 12.057 acres (525,203 square feet) of land in Brazoria County, Texas;

This description describes an area as defined in the field by the client's representative. It does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and is not to be used to convey or establish interest in real property





VICINITY MAP
N.T.S.
KEY MAP 828 C

FINAL PLAT
WINDROSE GREEN
SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

62 LOTS 2 RESERVES 3 BLOCKS

JUNE 2025

OWNER
EMPTOR ANGLETON, LLC
A TEXAS LIMITED LIABILITY COMPANY
4444 Westheimer Road, Suite G325
HOUSTON, TX 77063
281.571.7007

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Emptor Angleton, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Windrose Green Section Seven, 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of 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 Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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.

Emptor Angleton, LLC
A Texas Limited Liability Compnay
By: CCDL Ventures, LLC
Its: Manager
By: Concourse Companies, LLC
Its: Manager

_____
Signature

_____
Name and Title

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, ____.

_____
Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeromy A. Chandler, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were properly placed under my supervision.

_____
Jeromy A. Chandler
Registered Professional Land Surveyor
No. 5755

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That I, Courtney B. Just, P.E., 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.

_____
Courtney B. Just, P.E.
Professional Engineer
No. 152415

ANGLETON DRAINAGE DISTRICT

Angleton Drainage District accepted this ___ day of _____, 20___, the Board of Supervisors of the Angleton Drainage District does not warrant, represent, or guarantee:

1. That the facilitates outside of the boundaries of the subdivision plat are available to receive runoff from the facilities described in this play.
2. That the drainage facilities described in this plat are adequate fro 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 responsibilities for construction, operation or maintenance of subdivision drainage facilitates.

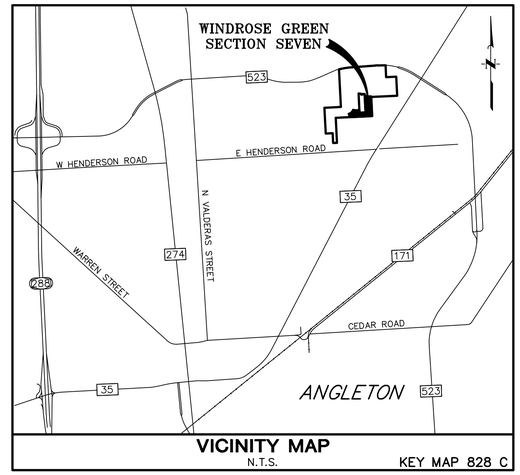
The District's review is based solely on the documentation submitted for review, and on the reliance of the report submitted by the Texas Registered Professional Engineer.

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 of the Board of Supervisors

_____
Board Member

_____
Board Member



VICINITY MAP
N.T.S.
KEY MAP 828 C

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

_____
Chairman, Planning and Zoning Commission

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

_____
Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____,City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

FINAL PLAT
WINDROSE GREEN
SECTION SEVEN

A SUBDIVISION OF 12.057 ACRES OF LAND
OUT OF THE
T.S. LEE SURVEY, A-318
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62 LOTS 2 RESERVES 3 BLOCKS

JUNE 2025

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 3 OF 3

K:\29188\29188-0002-02 Windrose Green Sec 7 Paving\2 Design Phase\Planning\Windrose Sec 7 - PLAT.dwg Jun 19,2025 - 2:45pm rv1

QUIDDITY

2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

June 19, 2025

Otis Springs
Development | City of Angleton
121 S. Velasco
Angleton, Texas

Re: On-Going Services
Windrose Green Section 7 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10420700

Dear Mr. Springs:

In response to HDr's review, we have provided the following corrections and responses to the comments.

Sheet 1 of 3

1. *Provide notation of how this subdivision is serviced by detention (e.g. detention is provided in Windrose Green Section XX)*

   Response: A note has been added to the face of the plat stating detention is located in Windrose Green Section 1.

2. *Label Point of Beginning*

   Response: Point of beginning has been added to the plat.

3. *Courses shown do no match mete and bounds where noted.*

   Response: See updated Metes and Bounds on sheet 3.

Sheet 2 of 3

1. *Recommend placing this information on Sheet 1 to consolidate to 2 sheets.*

   Response: We kept them on sheet 2 per our standards.

2. *Recommend consolidating this information with Sheet 3, to provide 2 sheets total.*

   Response: We kept them on sheet 2 per our standards.

3. *These two courses are shown for line L12 of the line table (distance of 305 .ft)*

QUIDDITY

2322 W Grand Parkway North, Suite
150
Katy, Texas 77449
Tel: 832.913.4000
www.quiddity.com

Response: See updated Metes and Bounds on sheet 3.

4. *This course does not match the plat drawing. Two courses are shown with different bearings and distances for this last course described.*

   Response: See updated Metes and Bounds on sheet 3.

5. *Information boxed does not match values found in the line and curve tables.*

   Response: See updated Metes and Bounds on sheet 3.

Sincerely,

Rose Villarreal
Senior Platting Tech

PAID
CASH ☒ CHECK ☐ CREDIT
Memo 6/10/25

THE HEART OF BRAZORIA COUNTY
ANGLETON

ION FOR PLAT REVIEW/APPROVAL

APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☐	RESIDENTIAL	☑
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☐

Address of property: WINDROSE GREEN SEC 7 (SOUTH OF 523 IN THE WINDROSE SUBDIVSION AT THE CORNER OF PARKS EDGE LANE AND MILO MIDNIGHT LANE)

Name of Applicant: MAYRA HERNANDEZ Phone.

Name of Company: QUIDDITY ENGINEERING, LLC Phone:

E-mail:

Name of Owner of Property: EMPTOR ANGLETON, LLC

Address:

Phone: E-mail:

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 9th day of May, 2025.

(SEAL)

NORA LUCIA GARZA
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 131971277

Notary Public for the State of Texas
Commission Expires: 04-12-2027

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a request for a Sidewalk Waiver submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill residence.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

EXECUTIVE SUMMARY:

This request for a Sidewalk Waiver was submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill structure (Waiver Request is attached).

The City of Angleton Code of Ordinances provides requirements for sidewalk installations for residential and non-residential development projects as follows:

Sec. 23-14. Sidewalks and accessibility.

A. Sidewalks.

1. Required.

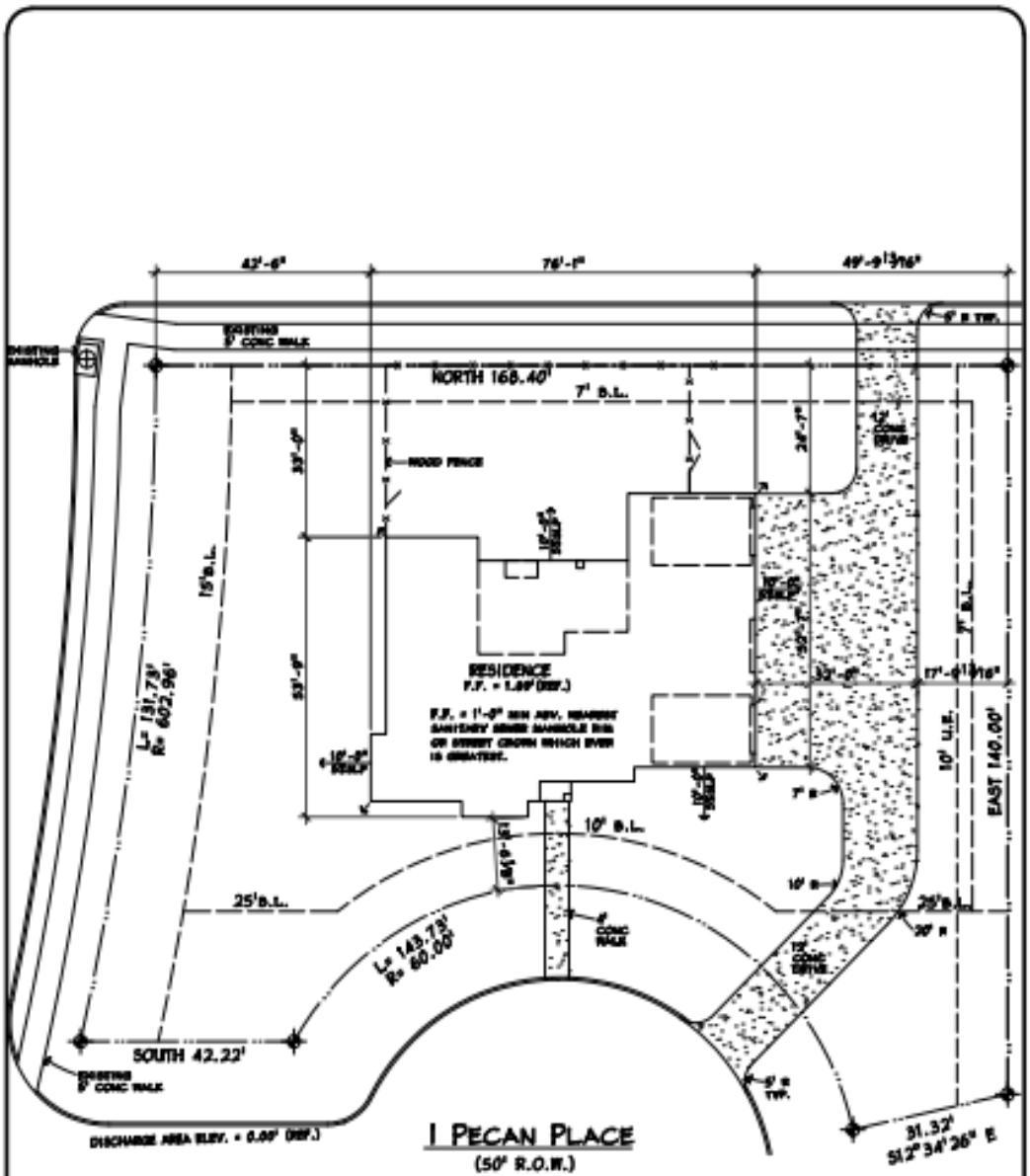
a. Sidewalks shall be required in all locations that adjoin public streets on both sides of streets in all new plats, excluding minor plats, in the city and the ETJ.

b. Sidewalks shall be required to be constructed as a requirement of site plan approval for new developments along all public streets.

c. For an existing development that does not have sidewalks along adjoining public streets and is proposed to be expanded, sidewalks shall only be required for the portion of the property where the expansion is proposed. **The city council may consider a variance when there are significant engineering constraints that result in practical difficulties from locating or extending a sidewalk or when a sidewalk should not be extended for other practical considerations.**

Aerial Map

As noted, and seen above on the Aerial Map, sidewalks currently exist along Northridge Street and N. Valderas St., which sufficiently serve and provide pedestrian connectivity to this general area. The submitted site plan and image of the home are provided below.



SITE PLAN

SCALE 1"=20'-0"

Bennett Residence

ADAMS DESIGNERS

PLAN NO 08-3-1814-08

DRWN BY BJA | DATE 1/24 | SET

CHD BY JA | ELEV | REVISIONS

SHEET Site

Elevation of Proposed Single Family Home

Recommendation:

The City Council should discuss, receive input, and take possible action on a request for a Sidewalk Waiver as submitted by David and Kitty Bennett, on property located at 1 Pecan Place, for a new residential infill residence

Outlook

[EXTERNAL] 1 Pecan Place Sidewalk Waiver

From David Bennett <dvbennett@sbcglobal.net>
Date Wed 6/25/2025 7:36 PM
To Otis Spriggs <ospriggs@angleton.tx.us>

To the Director of Development Services and the Angleton City Council.

We are having a house built at 1 Pecan Place. We are requesting a sidewalk waiver of Sec. 23-14. - Sidewalks and accessibility.

The reason for the variance is that the sidewalk should not be extended for practical considerations. The sidewalk would lead into a developed three lot cul-de-sac with out any sidewalks. The lot has sidewalks on Valderas Street and Northridge Street. I think people would not walk out of their way to walk around a partial cut-de-sac sidewalk and then walk on grass to get to the other sidewalk.

Thank You
David and Kitty Bennett

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/8/2025

PREPARED BY: Jason O'Mara, Director of Parks & Recreation

AGENDA CONTENT: Discussion and update on Design Development Plans for Abigail Arias Park.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $2,750,00.00 **FUNDS REQUESTED:** $0

FUND: 040-506-625.10

EXECUTIVE SUMMARY:

Burditt Land | Place has completed the 50% Design Development Plans for Abigail Arias Park, based on the final master plan approved by the Parks & Recreation Board and City Council.

Staff are seeking input and feedback from City Council on various design plans to provide feedback to Burditt as we continue to work toward design completion

RECOMMENDATION:

Staff recommends the City Council review the presented design elements and provide input to be shared with Burditt.

ABIGAIL ARIAS PARK
PRELIMINARY 3D RENDERINGS

THE HEART OF BRAZORIA C
ANGLETON

DATE: 06/11/2

BURDITT Land | Place

ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING

310 Longmire Road
Conroe, Texas 77304
H: 281.447.2111
C: 936.756.3041
www.Burditt.com
@burdittlandplace
@burdittlandplace

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ABIGAIL ARIAS PARK
PRELIMINARY 3D RENDERINGS

THE HEART OF BRAZORIA C ANGLETON

DATE: 06/11/2

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ABIGAIL ARIAS PARK
PRELIMINARY 3D RENDERINGS

THE HEART OF BRAZORIA C
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VORTEX

Abigail Arias Splashpad, TX
Version D - 43552

All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.

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Play Value Planning

Aquatic play may feel spontaneous, but it actually requires lots of planning. We design every play experience to keep families engaged, boost dwell times, and increase return visits.

To build lasting memories among moms, dads, and little ones of all abilities, we carefully consider how to integrate products that cater to everything from the location's footprint and capacity to its demographics and theming objectives.

Sensory
Stimulates & develops multiple sense experiences

Spray
Encourages teamwork & competition

Tactile
Promotes discovery of water textures

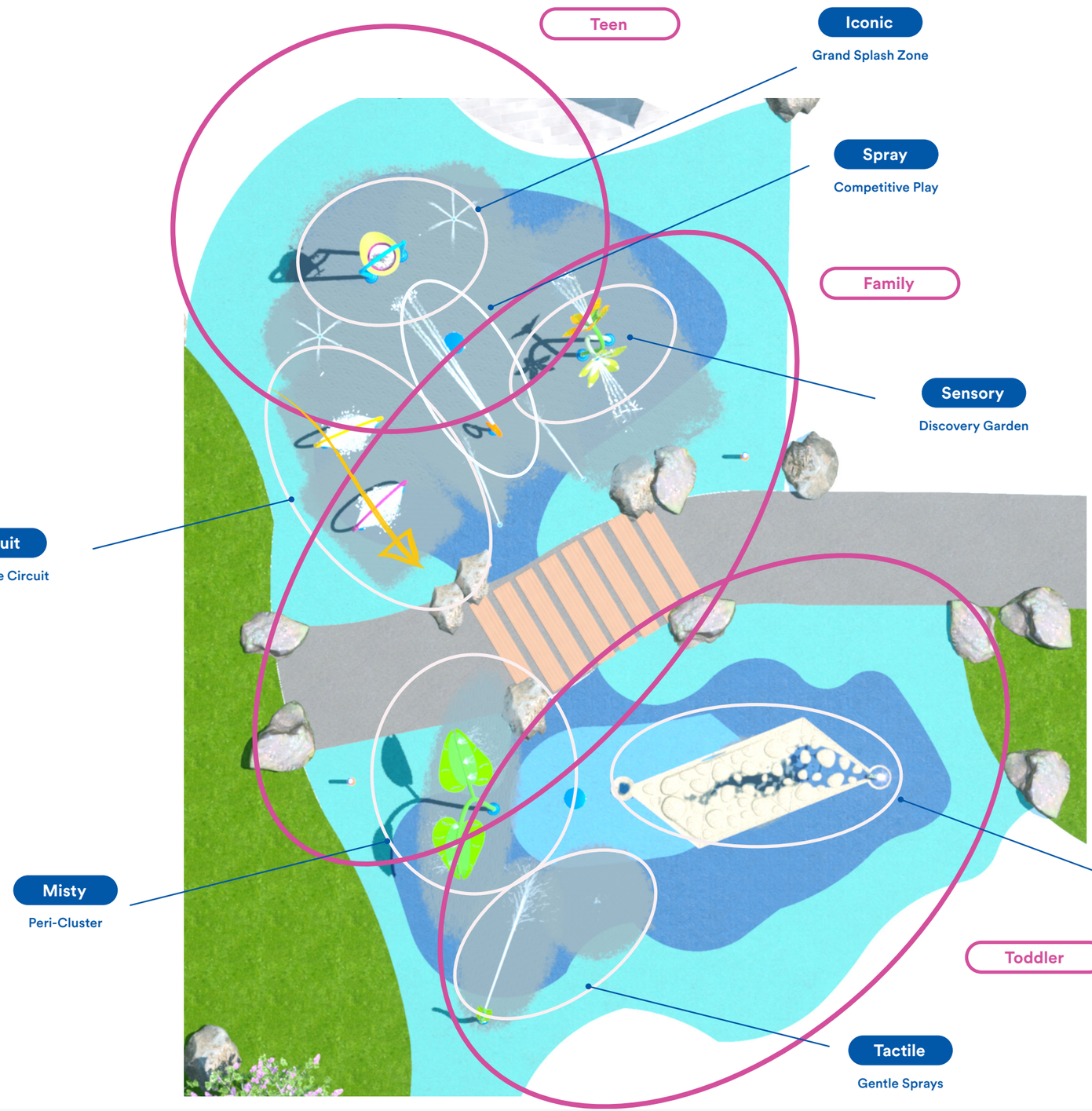
Iconic
Features interactive fun & serves as a social gathering place

Circuit
Encourages physical development

Flow
Develops discovery & learning

Kinetic
Features interactive fun & encourages movement

Misty
Cloud-like experience gives refreshing thrills



landscape structures

Angleton Inclusive Park - Play

1157236-02-02-01 • 06.03.2025

LONE STAR Recreation

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landscape structures

Angleton Inclusive Park - Play

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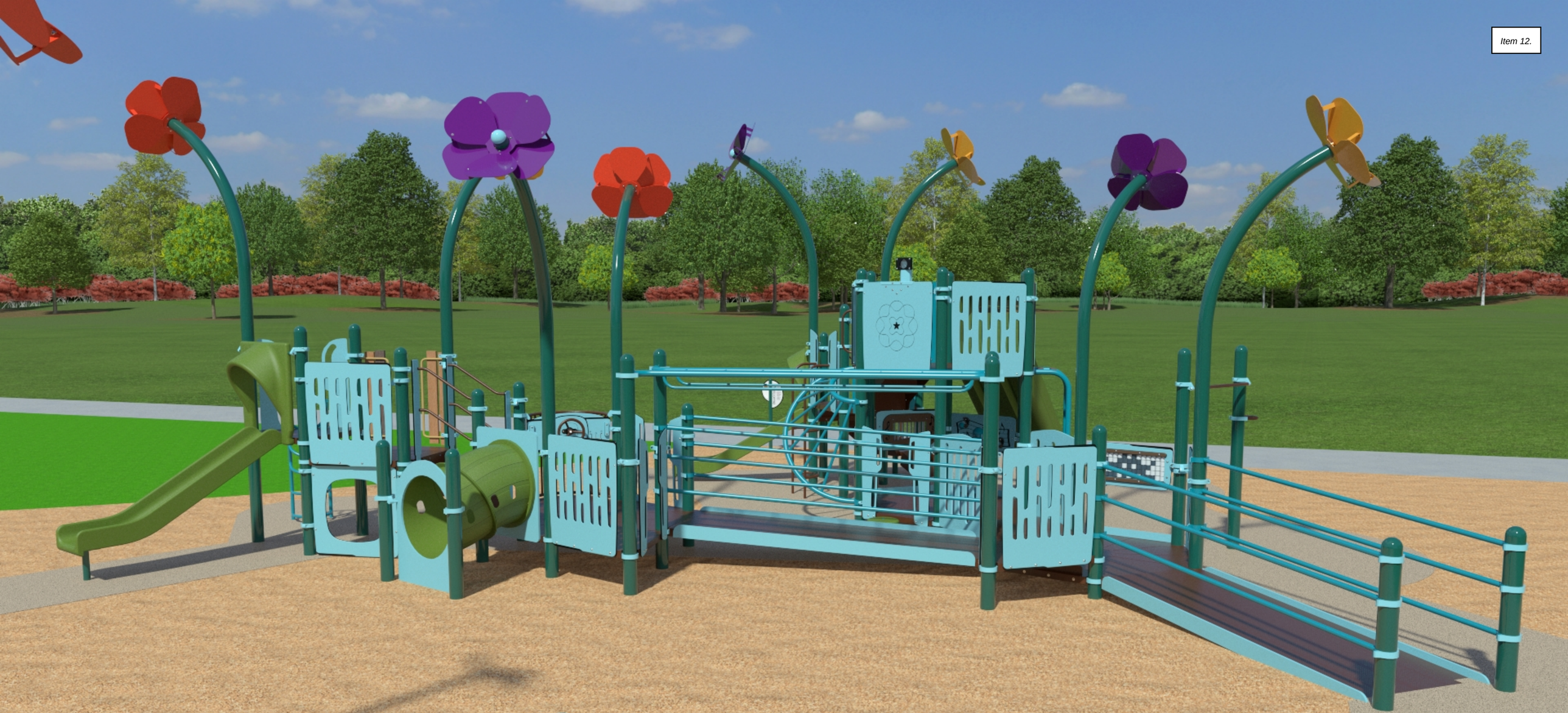

Angleton Inclusive Park - Play

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Angleton Inclusive Park - Play

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landscape structures

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LONE STAR Recreation

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Angleton Inclusive Park - Play

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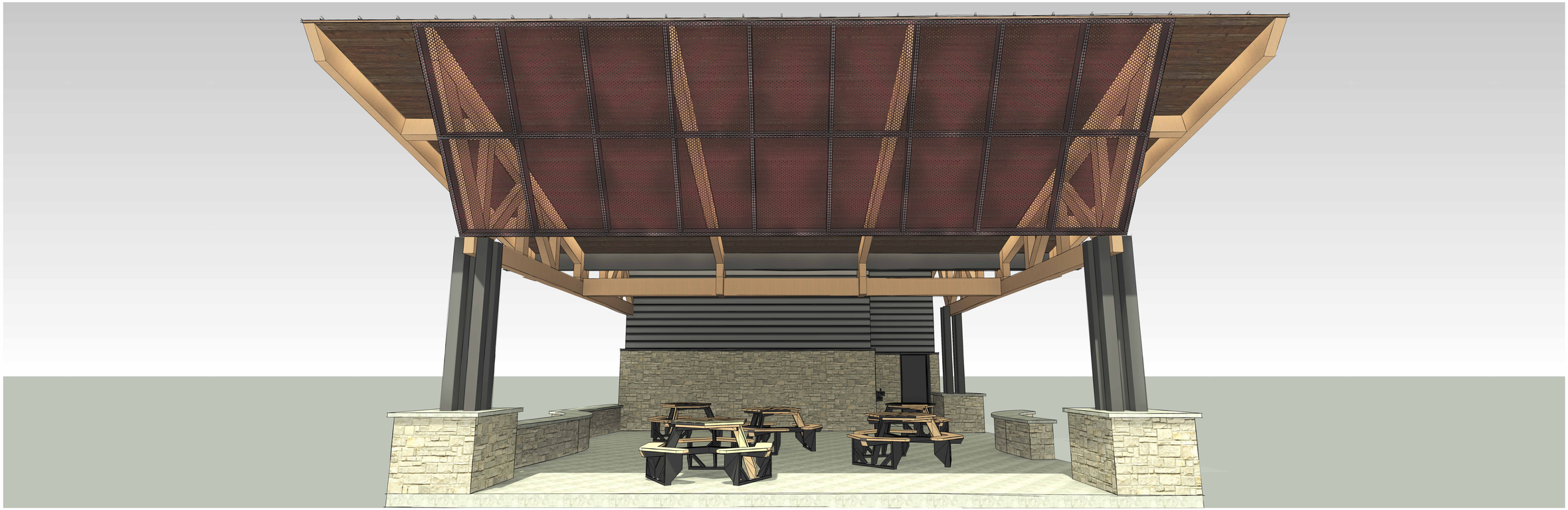

ABIGAIL ARIAS PARK

PERSPECTIVES - ROOF OPTION 1

SCALE: **06/06/2025**

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ABIGAIL ARIAS PARK

PERSPECTIVES - ROOF OPTION 2

SCALE: **06/06/2025**

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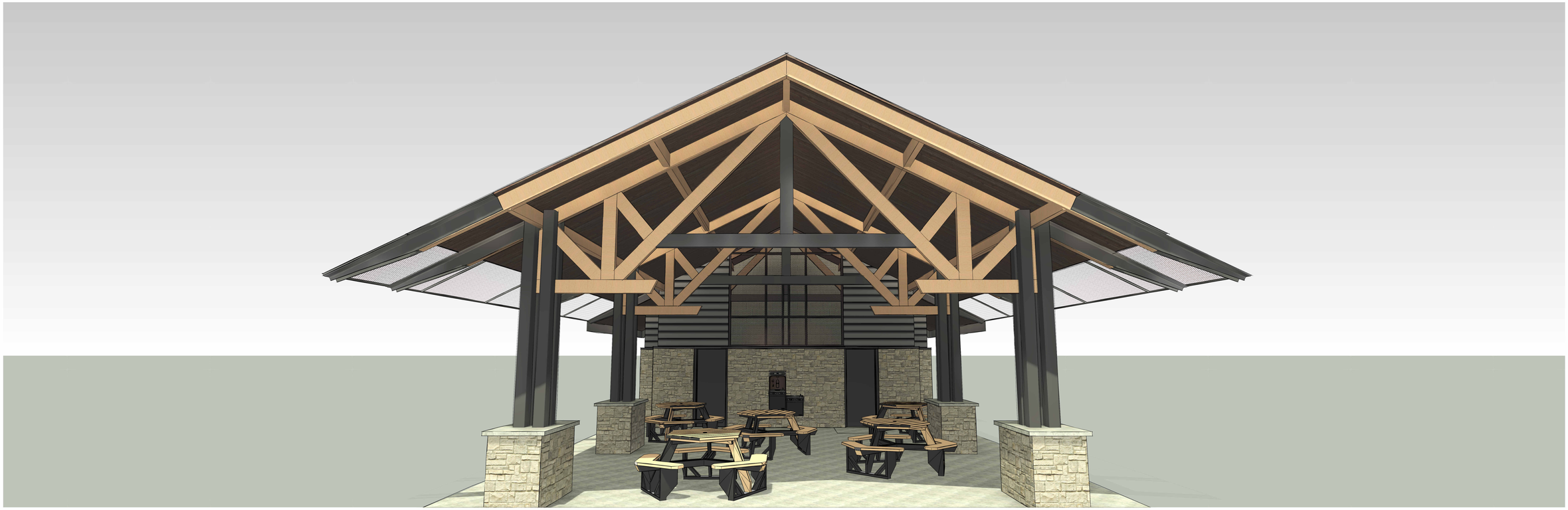

ABIGAIL ARIAS PARK

PERSPECTIVES - ROOF OPTION 3

SCALE: **06/06/2025**

BURDITT Land|Place

ARCHITECTURE • LANDSCAPE ARCHITECTURE • PLANNING

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PROJECT SCHEDULE - TASKS

Key Activities	Responsible Party	Duration (wks)	Due Week of*
Contract Award	City	-	11/18/2024
Phase I-Schematic Design Kickoff	Burditt/City	-	12/16/2024
Initiate Topo Survey	City	-	12/16/2024
Pre-Development Meeting w/ DAWG	Burditt/City	-	1/8/2025
Parks Board Visioning Workshop	Burditt	-	1/13/2025
Deliver Preliminary Schematic Design	Burditt	3 wks	2/3/2025
City Comments to Buditt	City	1 wks	2/10/2025
Receive Topo Survey	City	8 wks	2/10/2025
Public Stakeholder Meeting	Burditt/City		2/11/2025
Parks Board Presentation	Burditt/City		3/4/2025
Council Meeting Presentation	Burditt/City		3/18/2025
Project Overview	Burditt/City		3/20/2025
Parks Board - Final Design/OPC Presentation	Burditt	4 wks	4/14/2025
Council - Final Design/OPC Presentation	Burditt	5 wks	5/13/2025
SD Phase Complete	**Burditt**	**22 wks**	**5/13/2025**
Parks Board - Marketing/Renders Presentation	Burditt	5 wks	6/9/2025
Council - Marketing/Renders Presentation	Burditt	1 wks	6/12/2025
Marketing Phase Complete	**Burditt**	**5 wks**	**6/12/2025**
Phase II - Design Development Kickoff	Burditt/City	-	5/13/2025
Receive Geotech Survey	City	8 wks	6/9/2025
Deliver 50% DD Documents for Review	Burditt	4 wks	6/10/2025
City Comments (50% DD) to Burditt	City	1 wks	6/17/2025
Deliver 90% DD Documents for Review	Burditt	4 wks	7/15/2025
City Comments (90% DD) to Burditt	City	1 wks	7/22/2025
Deliver 100% DD Documents for Review	Burditt	3 wks	8/12/2025
City Comments (100% DD) to Burditt	City	1 wks	8/19/2025
DD Phase Complete	**Burditt**	**14 wks**	**8/19/2025**
Phase III - Construction Document Kickoff	Burditt/City	-	8/19/2025
Deliver 30% CD Documents for Review	Burditt	4 wks	9/16/2025
City Comments (30% CD) to Burditt	City	1 wks	9/23/2025
Internal 60% CD Documents for Review	Burditt	4 wks	10/21/2025
City Comments (60% CD) to Burditt	City	1 wks	10/28/2025
Deliver 90% CD Documents for Review	Burditt	5 wks	11/26/2025
City Comments (90% CD) to Burditt	City	2 wks	12/10/2025
Deliver (100% CD) Issue for Permit Review	Burditt	3 wks	12/31/2025
City Comments (100% CD) to Burditt & Issue for Permit	City	1 wks	1/7/2026
CD Phase Complete	**Burditt**	**21 wks**	**1/7/2026**
Phase IV - Bidding Support Kickoff	City/Burditt		1/7/2026
Deliver Project Manual for Review	Burditt	0 wks	1/7/2026
City Comments (Project Manual) to Burditt	City	1 wks	1/14/2026
Advertise Bid Package	City	1 wks	1/21/2026
Conduct Pre-Bid Mtg	City/Burditt	1 wks	1/28/2026
Second Bid Advertisement	City	1 wks	1/28/2026
Receive Bids	City	3 wks	2/11/2026
Evaluate Bids & Make Recommendations to City	Burditt	1 wks	2/18/2026
Select Contractor	City	1 wks	2/25/2026
Approve Construction Contract	City	2 wks	3/11/2026
Construction Contract NTP	City	3 wks	4/1/2026
Bidding Support Phase Complete	**City/Burditt**	**10 wks**	**4/1/2026**

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8th , 2025

PREPARED BY: Hector Renteria

AGENDA CONTENT: Water Well Updates

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY: This is an update, discussion, and possible action on the existing water wells that are currently out of service.

RECOMMENDATION: Staff would like guidance on the direction to take regarding groundwater infrastructure. If requested, staff can further explore the rehabilitation of the out-of-service wells, as well as the possible cost of the construction of a new well.

Month	Total BWA Water Used (Gallons)	Total Well Water Used (Gallons)	BWA Contracted Amount (Gallons / day)
Oct-21	56,448,429	19,000	1,800,000
Nov-21	55,022,429	17,000	1,800,000
Dec-21	55,358,429	6,237,000	1,800,000
Jan-22	46,176,000	6,413,000	1,800,000
Feb-22	49,034,000	7,869,000	1,800,000
Mar-22	55,240,000	334,000	1,800,000
Apr-22	55,874,000	7,166,000	1,800,000
May-22	62,154,000	83,000	1,800,000
Jun-22	62,861,000	491,000	1,800,000
Jul-22	61,437,000	4,921,000	1,800,000
Aug-22	63,554,000	2,123,000	1,800,000
Sep-22	54,121,000	5,717,000	1,800,000
Oct-22	59,223,000	6,173,000	2,300,000
Nov-22	53,295,000	2,955,000	2,300,000
Dec-22	55,129,000	6,289,000	2,300,000
Jan-23	47,787,000	6,844,000	2,300,000
Feb-23	45,569,000	4,880,000	2,300,000
Mar-23	54,858,000	4,150,000	2,300,000
Apr-23	55,775,000	55,000	2,300,000
May-23	59,835,000	1,744,000	2,300,000
Jun-23	64,121,000	4,127,000	2,300,000
Jul-23	73,445,000	292,000	2,300,000
Aug-23	76,660,000	13,429,000	2,300,000
Sep-23	69,716,000	11,425,000	2,300,000
Oct-23	59,885,000	6,743,000	2,300,000
Nov-23	59,432,000	5,594,000	2,300,000
Dec-23	56,796,000	5,684,000	2,300,000
Jan-24	56,159,000	4,988,000	2,300,000
Feb-24	47,992,000	3,431,000	2,300,000
Mar-24	55,191,000	2,100,000	2,300,000
Apr-24	56,852,000	6,000	2,300,000
May-24	61,698,000	865,000	2,300,000
Jun-24	60,429,000	159,000	2,300,000
Jul-24	63,242,000	389,000	2,300,000
Aug-24	62,650,000	4,797,000	2,300,000
Sep-24	54,774,000	8,250,000	2,300,000
Oct-24	61,518,000	10,641,000	2,300,000
Nov-24	49,379,000	10,403,000	2,300,000
Dec-24	51,113,000	9,569,000	2,300,000
Jan-25	51,186,000	11,648,000	2,300,000
Feb-25	32,988,000	21,160,000	2,300,000
Mar-25	51,570,000	7,136,000	2,300,000
Apr-25	49,975,000	8,517,000	2,300,000
May-25	51,371,000	12,435,000	2,300,000
Jun-25	40,664,000	18,983,000	2,300,000

Cost of BWA Water ($/kGal)	Total Contract Amount (Gallons)	Percent of BWA Contract Utilitzed
$ 3.66	55,800,000	101.16%
$ 3.66	54,000,000	101.89%
$ 3.66	55,800,000	99.21%
$ 3.66	55,800,000	82.75%
$ 3.66	50,400,000	97.29%
$ 3.66	55,800,000	99.00%
$ 3.66	54,000,000	103.47%
$ 3.66	55,800,000	111.39%
$ 3.66	54,000,000	116.41%
$ 3.66	55,800,000	110.10%
$ 3.66	55,800,000	113.90%
$ 3.66	54,000,000	100.22%
$ 3.66	71,300,000	83.06%
$ 3.66	69,000,000	77.24%
$ 3.66	71,300,000	77.32%
$ 3.66	71,300,000	67.02%
$ 3.66	64,400,000	70.76%
$ 3.66	71,300,000	76.94%
$ 3.66	69,000,000	80.83%
$ 3.66	71,300,000	83.92%
$ 3.66	69,000,000	92.93%
$ 3.66	71,300,000	103.01%
$ 3.66	71,300,000	107.52%
$ 3.66	69,000,000	101.04%
$ 4.11	71,300,000	83.99%
$ 4.11	69,000,000	86.13%
$ 4.11	71,300,000	79.66%
$ 4.11	71,300,000	78.76%
$ 4.11	66,700,000	71.95%
$ 4.11	71,300,000	77.41%
$ 4.11	69,000,000	82.39%
$ 4.11	71,300,000	86.53%
$ 4.11	69,000,000	87.58%
$ 4.11	71,300,000	88.70%
$ 4.11	71,300,000	87.87%
$ 4.11	69,000,000	79.38%
$ 4.60	71,300,000	86.28%
$ 4.60	69,000,000	71.56%
$ 4.60	71,300,000	71.69%
$ 4.60	71,300,000	71.79%
$ 4.60	64,400,000	51.22%
$ 4.60	71,300,000	72.33%
$ 4.60	69,000,000	72.43%
$ 4.60	71,300,000	72.05%
$ 4.60	69,000,000	58.93%

103.07%

Total Unutilized BWA Water (Budget Year)	Cost of Unutilized BWA Water	Average Daily Unutilized BWA Water (Gallons)
(20,280,287)	$ (74,225.85)	(55,562.43)
124,087,000	$ 454,158.42	339,964.38
146,700,000	$ 602,937.00	401,917.81
188,136,000	$ 865,425.60	689,142.86

Notes

BWA Contract Quantity Increase

Windstorm destroyed Aerator for Well #11

Plant #5 brought online

Well #11 returned to service with Free Chlorine Conversion

THE HEART OF BRAZORIA COUNTY
ANGLETON

Groundwater Memo

Current Water System Status: The City of Angleton public water system currently utilizes water from two sources- pre-treated surface water purchased from the Brazosport Water Authority (BWA), and groundwater produced by up to five usable City-owned wells. The contract with BWA specifies a "take-or-pay" system currently set at 2.3 million gallons per day (MGD). Over the past two years, purchased water has made up approximately 85% of the total water distributed by the City's four Water Treatment Plants. The remaining 15% is provided by our two fully active water wells- Well #11 located at our Henderson Road Plant, and Well #14 located at our Freedom Park Plant. The remaining three available wells are Wells #8, 9, and 10, which are operational, but classified as emergency use wells and cannot be used to meet demand during peak flow events. Additionally, there are two wells, well #6 and 7, that cannot be used, as they have been out of service for more than 30 years but may be salvageable.

Using any of the wells #8, #9, or #10 poses an operational problem due to the nature of the single transmission line between our Henderson Road Plant and our Chenango Street Plant. In normal use, this line is used to carry treated water pumped from the Henderson Plant to the Chenango Plant, as there is no direct BWA entry point for that facility. When emergencies arise, the same line is used to carry raw groundwater from each of the emergency wells to either plant, as dictated by ground storage tank levels. After the emergency is resolved, and before using the transmission line in a normal fashion, the line would require disinfection and bacteriological testing to ensure the safety of the drinking water entering the Chenango Plant. It is also important to note that in 2024, 17,082,000 gallons were lost between the Transfer Meter at WP#3 and the Distribution Meter at WP#2, equaling an average of 46,813 GPD. The newest parts of this transfer line were constructed as a part of the project that gave us the GST at WP#3 in 1989.

Potential Well Capacity: The current rated capacity of our active wells is 2,548,800 gallons per day. In using the active emergency wells, we can increase our capacity by 3,024,000 gallons per day but doing this would likely cause the city to enter a Boil Water Notice due to a lack of appropriate treatment of that quantity of produced water.

The ideal location for the required treatment of the produced groundwater is at the Chenango Plant, but we are not currently permitted to, nor do we have the equipment available to ammoniate the water at that site. This prevents us from being able to appropriately form the stable chloramine residual that is used in the rest of the water system, causing undesirable and uncontrolled reactions of the two main forms of disinfectant in various parts of the distribution system, which can result in illegal levels of disinfectant residual throughout the distribution system.

Well #6 and well #7 are tied into the same transmission line as the other wells but have not been used to meet demand at least since 1996, and as such were isolated from the system and left to deteriorate. In January of this year, we employed a well company to remove the installed pumping equipment and perform a camera survey on these two wells. While the survey proved

beyond a doubt that the wells were not plugged, as was previously thought to be the case, a direct report of the state and recoverability of the wells could not be made due to corrosion of the well casing at both sites. Current pricing from two BuyBoard companies place the cost to determine the recoverability of each site close to $40,000, and total rehabilitation costs between $400,000 and $600,000 per site. This is compared to an estimated $2,000,000 to $3,000,000 to drill a single new well producing twice the capacity of either Well #6 or 7, or $1,148,000 for a single well the same capacity as Well #6 or 7.
If rehabilitation returned these wells to their previous production rates, the two out of service wells would add an additional 1,319,040 gallons per day of capacity to the water system, increasing the operational resilience of both Chenango and Henderson Water Plants and adding an additional 2,476 connections of Supply Capacity, when calculated using the Source Capacity exception granted to the City due to the supply guaranteed by BWA. Should this exception be revoked, this would represent an additional 1,527 connections instead.

In order to get the maximum benefit out of all of the wells currently located on the transmission line, for a total added capacity of 4,343,040 gallons per day, we would need to install a separate transfer line, construct a chemical feed building at the Chenango Plant, and rehabilitate the two wells currently out of service.

Necessary Projects:

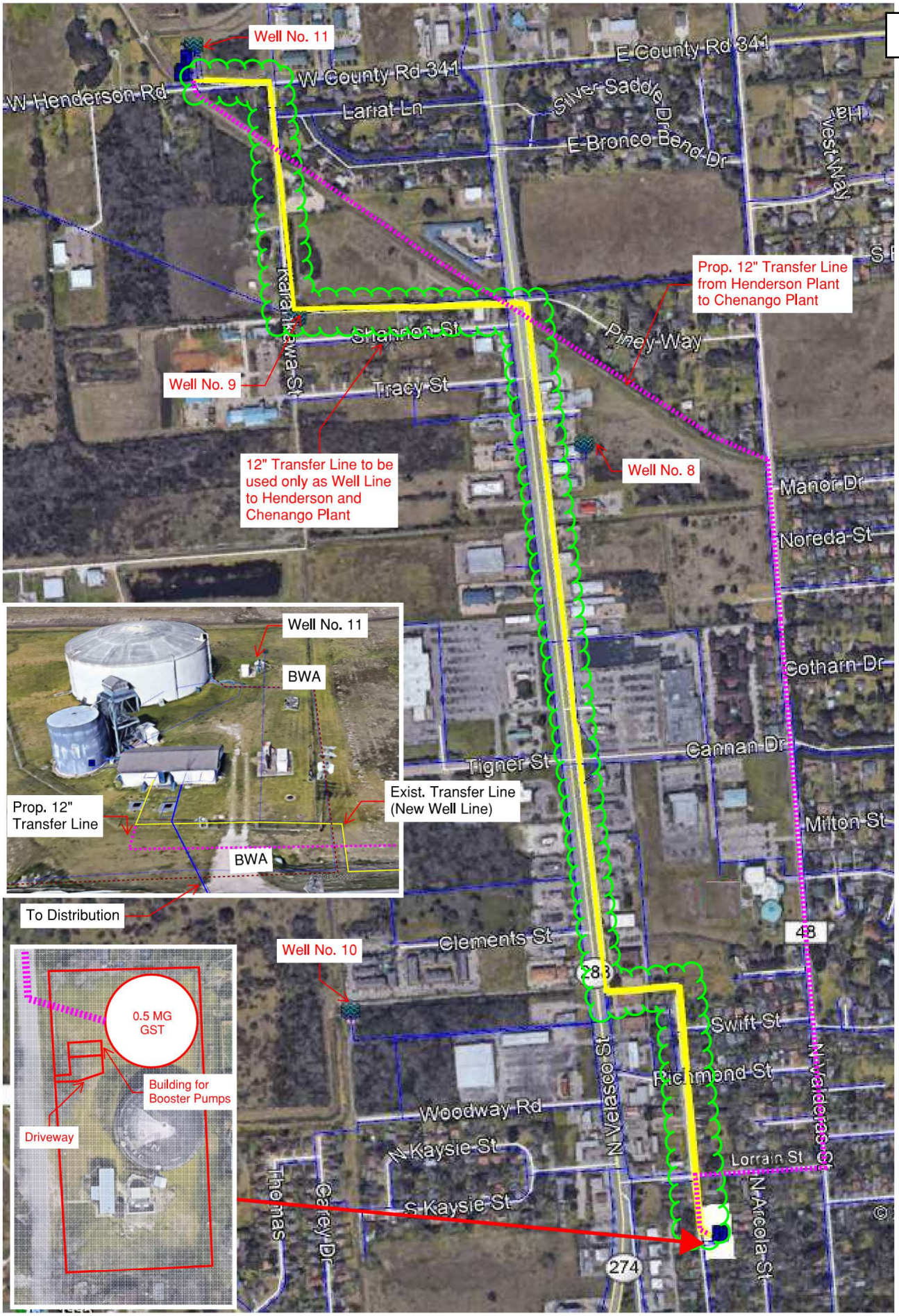
1. **Transfer Line: $2,100,000.00**
2. **Chenango Chemical Building: $4,000,000.00**
3. **Well #6 and 7 Rehabilitations: $1,400,000.00 – worst case scenario/$800,000.00 best case scenario**

Well Costs vs BWA Costs: Currently, we purchase BWA water at a rate of $4.60 per 1,000 gallons. Accounting for the costs of total treatment, operations, repairs, and necessary maintenance, the full cost of well water would be $2.02 per 1,000 gallons. This represents a significant decrease in the costs of water supply, but only when system demand exceeds the annual contracted BWA purchases. It would not be recommended to reduce the amount of water purchased from BWA; it is also not very feasible. However, the increase in well capacity would allow the city to go a longer term without having to increase the amount of water purchased. In time, as the city grows, we would use our fully contracted amount of water purchased and increase well usage to supplement the rest of the water demands.

BWA Utilization: Since the increase to 2.3MGD there has been an average contract utilization of 80.01%. Prior to the increase we were utilizing over 100% of the contracted amount.

Next Steps:

1. **Fund Transfer Line Project and Chenango Chemical Building –** this will give us the opportunity to utilize all our current groundwater assets. It will also allow the use of additional groundwater assets when they are acquired.
2. **Fund The Cost to Determine Recoverability of Two Wells –** this will give us additional wells, increase capacity, and increase resiliency.
3. **Explore New Groundwater Sources –** determine costs on drilling a new well, and potential locations.


Well No. 11
E County Rd 341
W County Rd 341
W Henderson Rd
Lariat Ln
Silver Saddle Dr
E Bronco Bend Dr
Prop. 12" Transfer Line from Henderson Plant to Chenango Plant
Karankawa St
Shannon St
Piney Way
Well No. 9
Tracy St
12" Transfer Line to be used only as Well Line to Henderson and Chenango Plant
Well No. 8
Manor Dr
Noreda St
Cotharn Dr
Cannan Dr
Tigner St
Milton St
Well No. 11
BWA
Prop. 12" Transfer Line
Exist. Transfer Line (New Well Line)
BWA
To Distribution
Clements St
Well No. 10
0.5 MG GST
Building for Booster Pumps
Driveway
Swift St
Richmond St
N Vasco St
N Valderas St
Woodway Rd
N Kaysie St
Lorrain St
S Kaysie St
Thomas
Carey Dr
N Arcola St
48
283
274

Item	Item Description	Unit	Quantity	Unit Price	Cost
1	12" PVC Transmission Water Line	LF	9400	$85.00	$799,000.00
2	20" Steel Casing	LF	300	$325.00	$97,500.00
3	12" Gate Valve (every 2000 LF)	EA	5	$3,500.00	$17,500.00
4	12" Air Release Valve (every 2000 LF)	EA	5	$5,000.00	$25,000.00
5	Sidewalk Replacement	SF	8360	$10.00	$83,600.00
				SUBTOTAL	**$1,022,600.00**

TOPOGRAPHIC SURVEY	$75,200.00
GEOTECHNICAL	$18,800.00
CONSTRUCTION	$1,023,000.00
20% CONTINGENCY	$204,600.00
ENGINEERING	$154,000.00
TOTAL	**$1,480,000.00**

Existing - Current Water System						Proposed - In Construction (Freedom Park)		Total Surplus Connections (Existing + proposed)		Future North Side EST		Total Surplus Connections (Existing + proposed)
Facility Type	Total Capacity	TCEQ Criteria	Min. Requirement	Surplus	Additional Connections	Capacity Increase	Additional Connections			Capacity Increase	Additional Connections	
Booster Pumps	5,700 gpm	110 Gal/Capita/day 3 person/Conn. 2.125 PHF	4,437 gpm	963 gpm				0				0
Total Storage	3,700,000 Gallons	200 Gal/Connection	1,762,000 Gallons	1,938,000 Gallons	9,690	50,000	250	9,940				9,940
Elevated Storage	1,250,000 Gallons	100 Gal/Conn.	911,100 Gallons	338,900 Gallons	3,389			3,389		1,000,000 Gal	10,000	13,389
Water Supply	4,450 gpm	0.37 gpm/conn.	3,260 gpm	1,190 gpm	3,217	1,000 gpm	2,700	5,917				5,917

	Current Connections	Promised Connections	
Total City Connections (base):	301	8810	9111	9111

Additional Connections available based on limitation from EST =	2,589	Additional Connections Available based on limitation from Booster Pump Capacity =	3517
Identified connections in "INTERNAL Summary" tab =	2251		2251
Remaining connections available =	338		1,266

Includes:

New 750,000 Southside GST

0.5 MGD Surface Water BWA

3-1,000 gpm booster pumps at Henderson

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Colleen Martin

AGENDA CONTENT: Discussion and possible action approving the Title VI Plan.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:
Title VI of the Civil Rights Act of 1964 is the overarching civil rights law that prohibits discrimination based on race, color, or national origin in any program, service, or activity that receives Federal assistance. Related statutes, regulations, and executive orders have expanded Title VI, including the Federal-Aid Highway Act and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which prohibits unfair and inequitable treatment of persons resulting from projects undertaken with Federal financial assistance. The Civil Rights Restoration Act of 1987 clarified the intent of Title VI to encompass all programs and activities of Federal-aid recipients and contractors, regardless of whether those programs and activities are federallyfunded or not.

In May 2025, the Texas Department of Transportation (TXDOT) requested a copy of the City of Angleton's Title VI Plan (herein the Plan), its Assurances, a Policy Statement, and Complaint Form (attached), all of which will be reviewed for updates every three years. The data included in the Plan were derived from the American Community Survey (ACS) 2023- five-year estimates. https://data.census.gov/table/ACSDT5Y2015.B16001?q=b16001&g=160XX00US4803264

A draft of the plan was sent to the Mayor and the council for review and comment on June 25, 2025. The head of the City must authorize the Plan before it can be submitted to TXDOT, to demonstrate compliance with TXDOT's requirements and other federal funding and grant requirements. The City is currently classified as "*Red-Deficient*" by the TXDOT Civil Rights Division. The City is required to have an approved Plan posted to the City website by September 24, 2025, to avoid the risk of losing TXDOT and other grants with federal funding.

RECOMMENDATION:

Staff recommends the approval of the Title VI Plan, Assurances, Policy Statement, and Complaint Form.

Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973 Assurance

28 Code of Federal Regulations Part 35.130, Title II of the Americans with Disabilities Act, prohibits discrimination on the basis of disability by public entities. Subtitle A protects qualified individuals with disabilities from discrimination on the basis of disability in the services, programs, or activities of all state and local governments. It extends the prohibition of discrimination in federally assisted programs established by section 504 of the Rehabilitation Act of 1973 to all activities of state and local governments, including those that do not receive federal financial assistance, and incorporates specific prohibitions of discrimination on the basis of disability from Titles I, III, and V of the Americans with Disabilities Act. This rule, therefore, adopts the general prohibitions of discrimination established under section 504, as well as the requirements for making programs accessible to individuals with disabilities and for providing equally effective communications. It also sets forth standards for what constitutes discrimination on the basis of mental or physical disability, provides a definition of disability and qualified individual with a disability, and establishes a complaint mechanism for resolving allegations of discrimination.

The City of Angleton, Texas, HEREBY AGREES THAT, as a condition to receiving any federal financial assistance from the U.S. Department of Transportation through the Federal Highway Administration, is subject to and will comply with all laws and regulations, and hereby gives assurance that no qualified disabled person shall, solely by reason of his or her disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discriminations, including discrimination of employment, under any program or activity that received or benefits from this federal financial assistance. The City of Angleton, Texas, further assures that its programs will be conducted and its facilities operated in compliance with all the requirements imposed by or pursuant to 49 CFR Parts 27 and 28, 35, and 42 USC §§12101 – 12213.

_____ _____

John Wright, Mayor Date

City of Angleton Title VI Policy Statement

The City of Angleton, Texas, as a recipient of federal financial assistance and under Title VI of the Civil Rights Act of 1964 and related statutes, ensure that no person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any City programs or activities.

Date _____

_____

John Wright,
Mayor

TITLE VI

NON-DISCRIMINATION PLAN

CITY OF ANGLETON

121 South Velasco Street
Angleton, TX 77515
979-849-4364

Title VI Coordinator
Contact Information
Colleen Martin, Director of Human Resources and Risk Management
City of Angleton 121 South Velasco Street
Angleton, Texas 77515
979-849-4364

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INTRODUCTION

Title VI of the Civil Rights Act of 1964 is the overarching civil rights law that prohibits discrimination based on race, color, or national origin in any program, service, or activity that receives Federal assistance. Specifically, Title VI assures that "No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under any program or activity receiving Federal assistance." Related statutes, regulations, and executive orders have broadened Title VI. Discrimination based on sex is prohibited by Section 324 of the Federal-Aid Highway Act, which is the enabling legislation of the Federal Highway Administration (FHWA). The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 prohibits unfair and inequitable treatment of persons as a result of projects that are undertaken with Federal financial assistance. The Civil Rights Restoration Act of 1987 clarified the intent of Title VI to encompass all programs and activities of Federal-aid recipients and contractors, regardless of whether those programs and activities are federally funded or not.

In addition to statutory authorities, Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, signed in February of 1994, requires Federal agencies to achieve environmental justice as part of their mission by identifying disproportionately high and adverse human health or environmental effects of their programs, policies, and activities on minority populations and low-income populations. Environmental justice Initiatives are accomplished by involving the potentially affected public in the development of transportation projects that fit within their communities without sacrificing safety or mobility. In 1997, the U.S. Department of Transportation (USDOT) issued its DOT Order to Address Environmental Justice in Minority Populations and Low-Income Populations to summarize and expand upon the requirements of Executive Order 12898 on Environmental Justice.

Also, Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency (LEP), provides that no person shall be subjected to discrimination on the basis of race, color, or national origin under any program or activity that receives Federal financial assistance. As a recipient of Federal financial assistance in its transportation and other improvement projects, the City of Angleton (hereinafter "the City") must provide access to individuals with limited ability to speak, write, or understand the English language.

The City must not restrict an individual in any way from enjoying the same advantages or privileges as others who receive services, financial aid, or other benefits under its programs or projects. Individuals may not be subjected to criteria or methods of administration that cause an adverse impact because of their race, color, or national origin, or have the effect of defeating or substantially impairing the accomplishment of the objectives of the program because of race, color, or national origin. Therefore, the primary goals and objectives of the City of Angleton's Title VI Non-Discrimination Plan are:

1. To assign roles, responsibilities, and procedures for ensuring compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives.

2. To ensure that people affected by the City's programs and projects receive the services, benefits, and opportunities to which they are entitled without regard to race, color, national origin, age, sex, or disability.

3. To prevent discrimination in City programs and activities, whether those programs and activities are federally funded ornot.

4. To establish procedures for identifying impacts in any program, service, or activity that may create an illegal adverse impact on any person because of race, color, national origin, age, sex, or disability; or on minority populations, low-income populations, the elderly, persons with disabilities, and all affected Title VI populations.

5. To establish procedures to annually review Title VI compliance of specific program areas within the City.

6. To set forth procedures for filing and processing complaints by persons who believe they have been subjected to illegal discrimination under Title VI in a City-provided service, project, program, or activity.

As the recipient of Federal funds, the City must comply with Federal and State laws, and related statutes, to ensure equal access and opportunity to all persons, with respect to transportation services, facilities, activities, and programs without regard to race, color, national origin, sex, age, socio-economic status, or disability.

Every effort will be made to prevent discrimination in any City-sponsored program or activity, whether those programs and activities are federally funded or not, as guaranteed by the Civil Rights Restoration Act of 1987.

The City Title VI Plan also ensures that the City's sub-recipients adhere to Federal and State laws and include in all written agreements or contracts assurances that the sub-recipient must comply with Title VI and other related statutes. The City, as a sub-recipient receiving Federal funds, shall monitor its sub-recipients for voluntary compliance with Title VI. In the event that non-compliance is discovered, the City will make a good faith effort to ensure that the sub-recipient corrects any such deficiencies.

Discrimination under Title VI

There are two types of illegal discrimination prohibited under Title VI and its related statutes. One type of discrimination, which may or may not be intentional, is "disparate treatment." Disparate treatment is defined as treating similarly situated persons differently because of their race, color, national origin, sex, disability, or age.

The second type of illegal discrimination is "disparate impact." Disparate impact discrimination occurs when a "neutral procedure or practice" results in fewer services or benefits, or inferior services or benefits, to members of a protected group. With disparate impact, the focus is on the consequences of a decision, policy, or practice rather than the intent.

The City's efforts to prevent such discrimination must address, but not be limited to, a program's impacts, access, benefits, participation, treatment, services, contracting opportunities, training, investigation of complaints, allocation of funds, prioritization of projects, and the encompassing functions of planning, project development and delivery, right-of-way acquisition, construction, and research.

The City has developed this Title VI Plan to assure that services, programs, and activities are offered, conducted, and administered fairly, without regard to race, color, national origin, sex, age, or disability of the participants or beneficiaries of Federally funded programs, services, or activities (see the City's Policy Statement).

Statement of Policy Title VI Policy Statement

The City is committed to compliance with Title VI of the Civil Rights Act of 1964, 49 CFR, part 21, and all related regulations and directives. The City assures that no person shall, on the grounds of race, color, national origin, sex, age, disability, or English proficiency, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any City program, activity, or service. The City further assures that every effort will be made to ensure non-discrimination in all of its programs, activities, and services, whether those programs, activities, and services are federally funded or not. In the event the City distributes Federal aid funds to another entity, the City will include Title VI language in all written agreements and will monitor for compliance.
The City is also committed to ensuring that every effort will be made to prevent discrimination against low-income and minority populations as a result of any impact of its programs or activities, in accordance with Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and in Low-Income Populations. In addition, the City assures that every effort will be made to provide meaningful access to persons with Limited English Proficiency, in accordance with Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency.

Definition of Federal Financial Assistance and Recipients Affected

Federal financial assistance is defined as any Federal dollars that are assigned to the City to support any program, activity, or service by way of grant, loan, or contract, other than a contract of insurance or guaranty. Specific Forms of Discrimination that Prohibit the City's efforts to prevent discrimination are, but are not limited to:

- The denial of services, financial aid, or other benefits provided under a program.
- Distinctions in the quality, quantity, or manner in which the benefit is provided.
- Segregation or separation of persons in any part of the program.
- Restriction in the enjoyment of any advantages, privileges, or other benefits provided to others.
- Different standards or requirements for participation.
- Methods of administration which directly or indirectly or through contractual relationships would defeat or impair the accomplishment of effective nondiscrimination.
- Discrimination in any activities or services related to a highway, infrastructure, or facility built or repaired in whole or in part with Federal funds.
- Discrimination in any employment resulting from a program or service, the primary purpose of which is to provide employment.

The City's Title VI Plan applies to all of the City's programs, activities, and services, regardless of funding source. Some sections deal with specific requirements (e.g., FTA, FHWA, and FAA-funded programs).

_____

John Wright, Mayor

Non-Discrimination Assurances

The City of Angleton (hereinafter referred to as the "Sub-Recipient") HEREBY AGREES THAT, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, through the Federal Highway Administration, it is subject to and will comply with the following:

Statutory Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. §2000d et seq., 78 stat 252), (prohibits discrimination on the basis of race, color, national origin).
- 49 C.F.R. Part 21(entitled Nondiscrimination in Federally Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1.964).
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964).

The preceding statutory and regulatory provisions are hereinafter referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

> *"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity," for which the Recipient receives Federal financial assistance from DOT, including the Federal Highway Administration.*

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Nondiscrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these nondiscrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally-assisted.

Specific Assurances

More specifically, and without limiting the above General Assurance, the sub-recipient agrees with and gives the following Assurances with respect to its Federally assisted

Department of Transportation programs:

1. The sub-recipient agrees that each activity," "facility," or "program," as defined in §§ 21.23 (b) and 21.23 (e) of 49 C.F.R. § 21will be (with regard to an "activity") facilitated, or will be (with regard to a facility") operated, or will be (with regard to a “program") conducted in compliance with all requirements imposed by, or pursuant to theActs and the Regulations.

2. The sub-recipient will insert the following notification in all solicitations for bids, Requests for Proposals for work, or material subject to the Acts and the Regulations made in connection with all Department of Transportation programs and, in adapted form, in all proposals for negotiated agreements regardless of funding source:

   The City, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U... S. C..§§ 2000d to 2000d4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

3. The sub-recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.

4. The sub-recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States affecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sub-recipient.

5. That where the sub-recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.

6. That where the sub-recipient receives Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.

7. The sub-recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the sub-recipient with other parties:

   a. for the subsequent transfer of real property acquired or improved

under the applicable activity, project, or program; and

b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

8. That this Assurance obligates the sub-recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the Assurance obligates the sub-recipient, or any transferee for the longer of the following periods:

   a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or

   b. the period during which the sub-recipient retains ownership or possession of the property.

9. The sub-recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.

10. The sub-recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the sub-recipient also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the USDOT access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by the USDOT. You must keep records, reports, and submit the material for review upon request to USDOT, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

The sub-recipient gives this ASSURANCE in consideration of and for obtaining any

Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the sub-recipients by the U.S. Department of Transportation under all Department of Transportation programs. This ASSURANCE is binding on Texas, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, and their subcontractors, transferees, successors in interest, and any other participants in all Department of Transportation programs. The person signing below is authorized to sign this ASSURANCE on behalf of the sub-recipient.

DATED_____BY _____
John Wright, Mayor

AUTHORITIES

Title VI of the Civil Rights Act of 1964, 42 USC 2000d to 2000d-4; 42 USC 4601 to 4655; 23 USC 109(h):

Title VI of the 1964 Civil Rights Act provides that no person in the United States shall, on the grounds of race, color, or national origin (including Limited English Proficiency) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving Federal financial assistance (refer to 23 CFR 200.9 and 49 CFR 21). Related statutes have broadened the grounds to include age, sex, low income, and disability.

The Civil Rights Restoration Act of 1987 also broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include all programs or activities of Federal aid recipients, sub-recipients, and contractors, whether such programs and activities are federally assisted or not (Public Law 100-259 [S. 557] March 22, 1988).

Federal Aid Highway Act of 1973, 23 USC 324: No person shall, on the grounds of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal assistance under this title or carried on under this title.

Age Discrimination Act of 1975, 42 USC 6101: No person in the United States shall, based on age, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

Americans With Disabilities Act of 1990 PL 101-336: No qualified individual with a disability shall, by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination by a department, agency, special purpose district or other instrumentality of a state or local government.

Section 504 of the Rehabilitation Act of 1973: No qualified handicapped person shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity that receives or benefits from Federal financial assistance.

USDOT Order 1050.2: Standard Title VI Assurances.

EO12250: Department of Justice Leadership and Coordination of Non-discrimination Laws.

EO12898: Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations.

28 CFR 50.3: Guidelines for the Enforcement of Title VI, Civil Rights Act of1964.

EO13166: Improving Access to Services for Persons with Limited English Proficiency.

DEFINITIONS

Adverse Effects – The totality of significant individual or cumulative human health or environmental effects, including interrelated social and economic effects, which may include, but are not limited to:

- Bodily impairment, infirmity, illness, or death,
- Air, noise, water pollution, and soil contamination,
- Destruction or disruption of man-made or natural resources,
- Destruction or diminution of aesthetic values,
- Destruction or disruption of community cohesion or the community's economic vitality,
- Destruction or disruption of the availability of public and private facilities and services,
- Adverse employment effects,
- Displacement of a person's businesses, farms, or non-profit organizations,
- Increased traffic congestion, isolation, exclusion, or separation of minority or low-income individuals within a given community or from the broader community,
- Denial of, reduction in, or significant delay in the receipt of benefits of the City programs, policies, and activities.

Significant Adverse Effects In Minority and Low-Income Populations – An adverse effect that:

- is predominantly borne by a minority population and/or a low-income population, or
- will be suffered by the minority population and/or low-income population and are shown to be appreciably more severe or greater in magnitude than the adverse effect that will be suffered by the non- minority population and/or non-low-income population.

Determine or Distinguish Significant/Non-Significant Effects

"Significant Effect" requires considerations of both context and intensity:

- Context. This means that the significance of an action must be analyzed in several contexts, including society as a whole (human, national), the affected region, the interests affected, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend upon the effects in the local area rather than in the world as a whole. Both short- and long-term effects are relevant.

- Intensity. This refers to the severity of impact. Responsible officials must bear in mind that more than one agency may make decisions about partial aspects of a major action. The following should be considered in evaluating intensity:

- Impacts that may be both beneficial and adverse. A significant effect may exist

even if, on balance, the effect would be beneficial.

"Non-Significant Effect" means no substantial change to an environmental component and has no material bearing on the decision-making process.

Scientific, technical, institutional, the public's value, and the local economic conditions influence the meaning of a significant effect. If an alternative had a beneficial effect, then it would also cause no significant adverse effect. If an alternative had an adverse effect, the effect might be significant or non-significant.

The Mayor will make determinations of "significant" and "non-significant" effects.

Federal Assistance – Includes grants and loans of Federal funds; the grant or donation of Federal property and interests in property; the detail of Federal personnel, Federal property or any interest in such property without consideration or at a nominal consideration or at a consideration which is reduced to assist the sub-recipient, or in recognition of the public interest to be served by such sale or lease to the sub-recipient; and any Federal agreement, arrangement or other contract which has, as one of its purposes, the provision of assistance.

Limited English Proficiency - Individuals with a primary or home language other than English who must, due to limited fluency in English, communicate in that primary or home language if the individuals are to have an equal opportunity to participate effectively in or benefit from any aid, service, or benefit provided by the City.

Low-Income – A person whose median household income is at or below the Department of Health and Human Services Poverty guidelines (http://aspe.hhs.gov/poverty/).

Low-Income Population – Any readily identifiable group of low-income persons who live in geographic proximity and, if circumstances warrant, geographically dispersed/transient persons (such as migrant workers or Native Americans) who will be similarly affected by a proposed City program, policy, or activity.

Minority – A person who is:

- Black – A person having origins in any of the black racial groups of Africa.
- Hispanic – A person of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless ofrace.
- Asian American – A person having origins in any of the original people of the Far East, Southeast Asia, the Indian sub-continent, or the Pacific Islands; or

- American Indian and Alaskan Native – A person having origins in any of the original

peoples of North America and who maintains cultural identification through tribal affiliation or community recognition.

Minority Population – Any readily identifiable groups of minority persons who live in geographic proximity and, if circumstances warrant, geographically dispersed/transient persons (such as migrant workers or Native Americans) who will be similarly affected by a proposed City program, policy, or activity.

Non-Compliance – When a recipient has failed to meet prescribed requirements and has shown an apparent lack of good faith effort in implementing all the requirements of Title VI and related statutes.

Persons – Where designation of persons by race, color, or national origin is required, the following designation ordinarily may be used: "White not of Hispanic origin," "Black not of Hispanic origin," "Hispanic", "Asian or Pacific Islander," "American Indian or Alaskan Native". Additional sub-categories based on the national origin of the primary language spoken may be used, where appropriate, on either a national or a regional basis.

Program – Includes any road, park, or other infrastructure improvement project, including planning or any activity for the provision of services, financial aid, or other benefits to individuals. This includes education or training, work opportunities, health, welfare, rehabilitation, or other services, whether provided directly by the recipient of Federal financial assistance or provided by others through contracts or other arrangements with the recipient.

Recipient - Any state, territory, possession, the District of Columbia, Puerto Rico, or any political subdivision, or instrumentality thereof, or any public or private agency, institution, or organization, or other entity, or any individual, in any state, territory, possession, the District of Columbia, or Puerto Rico, to whom Federal assistance is extended, either directly or through another recipient, for any program. Recipient includes any successor, assignee, or transferee thereof, but does not include any ultimate beneficiary under any such program.

Sub-Recipient – Any agency, such as a council or government, regional planning agency, or education institution, for example, which received Federal Highway Administration (FHWA) funds through the State Department of Transportation and not directly from the FHWA. Other agencies, local governments, contractors, and consultants that receive these funds are all considered sub-recipients.

The Title VI Coordinator shall have the lead responsibility for coordinating the administration of the Title VI and related statutes program, plan, and assurances for the sub-recipient.

Complaints: If any individual believes that he/she or any other program beneficiaries have been the object of unequal treatment or discrimination as to the receipt of benefits and/or service, or on the grounds of race, color, national origin (including Limited English Proficiency), sex, age or handicap, he/she may exercise his/her right to file a complaint with the City's Title VI Coordinator. Every effort will be made to resolve complaints informally and at the lowest level first.

Data Collection: The City will collect and maintain statistical data on the race, color, national origin, English language proficiency, and sex of participants in and beneficiaries of City programs, including impacted citizens and affected communities. The gathering procedures will be reviewed annually to ensure sufficiency of the data in meeting the requirements of the Title VI program.

Program Reviews: Special emphasis program reviews will be conducted based on the annual summary of Title VI activities, accomplishments, and issues. The Coordinator will conduct the reviews to ensure effectiveness in their compliance with Title VI provisions. The Title VI Coordinator will coordinate efforts to ensure equal participation in all programs and activities at all levels of the organization. The City will conduct reviews annually by the end of the calendar year.

Title VI Reviews on Sub-Recipients: Title VI compliance reviews will be conducted annually by the Coordinator. Priority for conducting reviews will be given to those sub-recipients of Federal funds with the greatest potential of impact on those groups covered by the Act. The reviews will entail examination of the sub-recipients' adherence to all Title VI requirements. The status of each review will be reported in the annual update to the appropriate federal authority.

TxDOT Annual Reporting Form: The Title VI Coordinator will be responsible for coordination, compilation, and submission of the Annual Work Pl and Accomplishment Report to the Texas Department of Transportation, Office of Civil Rights via TxDOT's Title VI/ Nondiscrimination Annual Work Plan & Accomplishments Report Development Guide, as presented in TxDOT's Title VI/ Nondiscrimination Technical Assistance Guide for Sub-Recipients.

TxDOT Title VI Plan Updates: If updated, a copy of the Title VI Plan will be submitted to the Texas Department of Transportation by October 5th. The City will automatically update and renew its Title VI Assurances every three years or as necessary, upon the occasion of a change in the Mayor of the City.

Public Dissemination: The City will disseminate Title VI Plan information to City

employees and the general public. Title VI Plan information will be distributed to sub-recipients, contractors, and beneficiaries. **Public dissemination will include Title VI language in contracts and publishing the Title VI Plan on the City's website** at *www.Angleton.tx.us.*

Remedial Action: The City, through the Title VI Coordinator, will actively pursue the prevention of Title VI deficiencies and violations and will take the necessary steps to ensure compliance with all program administrative requirements. When deficiencies are identified, procedures will be promptly implemented to correct them, and the corrective action(s) will be documented in writing. **The period to determine corrective action(s) and respond in writing to ensure compliance may not exceed 90 days from the date the deficiencies are found.**

AMERICANS WITH DISABILITIES ACT

The Governor's Committee evaluates compliance with and facilitates the implementation of the Americans with Disabilities Act, Texas Accessibility Standards, and other State and Federal disability rights laws. The Americans with Disabilities Act of 1990 (ADA) prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. The current text of the ADA includes changes made by the ADA Amendments Act of 2008 (P.L. 110-325), which became effective on January 1, 2009.

Title III prohibits discrimination on the basis of disability in the activities of or places of public accommodations (businesses that are generally open to the public and that fall into one of 12 categories listed in the ADA, such as restaurants, movie theaters, schools, day care facilities, recreation facilities, and doctors' offices) and requires newly constructed or altered places of public accommodation, as well as commercial facilities (privately owned, nonresidential facilities such as factories, warehouses, or office buildings), to comply with the ADA Standards:

> *§36.201 General.*
> *Prohibition of discrimination. No individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation by any private entity who owns, leases (or leases to), or operates a place of public accommodation.*

The sub-recipient provides ADA accommodation on ALL of its projects, whether federally funded or not. The plans are submitted to an accredited TDLR/ADA Registered Accessibility Specialist for comment and/or approval before final approval and submission of the bid. During or after construction, ADA inspection of the entire facility is conducted by a Registered Accessibility Specialist. The inspection process results in a report identifying any issues or violations of the current rules and regulations as of the time of the plan approval. If violations are found and determined to warrant removal and replacement, the contractor is instructed to perform this work and to bring the entire facility into complete conformance.

TITLE VI COORDINATOR

Colleen Martin, Director of Human Resources
and Risk Management

City of Angleton
121 South Velasco Street
Angleton, Texas 77515
979-849-4364

INTRODUCTION

Background

On August 11, 2000, President William J. Clinton signed Executive Order 13166: Improving Access to Services for Persons with Limited English Proficiency (LEP), to clarify Title VI of the Civil Rights Act of 1964. The purpose of the act was to ensure accessibility to programs and services to otherwise eligible persons who are not proficient in the English language.

The sub-recipient receives federal funds from various U.S. Departments, thus requiring the sub-recipient to, at a minimum, apply the four-factor analysis to the available data. Any LEP program requirement suggested by this analysis would extend to a sub-recipient's entire program or activity, i.e., to all parts of a sub-recipient's operations. This is true even if only one program of the sub-recipient receives Federal assistance.

The sub-recipient's primary LEP language group is Spanish. This Limited English Proficiency Plan has been prepared to address the sub-recipient's responsibilities, as a recipient of Federal financial assistance, as they relate to the needs of individuals with limited English proficiency language skills. The plan has been prepared in accordance with Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, et seq, and its implementing regulations, which state that no person shall be subjected to discrimination on the basis of race, color, or national origin.

Executive Order 13166: Improving Access to Services for Persons with Limited English Proficiency indicates that differing treatment based upon a person's inability to speak, read, write, or understand English is a type of national origin discrimination. It directs each agency to publish guidance for its respective recipients, clarifying their obligation to ensure that such discrimination does not occur. This order applies to all State and local agencies that receive Federal funds, including all City of Angleton departments that receive federal grant funds.

Plan Summary

The sub-recipient has developed this Limited English Proficiency Plan to help identify reasonable steps for providing language assistance to individuals with limited English proficiency who wish to access services. As defined by Executive Order 13166, LEP persons are those who do not speak English as their primary language and have limited ability to read, speak, write, or understand English. This plan outlines the procedures for identifying individuals who may require language assistance, the methods for providing assistance, staff training requirements, and the procedures for notifying Limited English Proficient (LEP) individuals that assistance is available.

In order to prepare this Plan, the sub-recipient used the four-factor LEP analysis, which considers the following factors:

1. The number or proportion of LEP persons in the service area that the City or its programs may serve,

2. The frequency with which LEP persons come in contact with the sub-recipient's services,

3. The nature and importance of services provided by the sub-recipient to the LEP population,

4. The interpretation services available to the sub-recipient and the overall cost to provide LEP assistance. A summary of the results of the four-factor analysis is shown in the following section.

Four-Factor Analysis & Language Access Plan

Purpose
In compliance with Executive Order 13166, the sub-recipient has developed the following Language Access Plan (LAP) for Limited English Proficiency (LEP) persons.

History
Title VI of the Civil Rights Act of 1964 is a federal law that protects individuals from discrimination based on their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who have limited English proficiency can effectively participate in, or benefit from, federally assisted programs may violate Title VI's prohibition againstnational origin discrimination.

Persons who, as a result of national origin, do not speak English as their primary language and who have limited ability to speak, read, write, or understand English may be entitled to language assistance under Title VI in order to receive a particular service, benefit, or encounter.

City of Angleton Four-Factor Analysis

The following Four-Factor Analysis will serve as a guide for determining which language assistance measures the sub-recipient will undertake to ensure access to their Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and other federally funded programs for Limited English Proficient (LEP) persons.

The number of LEP persons served or encountered in the eligible service population (served or encountered includes those persons who the recipient would serve if the person received education and outreach, and the recipient provided sufficient language services).

The sub-recipient utilized data from the 2015 American Community Survey (ACS) 5-Year Estimates, specifically the "Language Spoken at Home" and "Ability to Speak English" categories for the Population 5 Years and over. Based on this data, the sub-recipient exceeds the 1,000 or 5% LEP persons' threshold for the Spanish language, as is required to provide services to Spanish-speaking persons.

1. The frequency with which the LEP persons come into contact with the program.
2. In general, all public service programs and housing rehabilitation services administered through the sub-recipient serve a variety of persons. Therefore, residents are likely to have considerable direct contact with the program and its staff. The sub-recipient may require sub-recipients whose programs have direct contact with Spanish-speaking residents to develop a Language Access Plan for the program.
3. The nature and importance of the program(s), activities, or services provided by the program.
4. The proposed projects would likely provide direct assistance to project area beneficiaries related to housing and/or public services; therefore, the nature of the activities or services is of significant importance to the proposed area residents. The City of Angleton may require sub-recipients whose projects have a significant impact on Spanish-speaking residents to develop a Language Access Plan for the program/project.
5. Resources available and costs to the recipient.
6. Currently internet sites can be utilized to translate some written materials. Additionally, local volunteers and bilingual staff have been identified to provide oral interpretation services at public meetings and during conversations with LEP residents during the implementation of a proposed project. Furthermore, many of the common forms used in the implementation of a CDBG, HOME, or ESG project are available in multiple languages on the US Department of Housing and Urban Development (HUD) website. Additionally, translation activities are an eligible administrative expense for federal programs. Therefore, LAP measures indicated in the Language Access Plan are reasonable given the resources available to the sub-recipient.

Certification

Based on the above Four-Factor Analysis, the sub-recipient is required to develop a LAP

as follows.

Language Access Plan
As a result of the preceding Four-Factor Analysis, the sub-recipient has identified the following types of language assistance to be provided on an as-needed basis by the sub-recipient throughout the implementation of its HUD programs:

- All published citizen participation advertisements will include a statement in Spanish indicating that other program materials are available in Spanish upon request.

- All citizen participation notices will include a statement that interpreters will be available at public meetings upon request.

- If needed, an interpreter may be retained to provide oral interpretation in the field during the implementation of the project activities (generally for housing rehabilitation, hookups, acquisition, and relocation projects only).

- If other populations of LEP persons are identified in the future, the sub-recipient will consider additional measures to serve the language access needs of those persons.

Adopted:

_____ _____
Date Adopted John Wright, Mayor

_____
Attest

Language Spoken at Home for the Citizen Population 5 Years and over who Speak English Less Than “Very Well” for the City:

Source: American Community Survey (ACS) 2023 5-Year Estimates

LANGUAGE SPOKEN AT HOME		
94.2	94.2%	
English only	19,429	
Language other than English	6,369	
Speak English less than "very well"	461	
Spanish	6,152	
Speak English less than "very well"	461	
Other Indo-European languages	50	
Speak English less than "very well"	0	
Asian and Pacific Islander languages	107	
Speak English less than "very well"	0	
Other languages	60	
Speak English less than "very well"	0	

Language Spoken at Home for the Citizen Population 5 Years and over who Speak English Less Than "Very Well" for the City: 2023

Source: American Community Survey (ACS) 2023 5-Year Estimates
(data not available in 1 or 3-year estimates)

	Angleton, Texas	
	Estimate	Margin of Error
Total:	18,031	±233
Speak only English	14,106	±733
Spanish or Spanish Creole:	3,761	±665
Speak English "very well"	2,336	±535
Speak English less than "very well"	1,425	±371
French (incl. Patois, Cajun):	17	±18
Speak English "very well"	8	±20
Speak English less than "very well"	9	±13
French Creole:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Italian:	8	±14
Speak English "very well"	8	±14
Speak English less than "very well"	0	20
Portuguese or Portuguese Creole:	9	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
German:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Yiddish:	0	±20

	Angleton, Texas	
	Estimate	Margin of Error
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Other West Germanic languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Scandinavian languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Greek:	13	±20
Speak English "very well"	13	±20
Speak English less than "very well"	0	±20
Russian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Polish:	20	±31
Speak English "very well"	20	±31
Speak English less than "very well"	0	±20
Serbo-Croatian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Other Slavic languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Armenian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Persian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Gujarati:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Hindi:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Urdu:	16	±23
Speak English "very well"	16	±23
Speak English less than "very well"	0	±20
Other Indic languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Other Indo-European languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Chinese:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Japanese:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Korean:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20

	Angleton, Texas	
	Estimate	Margin of Error
Mon-Khmer, Cambodian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Hmong:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Thai:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Laotian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Vietnamese:	37	±54
Speak English "very well"	0	±20
Speak English less than "very well"	37	±54
Other Asian languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Tagalog:	28	±49
Speak English "very well"	28	±49
Speak English less than "very well"	0	±20
Other Pacific Island languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Navajo:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Other Native North American languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Hungarian:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Arabic:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
Hebrew:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20
African languages:	16	±23
Speak English "very well"	16	±23
Speak English less than "very well"	0	±20
Other and unspecified languages:	0	±20
Speak English "very well"	0	±20
Speak English less than "very well"	0	±20

Language Assistance Measures

To better serve the individuals lacking English proficiency, the City will strive to offer the following measures:

1. City staff will take reasonable steps to provide LEP clients who have difficulty communicating in English the opportunity for meaningful access.

2. The following resources will be available to accommodate LEP persons:

    - Interpreters for the Spanish language will be made available and provided within a reasonable time period.
    - Language interpretation will be accessed for all other languages through a telephone interpretation service.

Staff Training

The following training will be provided for all staff:

- Information on the Title VI Policy and LEP responsibilities.

- Description of language assistance services offered to the public.

- Documentation of language assistance requests.

- How to handle a potential Title VI/LEP complaint.

All contractors or subcontractors performing work for the City of Angleton will be required to follow the Title VI LEP guidelines.

Translation of Documents

When staff prepare a document or schedule a meeting for which the target audience is expected to include LEP individuals, then documents, meeting notices, flyers, and agendas will be printed in an alternative language based on the known LEP population.

Monitoring and Updating the LEP Plan

The City will update the LEP Plan as required. At a minimum, the plan will be reviewed and updated when data from the 2020 U.S. Census is available and when the City Secretary's Office begins to experience and log requests for interpretive or translation services. Updates will include the following:

- The documented number of LEP person contacts encountered annually.
- Have the needs of LEP persons been addressed?

- The current LEP population in the service area.
- The need for translation services changed.
- Have local language assistance programs been adequate and sufficient to meet the needs?
- Are the City's financial resources sufficient to fund the language assistance resources needed?
- Does the City fully comply with the goals of this LEP Plan?
- Documented complaints received concerning the City's failure to meet the needs of LEP individuals.
- Maintain a Title VI complaint log, including LEP, to determine issues and the basis of complaints.

Dissemination of Angleton's LEP Plan

- Post signs in English and Spanish at conspicuous and accessible locations notifying LEP persons of the LEP Plan and how to access language services. Post the LEP Plan itself on the City website in English and Spanish.
- State on agendas and public notices, in the language that LEP persons would understand, that documents are available in that language upon request from the City Secretary's Office.
- Continue to monitor and log any requests for translated documents or interpretive services.

For more information regarding the City's policies on LEP, a copy of the LEP Plan can be found on our website at http://www.Angleton.tx.us.

A copy of the Plan document may be requested from:

Attn: Colleen Martin, Director of Human Resources and Risk Management
City of Angleton
121 South Velasco Street
Angleton, Texas 77515
979-849-4364

ENVIRONMENTAL JUSTICE

City of Angleton: 2014

TITLE VI COORDINATOR

Colleen Martin, Director of Human Resources
and Risk Management

City of Angleton
121 South Velasco Street
Angleton, Texas 77515
979-849-4364

Introduction

Compliance with Title VI includes ensuring that no minority or low-income population suffers "disproportionately high and adverse human health or environmental effects" due to any "programs, policies, and activities" undertaken by any agency receiving Federal funds.

The City plans and executes its roadway improvement projects in accordance with the rules, regulations, and procedures established by the Texas Department of Transportation's (TxDOT) Environmental Manual and the National Environmental Policy Act (NEPA) process. The Environmental Manual provides procedures and practices related to environmental analysis and decision-making with TxDOT project development work. The Manual provides a guide to clearing transportation projects through the NEPA process. The process is updated and maintained by TxDOT's Environmental Division (ENV).

The Environmental Manual includes the process involved in obtaining environmental clearance from TxDOT and the Federal Highway Administration (FHWA) for a roadway construction project. The NEPA process, Title VI of the Civil Rights Act, and related statutes, and Executive Order 12898 on Environmental Justice are incorporated in the processes to ensure nondiscrimination and identify and address any disproportionately high health and environmental impacts to minority populations and low-income populations. The following components lead to environmental clearance: preliminary survey, environmental documentation, public involvement, interagency coordination, permits, and environmental commitments.

Plan/Process

Executive Order 12898: Federal Actions to Address Environmental Justice in Minority Populations and Low- income Populations, signed in February of 1994, requires a Federal agency to achieve Environmental Justice as a part of its mission by Identifying disproportionately high and adverse human health or environmental Effects on its program, policies, and activities on minority and low-income populations. FHWA requires TXDOT to carry out Environmental Justice responsibilities as part of its non-discrimination program.

Identification of Minority and Low-Income Populations

The City utilizes data from the U.S. Census Bureau, public outreach (scoping meetings, public meetings, and public hearings), information on poverty guidelines from the Department of Health and Human Services, and local agency coordination (including, but not limited to MPOs, local elected officials, county government, etc.) to establish demographic characteristics and trends. The data is used to identify and engage traditionally underserved populations, including those covered under existing Environmental Justice (EJ) policies, as well as populations with Limited English Proficiency (LEP).

NEPA Process and Public Involvement

On January 1, 1970, the National Environmental Policy Act of 1969 (NEPA) was signed into law. NEPA established a national environmental policy intentionally focused on Federal activities and the desire for a sustainable environment balanced with other essential needs of present and future generations of
Americans.

NEPA requires FHWA to examine and determine avoidance of potential impacts to the social and natural environment when considering approval of proposed transportation projects. In addition to evaluating the potential environmental effects, sponsors must also take into account the transportation needs of the public in reaching a decision that is in the best overall public interest. The FHWA NEPA project development process is an approach to balanced transportation decision-making that takes into account the potential impacts on both human (social, economic and cultural) and the natural environment and the public's need for safe and efficient transportation.

To the fullest extent possible, all environmental investigations, reviews, and

consultations are coordinated as a single process, and the project's compliance with

all applicable environmental requirements are identified and discussed in the environmental document, resulting in either a full Environmental Assessment or a Categorical Exclusion, as required by this regulation.

Alternative courses of action are evaluated, including multiple alternative alignments, and all decisions are made in the best overall public interest based upon a balanced consideration of the need for safe and efficient transportation; of social, economic and cultural impacts; local and regional natural environmental impacts of the proposed transportation improvement; and in keeping with national, state, and local environmental protection goals, such as air quality conformity.

Public involvement in the review of alternative alignments and the eventual selection of a proposed alignment is an essential part of the project development process. As early as practicable, the City will invite stakeholders (i.e., TxDoT, local elected and public officials, the Drainage District, affected property owners and the public) to a Public Meeting.

NEPA requires that projects be evaluated for impacts to the human environment. Public involvement occurs as a part of social and economic impact analysis. In this way the public assists the City and TxDOT by serving as an important resource in providing information for socio-economic analysis by:

- Identifying alternatives and impacts.
- Identifying community values and community landmarks; and
- Developing strategies and solutions for avoiding, mitigating, minimizing, or enhancing impacted resources.

This obligation will be met by the City in the following ways:

- When planning specific programs or projects, identifying those populations that will be affected by a given program or project.
- If a disproportionate effect is anticipated, following mitigation procedures.

- If mitigation options do not sufficiently eliminate the disproportionate effect,

discuss and, if necessary, implement reasonable alternatives.

- The Director of Development Services and City Manager oversee this process and review the final resulting project documents to ensure compliance with Federal regulations.

Disproportionate effects are those effects that are appreciably more severe for one group or predominantly borne by a single group. The City uses U.S. Census data to identify low-income and minority populations and their location with respect to the proposed project and its impacts.

Where a project impacts a small number or area of low-income or minority populations, the City will document that:

- Other reasonable alternatives were evaluated and were eliminated for reasons such as the alternatives impacted a far greater number of people or did greater harm to the environment, etc.
- The project's impact is unavoidable.
- The benefits of the project far outweigh the overall impacts, and
- Mitigation measures are being taken to reduce the harm to low-income or minority populations.

If it is concluded that no minority and/or low-income population groups are present in the project area, the Environmental Report will document the process by which this conclusion was reached. If it is determined that one or more of these population groups are present in the area, the City will administer potential disproportionate effects test.

The following steps will be taken to assess the impact of a project on minority and/or low-income population groups:

STEP ONE: Determine if a minority of low-income population is present within the project area. If a conclusion is that no minority and/or low-income population is present within the project area, document how the conclusion was reached. If the conclusion is that there are minority populations and/or low-income population groups present, proceed to Step Two.

STEP TWO: Determine whether project impacts associated with the identified low-income and minority populations are disproportionately high and adverse. In doing so,

refer to the list of potential impacts defined in the City's Non-Discrimination Plan definitions, "Adverse Effects." If it is determined that there are disproportionately high and adverse impacts on minority and low-income populations, proceed to Step Three.

STEP THREE: Propose measures that will avoid, minimize, and/or mitigate disproportionately high and disproportionate adverse impacts and provide offsetting benefits and opportunities to enhance communities, neighborhoods and individuals affected by proposed project.

STEP FOUR: If, after mitigation, enhancements, and offsetting benefits to the affected populations, there remains a high and disproportionate adverse impact on minority or low-income populations, then the following questions must be considered:

- Question 1: Are there further mitigation measures that could be employed to avoid or reduce the adverse effects to the minority or low-income population?
- Question 2: Are there additional alternatives to the proposed action that would avoid or reduce the impacts on the low-income or minority populations?
- Question 3: Considering the overall public interest, is there a substantial need for the project?
- Question 4: Will the alternatives that would satisfy the need for the project and have less impact on protected populations (a) have other socioeconomic or environmental impacts that are more severe than those of the proposed action, (b) have increased costs of extraordinary magnitude?

STEP FIVE: Include all findings, determinations, or demonstrations in the environmental document prepared for the project.

PUBLIC PARTICIPATION PLAN

City of Angleton

Title VI Coordinator

Colleen Martin, Director of Human Resources
and Risk Management

City of Angleton
121 South Velasco Street
Angleton, Texas 77515
979-849-4364

Introduction

This section details how the City notifies the public regarding the development of plans and improvement programs, solicits their comments, and addresses those comments in the final documents. Additionally, this section details how the City manages the Public Participation process.

Public Participation Plan

The Public Participation Plan (PPP) demonstrates how the City provides opportunities for public review and comment at key decision points during the citywide improvement planning process, as dictated by Environmental Processes for federally funded projects. The process consists of open discussion of planning documents in local government forums, public meetings, informational exhibits, published advertisements, and, if required, a Public Hearing.

All City projects will require a Public Meeting to provide the public with information on the project and its likely impact on the project area. All projects will pass through the Office of the Title VI Coordinator for review to ensure that the Public Participation requirements are incorporated into the project plan and are followed.

Public Participation and Consultative Tools

Besides the Public Meeting process, the City uses a number of methods to communicate information regarding projects and opportunities for public and stakeholder participation in the planning process:

- Newsletters and direct mailings

- Media releases
- Notices published in the local and regional newspapers.
- Visualization presentations
- Exhibits
- Local community publicmeetings
- Social media such as Facebook and Twitter

The City makes available to the public several sources of GIS data in the form of maps used in the planning process to enhance public understanding of the project.

Long-Range Planning Documents:

- The City's Major Thoroughfare Plan
- City Right of Way Maps and County PropertyIdentification

Public Participation Considerations

Public participation is an ongoing aspect of the project planning process that encourages and solicits public input and provides the opportunity for the public to become fully informed about project development. Public Participation considerations include:

- Types of Public ParticipationProcedures
- Specialized Public Participation –Cultural Resources
- Public Participation Following ProjectApprovals
- Notices and MediaReleases Types of Public ParticipationProcedures

Early in the planning process, projects are included in the Statewide Transportation Improvement Program (STIP) and Transportation Improvement Program (TIP). Meetings to discuss the recommended projects included in the STIP/TIP are advertised allowing any interested citizen to provide input in the project planning and programming process. In some instances, these meetings can be considered adequate public participation for minor projects constructed in existing right of way and/or general maintenance projects. However, depending on the type and complexity of the project, public concerns, associated social, economic, and environmental factors,

additional public participation may be required. Types of additional public participation efforts may include:

- Meetings with Affected Property Owners (MAPO) – MAPOs are held with property owners affected by minor or temporary projects. MAPOs may occur at any stage of the project development process. Due to the informal nature of MAPOs, the format and conduct will be tailored to the individual project, allowing ample time for public questions and comment.

- Public Meetings – Public meetings are held to inform the public and provide a forum for a free exchange of project views and concerns. Public meetings occur as early as TxDOT determines it feasible to assure public input in project planning, location, and design alternatives. Public meetings include meetings with interested citizens, the general public, or local, neighborhood, or special interest groups. A public meeting will be held during the drafting of a DEIS to present the draft coordination plan.

- Opportunities for Public Hearing – An opportunity for public hearing is advertised to determine if any interested citizens desire TxDOT to hold a public hearing for a proposed project. This is a minimum requirement for projects requiring acquisition of significant amounts of new Right of Way, those requiring a substantial change in layout or function of the roadway or connecting roadways or requiring measurable adverse impact on abutting real property. The decision to afford an opportunity for a public hearing is generally decided upon by a District in consultation with ENV and FHWA (for federally funded projects). If no requests for public hearing are received by the deadline, the district will submit a certification to that effect signed by the District Engineer or his/her designee.

- Public Hearings – Public hearings are held to present project alternatives. They also serve to encourage and solicit public comment on the location, design, and environmental analyses of a project. The manual includes sections that describe various aspects of public hearings, including the format and procedures for conducting a public hearing.

Specialized Public Participation – Cultural Resources

Section 106 of the National Historic Preservation Act requires that special care be taken when potential historic and/or archaeological resources are involved in a transportation project. For projects involving historical resources and archeological

sites, the City will identify and coordinate with interested parties early in the project planning process.

Public Participation Following Project Approvals

Additional public participation (opportunity, public hearing, public meeting, or limited meeting) is scheduled when:

- Substantial change occurs in the project (major design changes, changes in right-of-way requirements, etc.).
- Substantial unanticipated development occurs in the project area.
- New significant social, economic, and environmental effects are identified as project related; and
- An unusually long time passes before major steps are taken to advance the project. Major steps include authority to acquire Right of Way and issuance of construction Letter of Authority.

Notices and Media Releases

The Environmental policies describe the requirements and formats for publishing notices and media releases, which include:

- Publishing Notices – Official notices are published in local general circulation newspapers, regional newspapers (if there is no local newspaper) and special interest newspapers, such as neighborhood, ethnic, foreign language. If the predominant language of an area is not English, notices will be published in the predominant language.

- Publication Requirements – The opportunities for public hearing notice is published approximately 30 days prior to the deadline for submission of written requests for holding a public hearing and at a minimum, a public hearing notice will be published at least 30 days before the day of a public hearing. The Environmental policies outline the information and procedures that should be included in all notices.

- Other Forms of Publicity – Other forms of publicity include temporary signs, leaflets posted in public locations, media releases, notices mailed to residents, etc.

- Notices of Availability - Environmental Assessment (EA) and Final Environmental Impact Statement (FEIS) inform the public of the approval of an EA and required following approval of a FEIS; notice of availability is published in local newspapers.

- Media Releases – Project planning and development decisions are to be publicized through press releases to inform the public about the project. Any changes to a transportation project may require additional public participation.

COMPLAINT PROCESS

Introduction

The Title VI complaint procedures are intended to provide aggrieved persons an avenue to raise complaints of discrimination regarding the City's programs, activities, and services as required by statute.

Purpose

The purpose of the discrimination complaint procedures is to describe the process used by the City for processing complaints of discrimination under Title VI of the Civil Rights Act of 1964 and related statutes.

Roles and Responsibilities

The Title VI Coordinator has overall responsibility for the discrimination complaint process and procedures. The Title VI Coordinator may, at his/her discretion, assign a capable person to investigate the complaint.

The designated investigator will conduct an impartial and objective investigation, collect factual information and prepare a fact-finding report based upon information obtained from the investigation.

Filing a Complaint

The complainant shall make him/herself reasonably available to the designated investigator, to ensure completion of the investigation within the timeframes set forth.

Applicability: The complaint procedures apply to the beneficiaries of City programs, activities, and services, including but not limited to: the public, contractors, sub-contractors, consultants, and other sub-recipients of Federal and state funds.

Eligibility: Any person who believes that he/she has been excluded from participation in, denied benefits or services of any program or activity administered by the City or its sub-recipients, consultants and contractors on the basis of race, color, national origin (including Limited English Proficiency), sex, age or disability may bring forth a complaint of discrimination under Title VI by completing the Title VI Discrimination Complaint Form (see City's Complaint Form) and submitting it to the City's Title VI Coordinator.

Time Limitation on Filing Complaints: Title VI complaints may be filed with the Title VI

Coordinator. In all situations, the employees of the City must contact the Title VI Coordinator immediately upon receipt of Title VI related statutes complaints.

Complaints must be filed within 180 days of the alleged discrimination. The policy assumes that if a complainant could not reasonably be expected to know that the act was discriminatory within the 180-day period, the period is extended 60 days beyond the date the complainant became aware to file the complaint.

Complaints must be made in writing and must be signed by the complainant and/or the complainant's representative. The complainant must set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In cases where the complainant is unable or incapable of providing a written statement, the complainant will be assisted in converting the verbal complaint into a written complaint.

Items that should not be considered a formal complaint: (unless the items contain a signed cover letter specifically alleging a violation of Title VI) include but are not limited to:

- An anonymous complaint that is too vague to obtain required information,
- Inquiries seeking advice or information,
- Courtesy copies of court pleadings,
- Newspaper articles,
- Courtesy copies of internal grievances.

Investigation

Investigation Plan: The Title VI Coordinator shall assign a trained investigator to the complaints that will be required to prepare a written plan, which includes, but is not limited to the following:

- Names of the complainant(s) and respondent(s),

- Basis for complaint: Issues, events or circumstances that caused the person to believe that he/she has been discriminated against,

- Information needed to address the issue,
- Criteria, sources necessary to obtain the information,
- Identification of key people,
- Estimated investigation timeline,
- Remedy sought by the complaint(s).

Conducting the Investigation:

- The investigation will address only those issues relevant to the allegations in the complaint.
- Confidentiality will be maintained as much as possible.
- Interviews will be conducted to obtain facts and evidence regarding the allegations of the complaint. The investigator will ask questions to elicit information about aspects of the case.
- A chronological contact sheet is maintained in the case file throughout the investigation.
- TxDOT will be responsible for conducting the investigation of any transportation related discrimination complaints filed under Title VI with the city of Angleton in which the City or its sub-recipients are named as the respondent. Upon receipt, the complaint and any pertinent information will be forwarded to the TxDOT Office of Civil Rights Program Unit within ten (10) calendar days.

Investigation Reporting Process

- Within 40 days of receiving the complaint, the investigator prepares an investigative report and submits the report and supporting documentation to the Title VI Coordinator for review.
- Upon review of the file and investigative report, the Title VI Coordinator makes a determination of "probable cause" or "no probable cause" and prepares the decision letter.

Retaliation

The laws enforced by this City prohibit retaliation or intimidation against anyone

because that individual has either taken action or participated in action to secure rights protected by these laws. If you experience retaliation or intimidation separate from the discrimination alleged in this complaint, please contact:

City of Angleton
Attn: Colleen Martin, Director of Human Resources and Risk Management
City of Angleton
121 South Velasco Street
Angleton, Texas 77515
979-849-4364

Reporting Requirements to an External Agency

A copy of the complaint, together with a copy of the investigation report and final decision letter will be forwarded to the Texas Department of Transportation, Office of Civil Rights within 30 days of the date the investigation is completed.

Records

All records and investigation working files are maintained in a confidential area. Records are kept for a minimum of three years.

1. The City of Angleton Title VI Plan will be communicated to each City Department Head who will review the plan with departmental employees.

2. The City of Angleton's Title VI Plan and Policy Statement will be published on the City's website. The Policy Statement will also be posted in conspicuous locations.

3. Appendix A of the Assurances will be included in all City contracts as outlined in the Title VI Plan.

4. The procedure for responding to individuals with Limited English Proficiency will be implemented.

5. All City employees will be trained or made aware of the LEP procedure and the Title VI complaint procedure.

6. A review of City of Angleton facilities will be conducted in reference to compliance with the Americans with Disabilities Act.

7. The following data will be collected and reviewed in the annual report produced by the Title VI Coordinator and transmitted in the annual report submitted to TxDOT:

    a. **Boards and Commissions:** The number of vacancies; how vacancies are advertised and filled; the number of applicants; the representation of minorities will be evaluated.

    b. **Public Meetings:** The number of Public Meetings or Open Houses directly related to planned projects; how meeting dates and times are communicated to the general public and to individuals directly affected by the meetings.

    c. **Construction Projects:** The number of construction projects; number of minority contractors bidding and the number selected; verification that Title VI language was included in bids and contracts for each project.

    d. **LEP Needs:** Number of requests for language assistance or number of instances in which language assistance was required, and the outcome of these requests; if possible, analyze the number of times

the website translator program has been utilized and what languages it translated information into.

e. **Complaints:** The number of Title VI complaints received; nature of the complaints; resolution of the complaints.

f. **Timeliness of Services:** Number of requests for services; amount of time from request to delivery of service; number of requests denied.

g. **Right of Way/Imminent Domain:** Numbers of such actions and diversity of individuals affected.

h. **Program Participants:** Racial data statistics and analysis of program participants where possible.

i. **Reviews:** Status of special emphasis program reviews and reviews on the City's Sub-Recipients.

8. The City's Title VI/Nondiscrimination Annual Work Plan & Accomplishment Report will be submitted to TxDOT annually by October 31. The Report will provide an updated status on an annual basis of the City's implementation and monitoring of the Title VI/Nondiscrimination Plan.

APPENDIX A

Title VI Required Contract Language

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

(1) Compliance with Regulations: The contractor shall comply with the Regulations relative to nondiscrimination in Federally Assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

(2) Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

(3) Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.

(4) Information and Reports: The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor

(5) shall so certify to the Recipient, or the Federal Highway Administration as appropriate and shall set forth what efforts it has made to obtain the information.

(6) Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Recipient shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

(a) withholding payments to the contractor under the contract until the contractor complies, and/or
(b) cancellation, termination, or suspension of the contract, in whole or in part.

(7) Incorporation of Provisions: The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Recipient, or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Recipient to enter into such litigation to protect the interests of the Recipient, and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

APPENDIX B

Title VI Clauses for Deeds Transferring United States Property

The following clauses shall be included in any and all deeds effecting or recording the transfer of real property, structures, or improvements thereon, or interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the sub-recipient will accept title to the lands and maintain the project constructed thereon in accordance with all applicable federal statutes, the Regulations for the Administration of all Department of Transportation programs, and the policies and procedures prescribed by the Federal Highway Administration of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42
U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the sub-recipient all the right, title, and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a partthereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto the sub-recipient and its successors forever, subject, however, to the covenants, conditions, restrictions, and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and shall be binding on the sub-recipient, its successors and assigns.

The sub-recipient, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed (and)* (2) that the sub- recipient shall use the lands and interests in lands, and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of

Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary,

Part 21, Nondiscrimination in Federally-Assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended, and (3) that in the event of breach of any of the above-mentioned nondiscrimination conditions, the Department shall have a right to re-enter said lands and facilities on said land, and the above described land and facilities shall thereon revert to and vest in and become the absolute property of the Department of Transportation and its assigns as such interest existed prior to this instruction.*

*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to effectuate the purposes of Title VI of the Civil Rights Act.

APPENDIX C

Clauses for Transfer of Real Property Acquired or Improved Under the Activity, Facility, or Program

The following clauses shall be included in all deeds, licenses, leases, permits, or similar instruments entered into by the sub-recipient pursuant to the provisions of Assurance 7(a).

A. The (grantee, licensee, lessee, permittee, etc., as appropriate) for himself, his heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"]

1. that in the event facilities are constructed, maintained, or otherwise operated on the said property described in this (deed, license, lease, permit, etc.) for a purpose for which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally- assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

B. With respect licenses, leases, permits, etc., in the event of breach of any of the above nondiscrimination covenants, the sub-recipient shall have the right to terminate the [license, lease, permit, etc.] and to re-enter and repossess said land and the facilities thereon, and hold the same as if said [licenses, lease, permit, etc.] had never been made or issued.

C. With respect to a deed, in the event of breach of any of the above nondiscrimination covenants, the sub-recipient shall have the right to re-enter said lands and facilities thereon, and the above-described lands and facilities shall thereupon revert to and vest in and become the absolute property of the sub-recipient and its assigns.

APPENDIX D

Clauses for Construction/Use/ Access to Real Properly Acquired Under the Activity, Facility or Program

The following shall be included in all deeds, licenses, leases, permits, or similar agreements entered into by the sub-recipient pursuant to the provisions of Assurance 7(b).

A. The (grantee, licensee, lessee, permittee, etc., as appropriate) for himself, his personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds, and leases add "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the ground of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) shall use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.

B. With respect to (license, permits, etc.), in the event of breach of any of the above nondiscrimination covenants, the Recipient shall have the right to terminate the [license, lease, permit, etc.] and to re-enter and repossess said land and the facilities thereon, and hold the same as if said [license, lease, permit, etc.] had never been made or issued.

C. With respect to deeds, in the event of breach of any of the above nondiscrimination covenants, the sub-recipient shall have the right to re-enter said land and facilities thereon, and the above-described lands and facilities shall thereupon revert to and vest in and become the absolute property of the sub-recipient and its assigns.

**Reverter clause and related language to be used only when it is determined that such a clause is necessary to effectuate the purposes of Title VI of the Civil Rights Act of 1964.*

APPENDIX E

Title VI Required Contract Language

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the contractor") agrees to comply with the following nondiscrimination statutes and authorities; including but not limited to:

Pertinent Nondiscrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C.§ 6101et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 U.S.C. §4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

- Executive Order 12898, Federal Actions to Address Environmental Justice in

Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;

- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

APPENDIX F

Title VI Discrimination Complaint Form

This form may be used to file a complaint with the City of Angleton based on violations of Title VI of the Civil Rights Act of 1964. Complaints should be filed within 180 days of the alleged discrimination. If you could not reasonably be expected to know the act was discriminatory within 180 days, you have 60 days after you became aware to file a complaint. Return the signed form to the Attn: Colleen Martin, Director of Human Resources and Risk Management, 121 South Velasco Street, Angleton, Texas 77515. If you need assistance completing this form, please call 713.475.4977.

<table>
<tr><td colspan="2">Last Name</td><td colspan="3">First Name</td></tr>
<tr><td colspan="2">Mailing Address</td><td>City</td><td>State</td><td>Zip</td></tr>
<tr><td>Telephone</td><td>Alternate Telephone</td><td colspan="3">Email Address</td></tr>
<tr><td colspan="5">Please indicate the basis of your complaint:
☐ Race ☐ Color ☐ National Origin ☐ Ethnicity
☐ Age ☐ Gender ☐ Disability ☐ Income</td></tr>
<tr><td colspan="5">Date(s) and place(s) alleged discriminatory action took place, including earliest date of discrimination and most recent date of discrimination:</td></tr>
<tr><td colspan="5">Name(s) of City Departments, Programs, and Individuals responsible for discriminatory action(s):</td></tr>
<tr><td colspan="5">Please explain as clearly as possible how you were discriminated against. Describe the nature of the action, decision, or conditions of the alleged discrimination. Include how you were treated differently from others based on your protected status.</td></tr>
</table>

Names of persons (witnesses, others subjected to discrimination, fellow employees, supervisors, or others) whom we may contact for additional information to support or clarify your complaint:
Name Phone Email
Complainant's Signature: Date:

Office Use Only

Date Received_____ By_____ ☐Internal ☐External

Notes:_____

Apéndice F

Formulario de Queja de Discriminación: Titulo VI

Este formulario puede utilizarse para presentar una queja con la Ciudad de Angleton, basado en las violaciones del Título VI de la Ley De Derechos civiles de 1964. Quejas deberán presentarse dentro de los 180 días de la supuesta discriminación. Si usted podría no esperar razonablemente conocer que la ley era discriminatoria dentro de 180 días, usted tiene 60 días después de que usted se dio cuenta al presentar una queja. Devolver el formulario firmado a la Atención: Colleen Martin, examinador de cumplimiento, 121 South Velasco Street, Angleton, Texas 77515 si necesita ayuda para completar este formulario, por favor llame al 713.475.4977.

<table>
<tr><td colspan="2">Apellido</td><td colspan="3">Primer Nombre</td></tr>
<tr><td colspan="2">Dirección de Correo</td><td>Ciudad</td><td>Estado</td><td>Código postal</td></tr>
<tr><td>Teléfono</td><td>Teléfono Alternativo</td><td colspan="3">Correo Electrónico</td></tr>
<tr><td colspan="5">Por favor de indicar la base de su queja:
☐ Raza ☐ Color ☐ Origen Nacional ☐ Etnico
☐ Edad ☐ Sexo ☐ Discapacidad ☐ Ingresos</td></tr>
<tr><td colspan="5">Fecha (s) y lugar (es) supuesta acción discriminatorias llevaron a cabo, incluyendo fecha más temprana de la discriminación y la fecha más reciente de discriminación:</td></tr>
<tr><td colspan="5">Nombre(s) de departamentos de la ciudad, programas y responsables de acción discriminatorias:</td></tr>
<tr><td colspan="5">Por favor explicar lo más claramente posible cómo fueron discriminados. Describir la naturaleza de la acción, decisión o condiciones de la discriminación alegada. Incluyen cómo fueron tratados diferentemente de otros basado en su estatus de protección.</td></tr>
</table>

Nombres de personas (testigos, otros sujetos a discriminación, compañeros de trabajo, supervisores u otros) que nos podemos en contacto para que obtener más información apoyar o aclarar su queja:
Nombre: Teléfono: Electrónic o:
Firma del Demandante: Fecha:

Para Uso de Oficina

Fecha Recibida:_____Por:_____ ☐Interna ☐Externa

Notas: _____

AGENDA ITEM SUMMARY FORM

MEETING DATE: 07/08/2025

PREPARED BY: Martha Eighme

AGENDA CONTENT: Update, Discussion, and Possible Action on City Hall Annex

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND: Bond

EXECUTIVE SUMMARY:

Update, Discussion, and Possible Action on City Hall Annex to include:

Air Conditioners – John Deptuch

Departmental Use of Space:

Public Works – Hector Renteria
Parks – Jason O'Mara
IT – Jason Crews
Records Retention – Michelle Perez

RECOMMENDATION:

7
8
9
10
1
2
3
6
5
4

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: July 8, 2025

PREPARED BY: Michelle Perez

AGENDA CONTENT: Discussion and possible action on the election of Mayor pro-tem to serve a one-year term.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: EnterTextHere **FUNDS REQUESTED:** EnterTextHere

FUND: EnterTextHere

EXECUTIVE SUMMARY:

Section 3.05 of the City Charter states the City Council, at its first meeting after each annual City election, or as soon thereafter as practicable, shall elect one of its members Mayor Pro-Tem, and he shall perform all the duties of the Mayor in the absence or disability of the Mayor. In the event the City Council, for any reason, fails to elect a Mayor Pro-Tem at its first meeting after an annual City election, then the Council Member with the longest period of service on the Angleton City Council shall automatically become Mayor Pro-Tem. In the event that the office of Mayor Pro-Tem becomes vacant for any reason, the City Council shall elect a new Mayor Pro-Tem to fill the unexpired term.

RECOMMENDATION:

Staff recommends Council to elect a Mayor Pro-Tem

THE HEART OF BRAZORIA COUNTY

ANGLETON

STAFF REPORT

PARKS & RECREATION

July 2025
Parks & Recreation Report

Parks - FUND 01-550

1. **SCOREBOARD INSTALLATION:** Completed
2. **ANDERSON FENCE REPAIRS (FEMA):** Scheduled to start July 7th
3. **ROOF REPAIRS (FEMA):** Waiting on 3rd quote. Once received and the vendor is chosen, repairs should start in July.
4. **SPECIAL EVENT PERMIT:** Staff are in the testing phase and working on getting other departments appropriate access to Laserfiche. Tentatively working toward a rollout in October.
5. **TREE MITIGATION (EMBER GROUP):** Parks and Development Services are planning to re-engage conversations with HDR before sending the proposal through P&Z for comments. Once P&Z provides recommendations, staff will bring to City Council.

Angleton Recreation Center - FUND 60

1. **HVAC REPAIRS:** Hunton has identified various repairs needed for each unit. Staff are working on highest priority repairs and plan to address unit 2 and unit 5 first. Additional repairs will be evaluated once complete.
2. **FACILITY SIGNAGE AND RULES**: updated rules signs have been printed and will be hung by early July. Staff brought proposed ARC revisions to the Parks Board and are waiting on final comments for the genera facility, gymnasium and weight room.
3. **SMALL POOL PLAY FEATURE:** Final repairs were made to the platform. Unit is up and running.
4. **FACILITY EMERGENCY LIGHTS:** A Control Module was replaced in the panel, and staff are working to test lights to ensure all lights are fully operational.
5. **PROMOTING PROGRAMS:** Staff are working on filling the remaining swim lessons spots. Staff are working on promotional material for Parks and Rec Month activities and member only Back to School Splash event.

Recreation - FUND 50

1. **MARKETING AND COMMUNICATIONS**
    - The fall/winter seasonal playbook and postcard are in early planning stages. Content for the months of Dec. - Jan. is due for the rough draft phase on July 9. The postcard is scheduled to hit Angleton homes in August for registration to open September 4.
2. **CAMPS & REC PROGRAMS**
    - Camp Heatwave averaged 27 campers each week in the first 4 weeks of camp.
    - Youth Volleyball League began on June 7 with 78 participants. League ends on July 19.
    - Road Warriors Track Camp began on June 17 with 47 participants.

- All camps and leagues will take the week of June 30 - July 4 off and convene the week of July 7.
- Adult Kickball is scheduled to begin July 11. One team is currently registered.
- A contracted 4-day basketball camp will take place June 30 - July 3 at the ARC with Off Da Block Houston. There are currently 9 registered participants.

3. **SENIOR PROGRAMS**
   - SH took 95 participants on the Naskila Casino Trip on 6/6.
   - Lunch Bunch took 23 participants to T-Bone Tom's in Kemah.
   - Silver Hearts Monthly Totals: Bingo 79 participants | Bean Bag Baseball 22 participants | Chair Volleyball 45 participants
   - Staff are preparing for the annual Silver Hearts Summer Party to take place 8/20.
4. **EVENTS**
   - The Silent Disco event for June 21 was canceled due to low participation.
   - July is National Parks & Recreation Month! Staff will be planning a social media campaign that highlights our parks and recreation department.
   - Movie on the Lawn at Lakeside Park will take place on July 26, featuring Disney's *Mufasa*. The event is free to the community. Concessions will be sold and the movie will begin at 8:30 PM.

Parkland Dedication - FUND 96

1. **BATES PARK PICKLEBALL COURTS:** Staff are finalizing plans with the vendor to complete fence replacement and court refinishing by the end of July.
2. **DOWNING TENNIS COURT LINES:** - Project complete, waiting to hang signage to direct Pickleball users to Bates Park once the new courts are complete.
3. **LAND ACQUISITION:** Contract was signed by the city with an anticipated closing date of early July.

Angleton Better Living Corporation - FUND 40

1. **2024 ABLC BOND:** Funds $4M
   - Abigail Arias Park - Schematic designs were approved in May. Burditt submitted 50% Design Development and staff are providing comments and revisions. Also, Burditt is working on rendering to assist staff with a Corporate Sponsorship campaign.
   - BG Peck Soccer Complex LED Field Lighting: Complete
   - BG Peck Soccer Complex Grading: HDR is finalizing design documents for phased approach. Design plan and OPC schedule to be presented to ABLC in August.
   - Freedom Park Improvements: Burditt has provided 60% Design Documents. Staff and Angleton Little League have provided comments on current design plans Staff are working to secure meetings with ALL and AISD on potential partnership.
   - Texian Trail Drainage: In progress with pre-construction items.
   - Angleton Recreation Center: Feasibility Study RFP set to go out in July to help guide various prior lot items for ARC improvements
2. **FREEDOM PARK PASSIVE AREA DESIGN:** The Director has requested an updated estimate of probable cost for discussion at ABLC meeting in August.

Keep Angleton Beautiful - FUND 13

1. **KEEP TEXAS BEAUTIFUL:** Staff is working to coordinate a keep off meeting for GCAA project ideas in July/August.
2. **BOX WRAPS:** Staff are working on a potential sponsorship program to support box wraps installation and maintenance. Staff plan to publicize artist solicitation for new box wraps in July.

GRANTS

1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond): Agreements officially signed June 1st.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded by 2024 ABLC Bond): Agreements officially signed June 1st.
3. **HGAC Solid Waste Grant** (100% reimbursement): Original grant amount was $23,055. H-GAC offered the opportunity for additional funding; increasing the grant funding by 25% to a total of $28,818.75 to cover additional events costs.

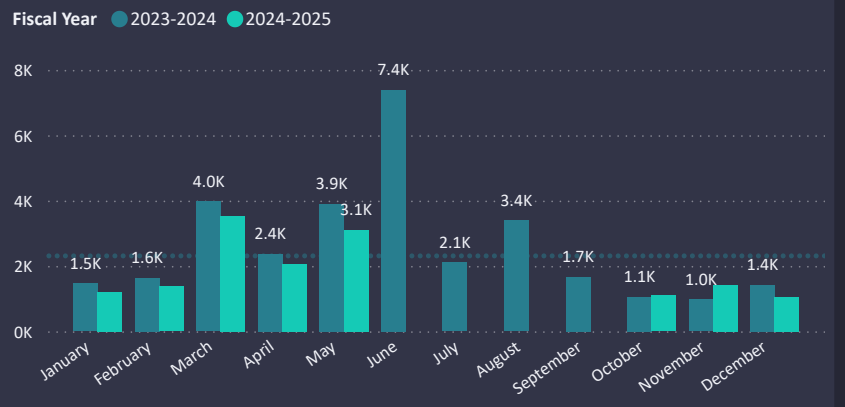
THE HEART OF BRAZORIA COUNTY
ANGLETON

ARC Membership & Day Pass Performance

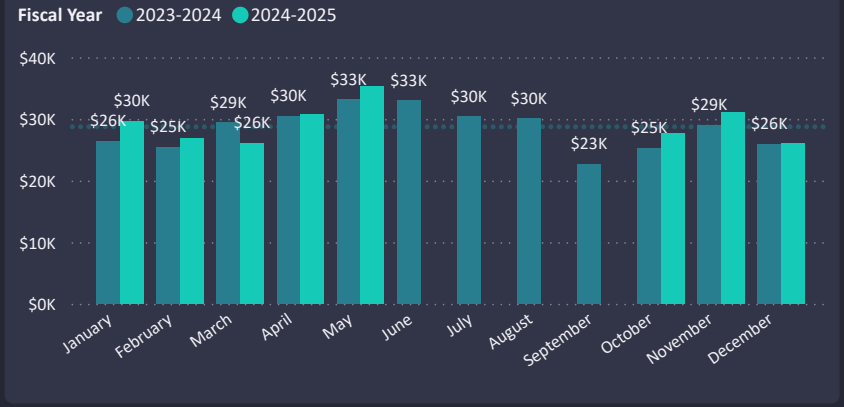
Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

Membership Sales QTY by Month

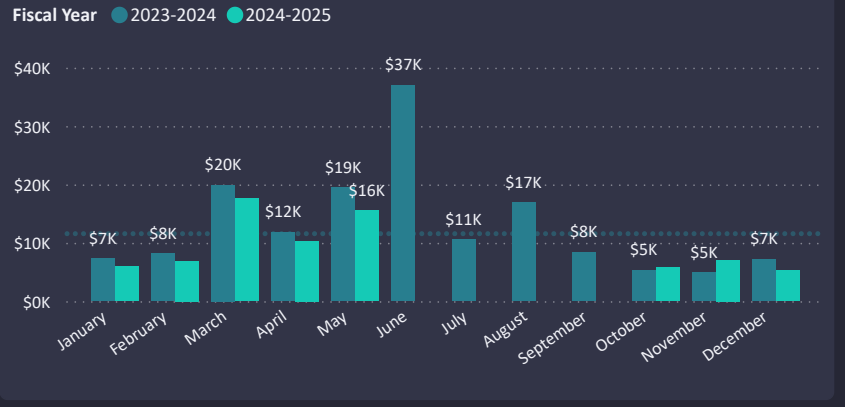
Day Pass Sales QTY by Month



Total Membership Revenue by Month



Day Pass Revenue by Month

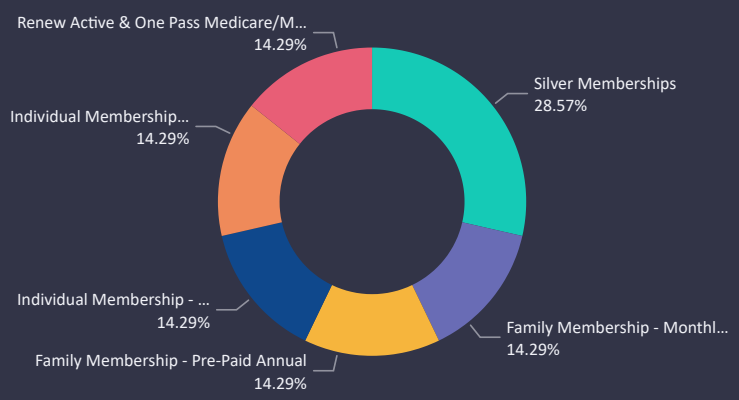


THE HEART OF BRAZORIA COUNTY
ANGLETON

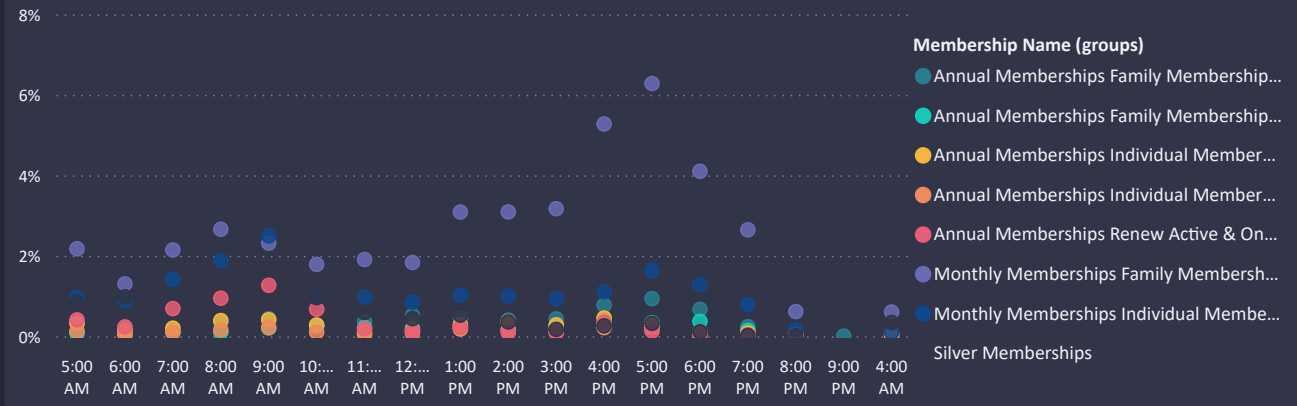
ARC Attendance

Select Fiscal Year
☐ 2024-2025

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

1096
Total Households

4785
Transaction QTY.

$233,379.5
Total FY Revenue

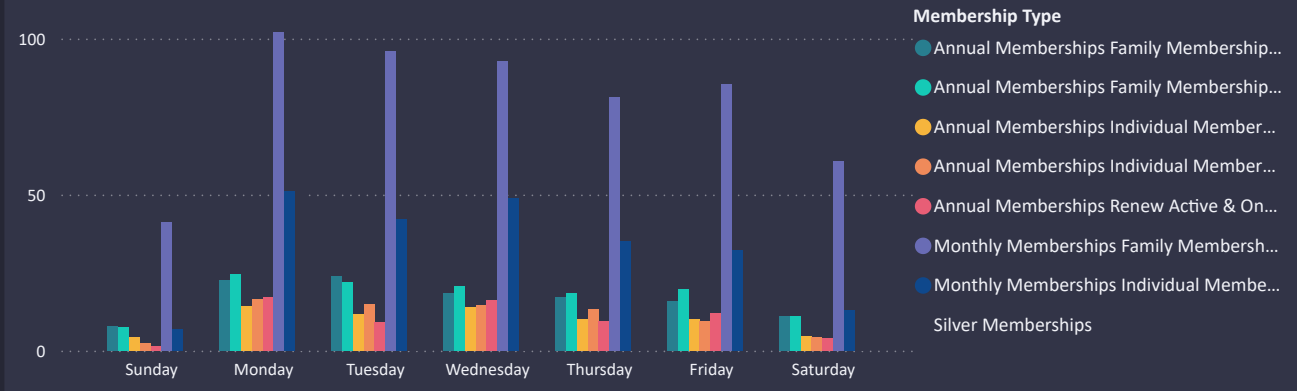
Membership Usage Info.

36418
Total Member Visits

2478
Unique Member Visits

14.70
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week

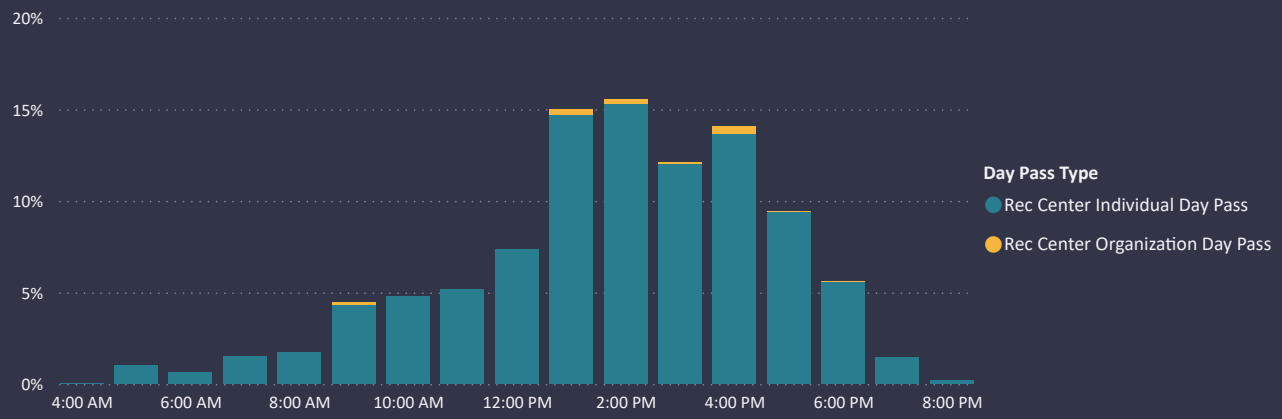


THE HEART OF BRAZORIA COUNTY
ANGLETON

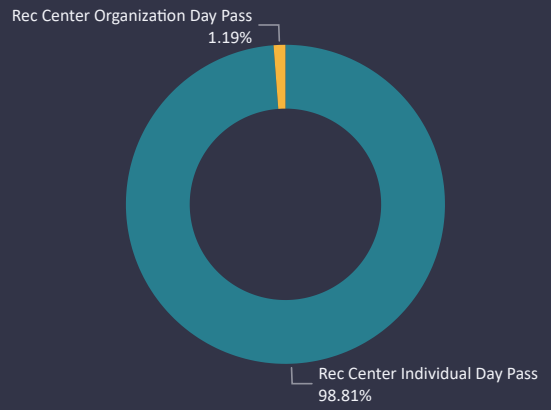
ARC Day Pass Sales

Select Fiscal Year
☐ 2024-2025

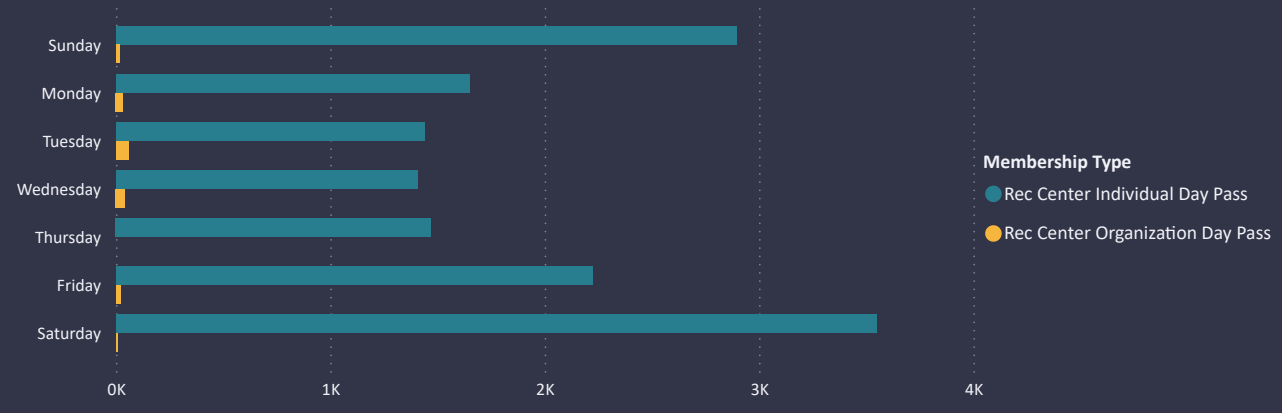
Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



ARC Average Membership Check-Ins by Day of the Week



Day Pass Sales Info.

14806
Quantity

3092
Count of User

$74,328
Total

Day Pass Revenue by Day

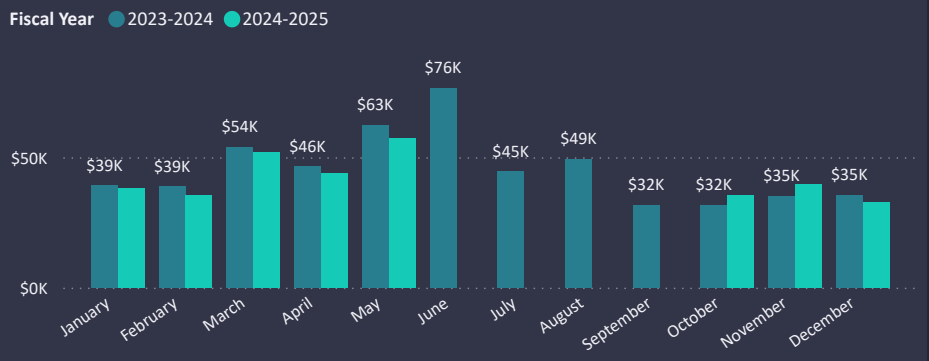
Day Name	Total
Sunday	$14,645
Monday	$8,410
Tuesday	$7,490
Wednesday	$7,245
Thursday	$7,350
Friday	$11,210
Saturday	$17,978
Total	**$74,328**

THE HEART OF BRAZORIA COUNTY
ANGLETON

ARC Revenue Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

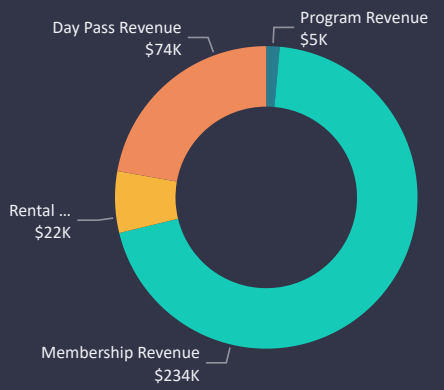
Total Angleton Recreation Center Revenue



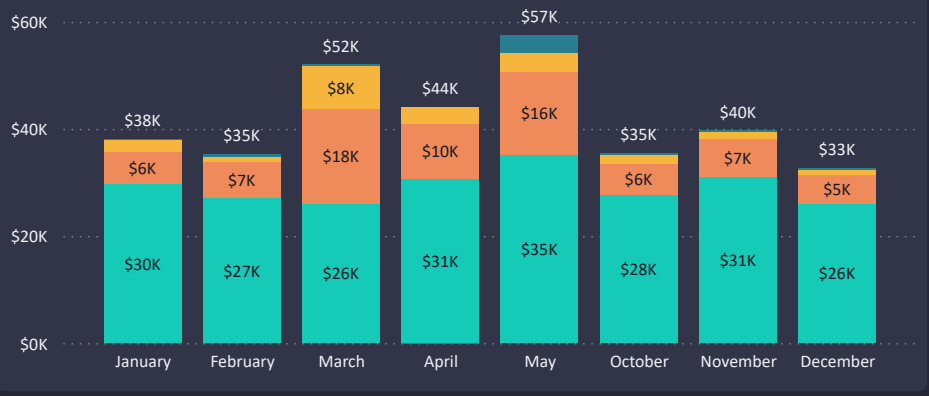
FY 24-25 ARC Total & Goal

$334,646
Goal: $556,892

Revenue Breakdown



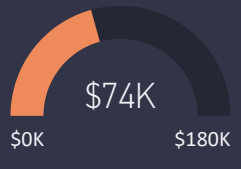
Revenue by Category



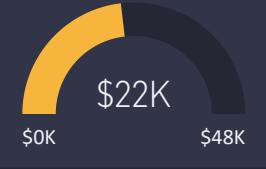
Membership Revenue

Program Revenue

Day Pass Revenue



Rental Revenue

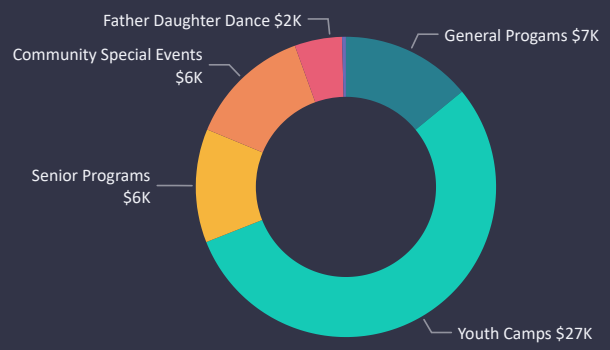


THE HEART OF BRAZORIA COUNTY
ANGLETON

Recreation Division Revenue Performance

Select Fiscal Year
- [ ] 2023-2024
- [ ] 2024-2025

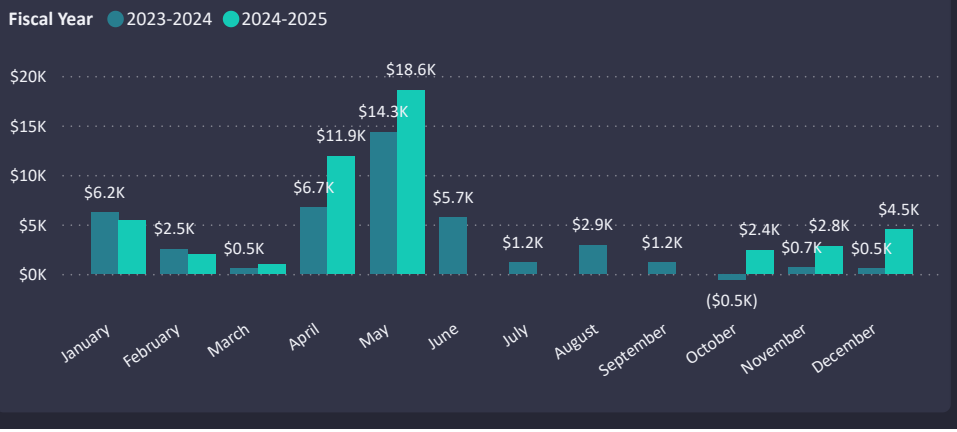
Sales Revenue Breakdown



FY 24-25 Recreation Total & Goal

$48,421
Goal: $66,741

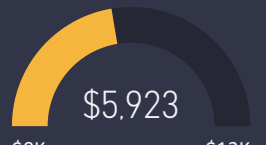
Recreation Monthly Revenue Totals



General Programs

Youth Camps

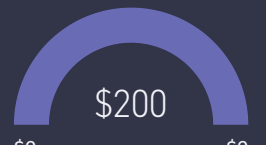
Senior Programs



Events

Father Daughter

Misc. Programs



DEVELOPMENT SERVICES

Development Services Report July 2, 2025

PRIORITY PROJECTS

1. **Comprehensive Master Plan Update:**

PHASE 1 COMPREHENSIVE PLAN UPDATE	
MONTHS 1-3 **MOBILIZATION**	**Status**
Work session with the City Council, Planning and Zoning Commission, & others	• **City Council Work Session - May 27, 2025 at 6 p.m.**
Formation of Advisory Committee (Comprehensive Plan Advisory **Committee - CPAC)**	• **Approved by the CC on May 27, 2025. Staff sent the list on June 6, 2025.**
CPAC Advisory Committee meeting Update	• **We are polling the CPAC to determine the tentative date for the July 2025 Kick-off Session.** ○ **Staff will send an email to CPAC with a tentative meeting options as a poll.** ○ **Possibly Wednesdays 12:00 PM Noon** ○ **2nd – 4th Thursdays at 12:00 PM Noon.** ○ **Thursdays at 6:00 PM**

2. **Certificate of Occupancy Report** – Current Report is attached.

MONTHLY REPORT TOPICS

Planning & Zoning Commission: Meeting June 30, 2025

PUBLIC HEARINGS AND ACTION ITEMS (The following were all recommended to Council for final action and will appear on the July 8, 2025, City Council agenda)

2. Conduct a public hearing, discussion, and possible action on an ordinance rezoning 0.43 acres from the Commercial General District to the Central Business Zoning District (CBD), for property located at 405 E. Mulberry St. in the City of Angleton. (Approved by P&Z 7-0)

3. Discussion and possible action on the Preliminary Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail. (Approved by P&Z 7-0)

4. Discussion and possible action on the Windrose Green Section 6 Final Plat, located off Atlas Point Lane/Starlight Street, just south of Section 5. (Approved by P&Z 7-0)

5. Discussion and possible action on the Windrose Green Section 7 Final Plat, located off Parks Edge Lane and Milo Midnight Lane. (Approved by P&Z 7-0)

Development Working Group Meetings (D.A.W.G.)

7/2/2025: 1:30 pm DAWG with Hope Animal Hospital on Wednesday. Gas Pipeline Easement Request: Shanks Road Connector/City Property.

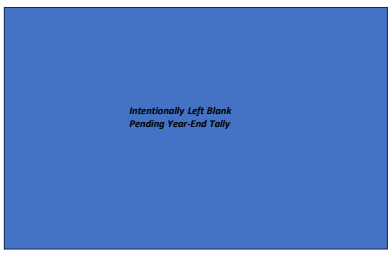
Gambit Battery Park: *On 6/10/2025, under Mayor and Council Communications, Council Member Christiene Daniel requested that Development Services with Legal provide research and an update on The Gambit/Power Plus Battery Park Facility and the SUP55 (Specific Use Permit) and zoning history since within in the SF7.2 Zoning, as it relates to electrical generation.*

Staff has been working with Randle Law Firm on the history and also the categories of land use. A written report is forthcoming from Legal in the very near future.

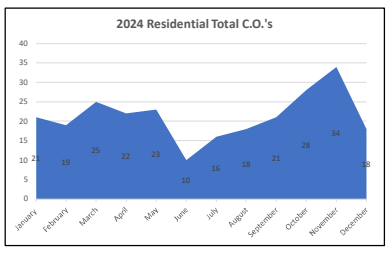
Thank you.

City of Angleton
Single Family Homes Completion Totals
Reported as of 7/02/2025

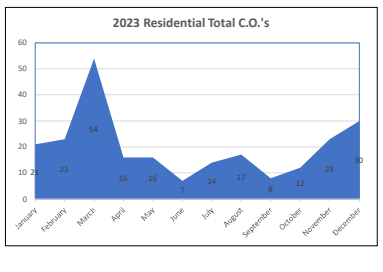
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	**17**
July	
August	
September	
October	
November	
December	
Yearly Total	**184**



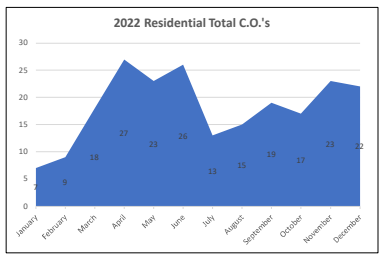
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	**255**



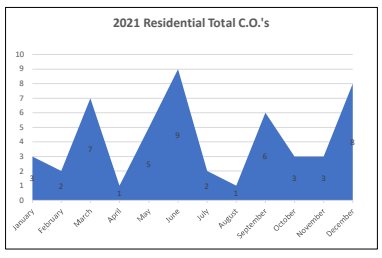
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	**241**



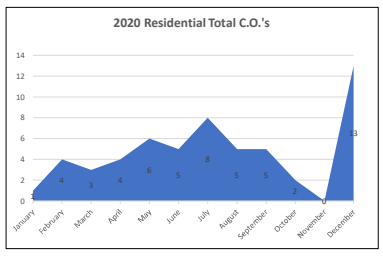
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	**219**



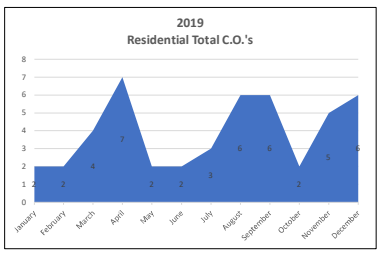
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	**50**



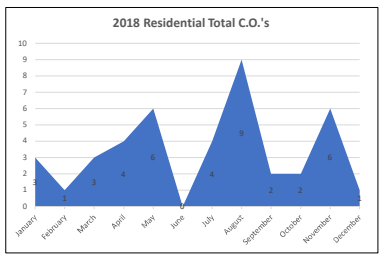
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	**56**



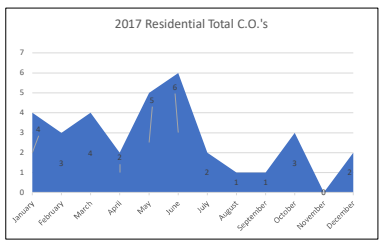
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	**47**



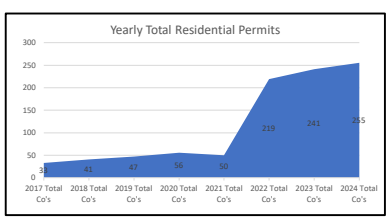
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	**41**



Month	2017 Residential Total C.O.'s
January	4
February	3
March	4
April	2
May	5
June	6
July	2
August	1
September	1
October	3
November	0
December	2
Yearly Total	**33**



Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's	255
8-Year Total Co's	**942**



PUBLIC WORKS

Public Works

June 2025

PRIORITY PROJECTS

1. **Lift Station #8 Sanitary Sewer Rehabilitation:** We are awaiting the final signature request from GLO for the contract extension. Plans are 100% complete and bidding is expected to occur in mid-August

2. **Lift Station #24 Sanitary Sewer Rehabilitation:** HDR working on final design. Plan review should occur in the month of July.

3. **Schneider Electric IGA:** We are still awaiting the finalization of the financial audit so the bonding process can begin. Procurement of certain items will begin when

4. **Meter Exchange Project**: The survey that began at the end of May will be completed by July 11th. Once this data is analyzed we will begin meter exchanges.

5. **Texian Trail Drainage Project**: Contractors are actively working in the area. They began excavations at the very south end of the project.

6. **Street Bond Package III (Parish/Sliver Saddle)**: TXDOT approval for the project is complete. CenterPoint must move their gas lines on Parrish St; therefore, Silver Saddle will be completed first. The bidding will occur in mid-August.

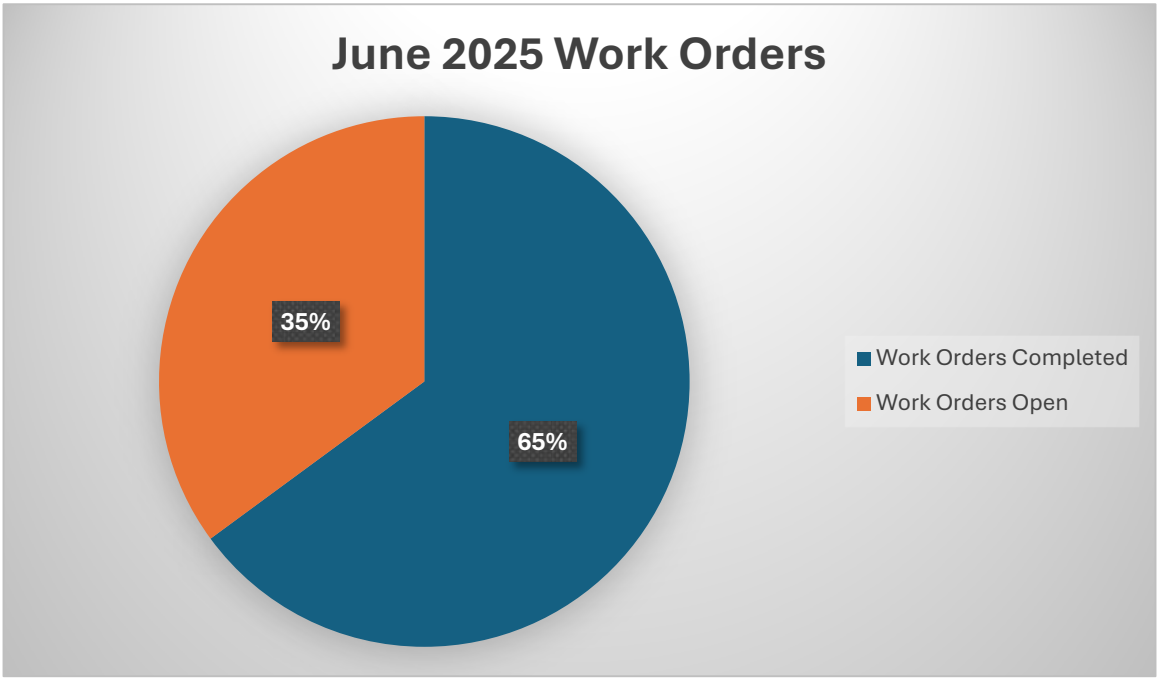
7. **Brazoria County Overlays (Interlocal) 24-25FY:** We are awaiting the listed overlays to be completed this fiscal year. Wayne St has been evaluated and will be an agenda item in July.

8. **288B Utility Improvements:** The last update from TXDOT was that this project had had a delay in funding. Until this is rectified, we will not see plans for improvements to determine if the city wants to move forward with this project.

9. **Lead Service Line Inventory:** the PIF sent to TWDB for funding on the replacements was received by the state. We will begin working on a plan to begin replacing service lines with city resources as a contingency if not funded.

MONTHLY REPORT TOPICS

- **Equipment** –The backhoe was not fully repaired. The total cost of these repairs was $42,000.00 and not budgeted. We funded the purchase of the parts, and diagnosis. We will await the next budget to finish paying for this repair. Gradall down again as of 5/13/25. We are working to get a quote on repairs. Our budget will not currently afford any other repair to any street equipment.
- **Drainage** – With the Gradall out of service drainage work has stalled. We are working on finishing the outfit of the dump truck to begin using the excavator.
- **Water Treatment -**This month our water operations staff produced 58,581,000 gallons of water. The daily average flow was 1.953 MGD. The highest use day was May 16th at 2.719 MG. Crews are still working through fire hydrant listing of inoperable, and repairs. Staff are currently gathering water well information, and repair quotes. They are also working on budgetary items for the coming year. The conversion ended on June 30th, 2025.
- **Wastewater Treatment Plant -** This month our wastewater treatment plant staff treated 70,683,000 gallons of wastewater. The daily average flow was 2.356 MGD. The total rainfall for the month was 5.53". The highest flow was recorded on June 13th, at 10.163 MG. This occurred during the intense rainfall we had during the middle of the month.
- **Work Orders** – For the entire month of June we received 171 Public Works related work orders. Of these work orders 111 were completed. This puts us at a completion percentage rate of about 65% for the month of June. The average turnaround time for work orders over the past year is approximately 25 days.



FIRE DEPARTMENT

Filter statement

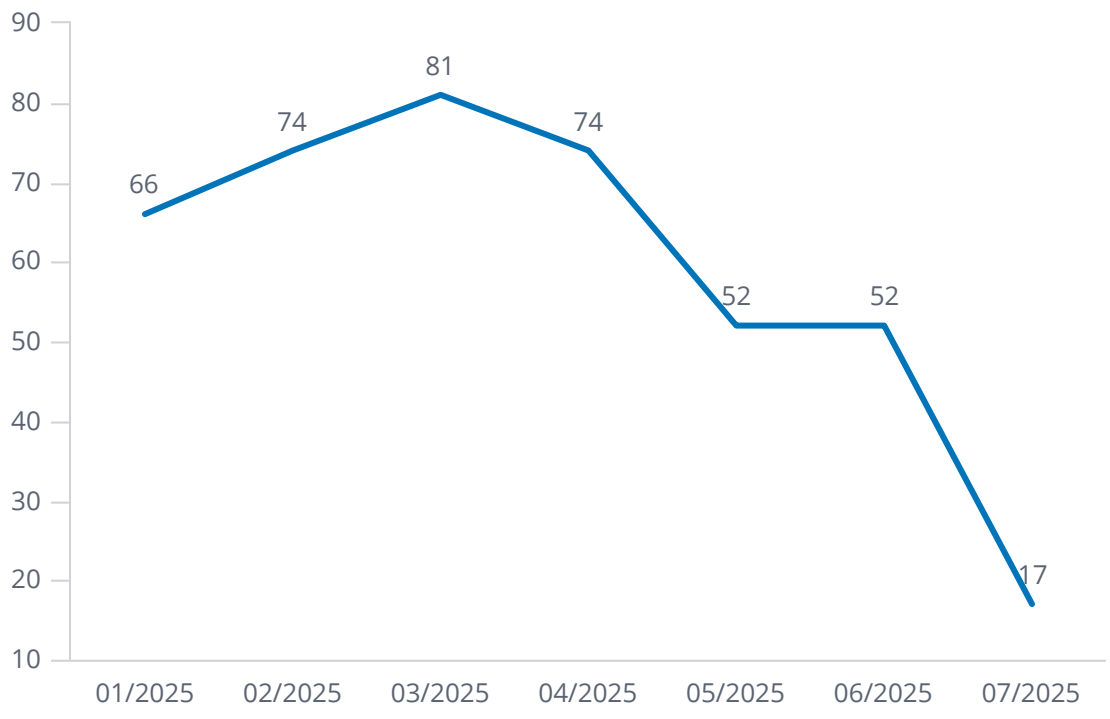
Filters **Alarm Date Range** 2025 | **Is Locked** true | **Is Active** true

Fire Incident Count

Count of Total In...

Count of Incidents
416

Incident Count by Month



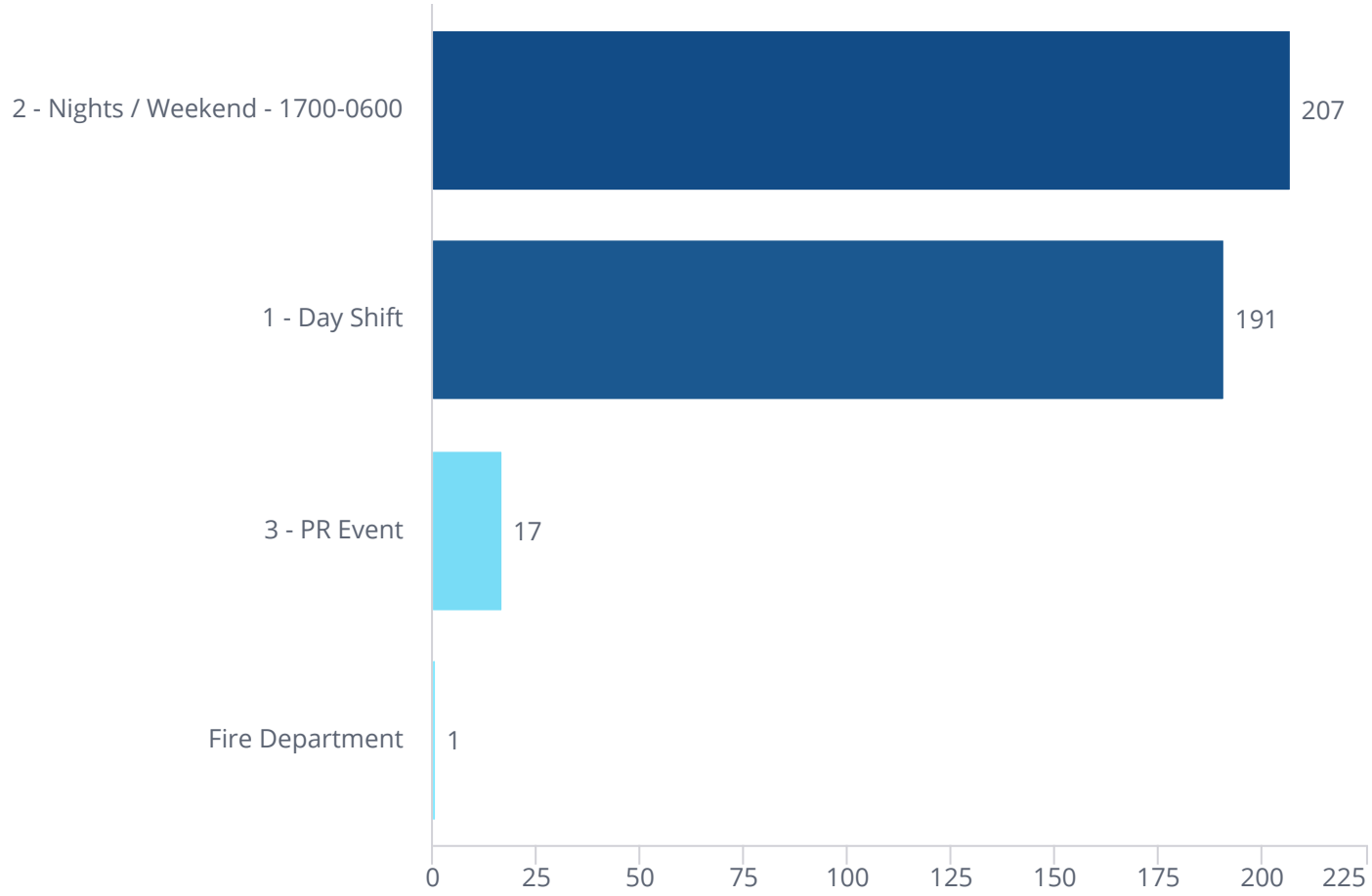
1002 - Fire Incident Count - YTD - SALT

Jul 7, 2025 6:07:24 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 2025 | **Is Locked** true | **Is Active** true

Incident Count by Shift



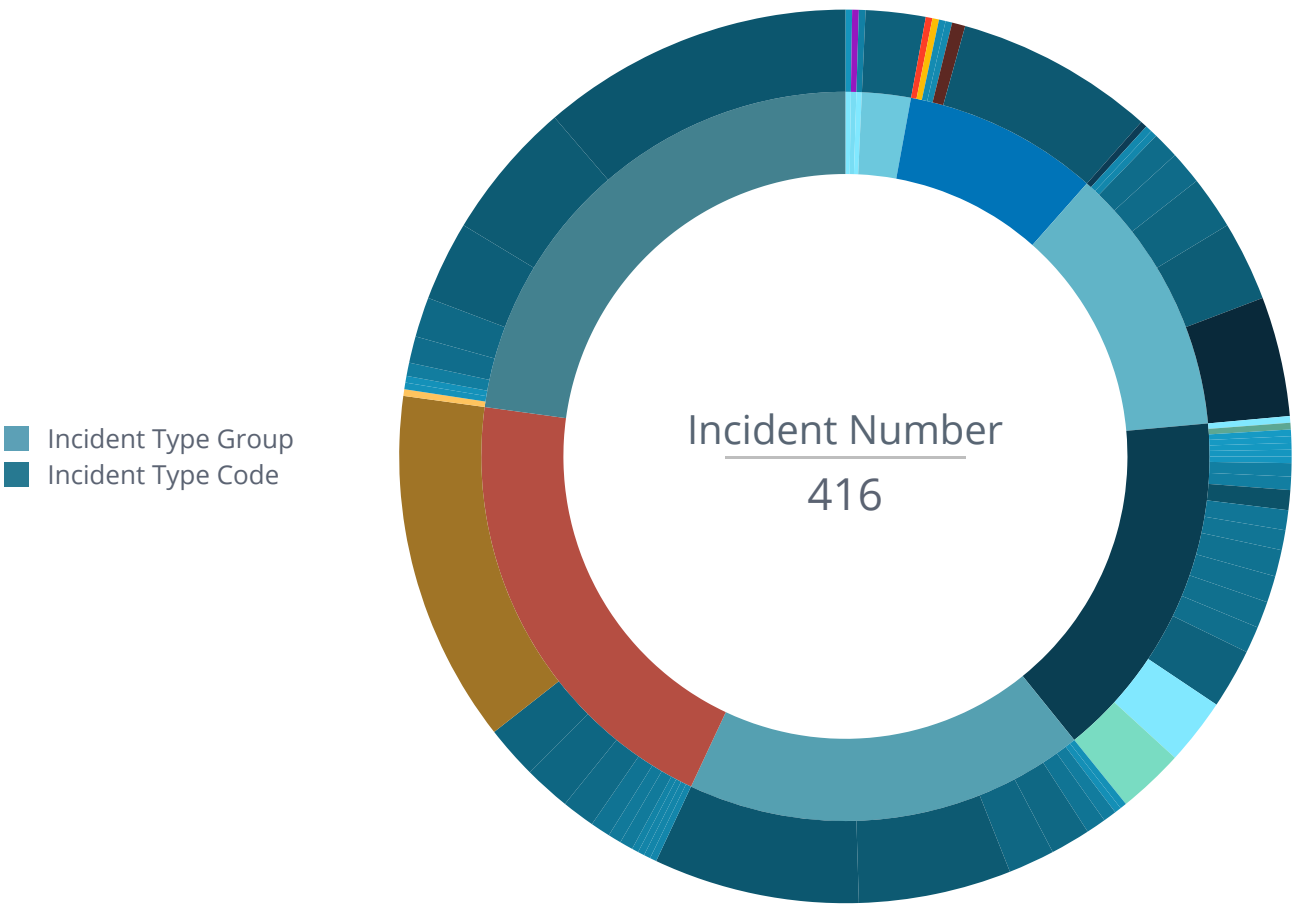
1002 - Fire Incident Count - YTD - SALT

Jul 7, 2025 6:07:24 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 2025 | **Is Locked** true | **Is Active** true

Percent of Incident Responses by Incident Type



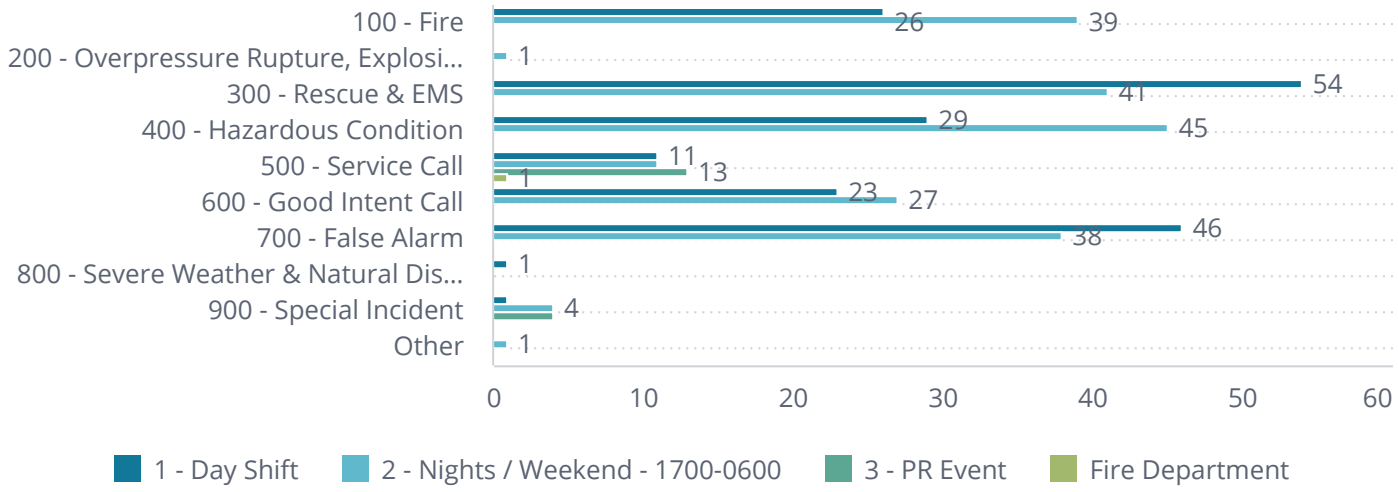
1002 - Fire Incident Count - YTD - SALT

Jul 7, 2025 6:07:24 AM Fire Incidents

Filter statement

Filters **Alarm Date Range** 2025 | **Is Locked** true | **Is Active** true

Incident Type



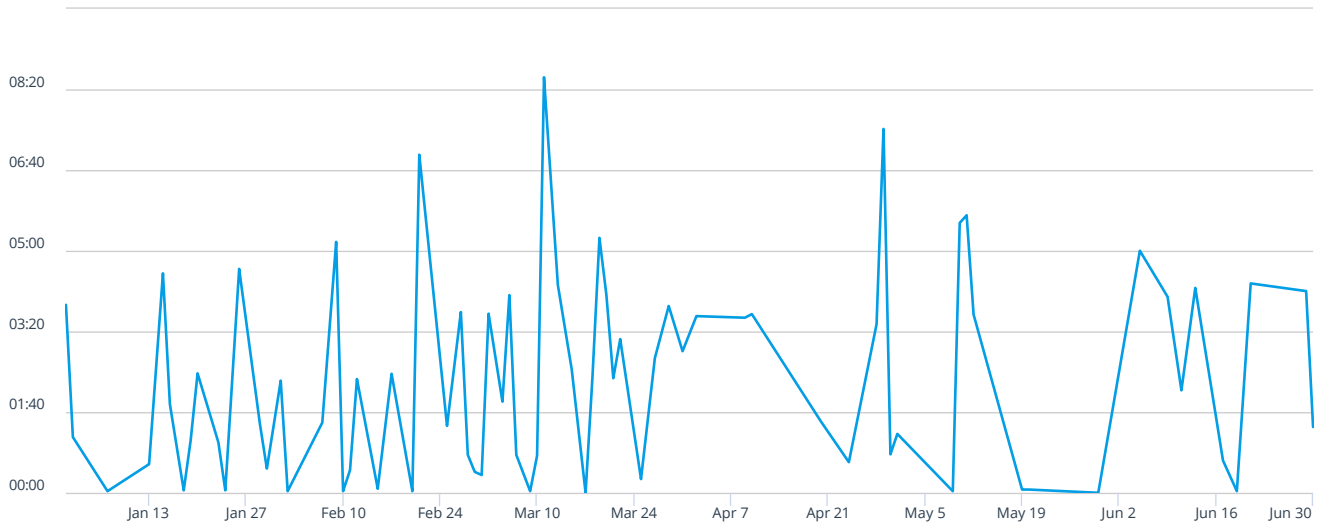
Custom Jan 1, 2025 - Jun 30, 2025

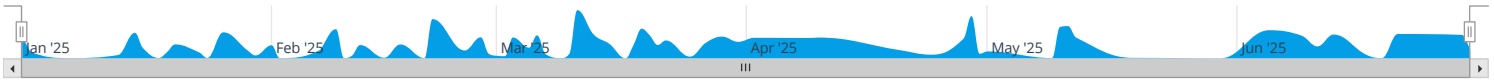
02:24
MM:SS
Average First Apparatus Turnout Time

06:21
MM:SS
90th Percentile First Apparatus Turnout Time

181
DAYS
In Selected Time Slice

98
INCIDENTS
In Selected Time Slice





Counts | % Rows | % Columns | % All

	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Total
00:00 - 00:29	7	6	9	2	5	2								31
00:30 - 00:59	1	2	3	1		1								8
01:00 - 01:29	4	2	1	2	1	1								11
01:30 - 01:59	2		2											4
02:00 - 02:59	2	2	5	1		2								12
03:00 - 04:59	1	2	3	3	2	4								15
05:00 - 09:59	2	2	7	2	2	2								17
Total	19	16	30	11	10	12								98
Exceptions														9

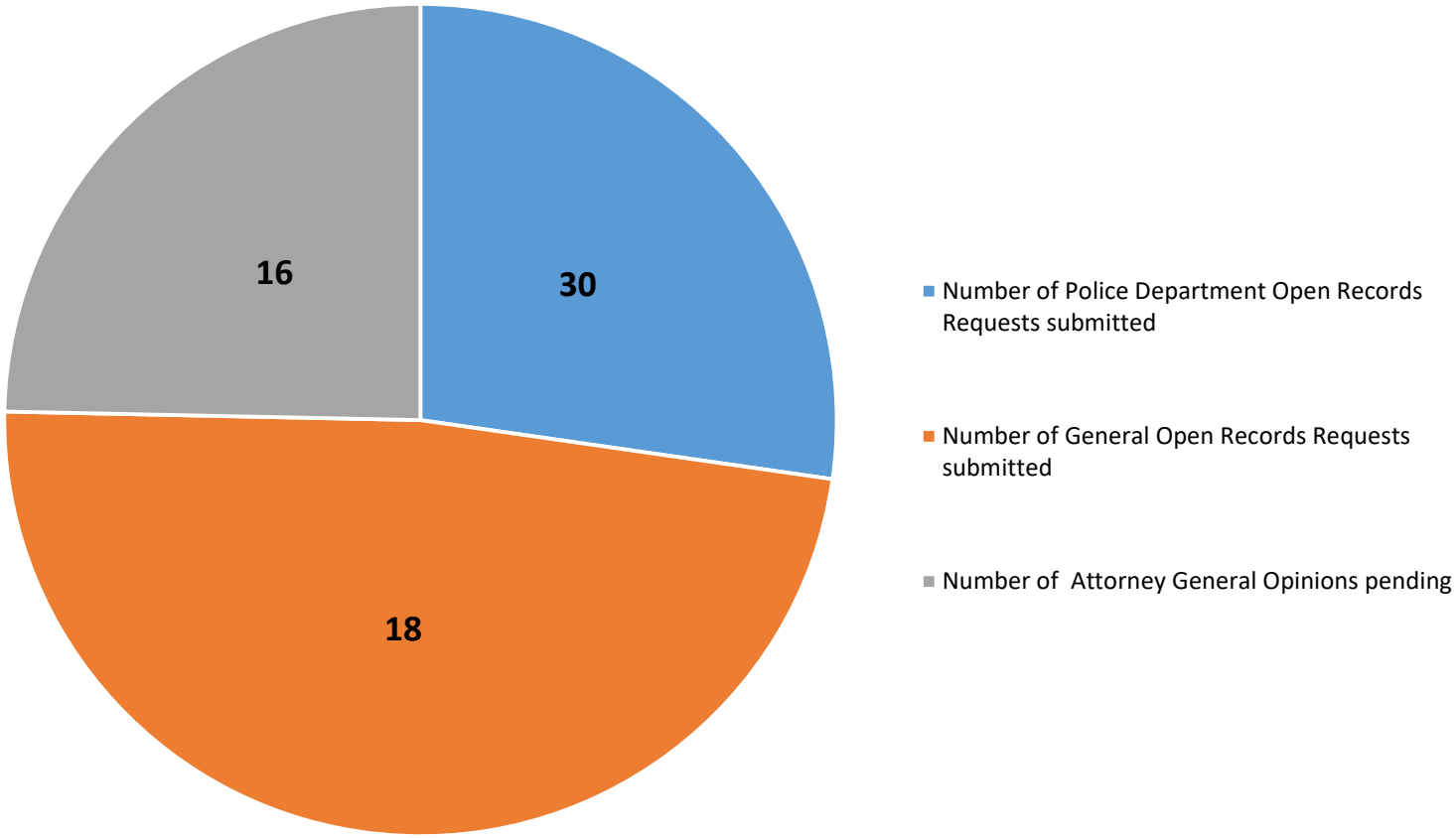
CITY SECRETARY'S OFFICE

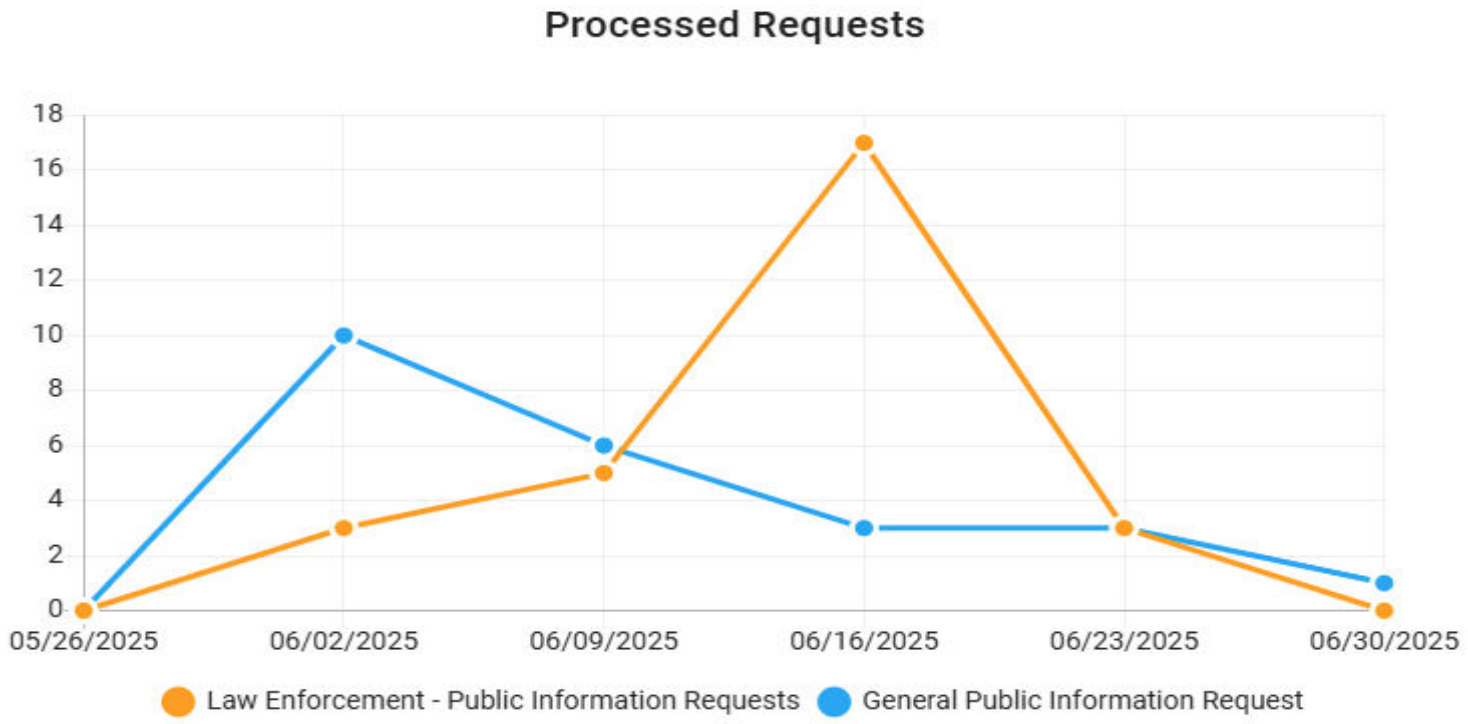
CITY OF ANGLETON, TEXAS
OFFICE OF THE CITY SECRETARY
JUNE 2025 REPORT

ACTIVITY	DESCRIPTION	TOTAL
City Council Agendas	City Council meetings, workshop agendas, & Notice of Quorum prepared & posted in accordance with Local Government Code.	2
Council Minutes	Minutes approved	1
Ordinances	Ordinances written, processed, &/or published	1
Resolutions	Resolutions written & processed	0
Contracts & Agreements	Contracts & Agreements approved & executed	2
Deeds / Easements	Plats / Deeds / Easements, executed & recorded	0
Laserfiche Imaging	Scanned pages City-wide documents	314
Professional Development Training	TMCA Salt Grass Chapter Meetings/Training	1

OTHER:

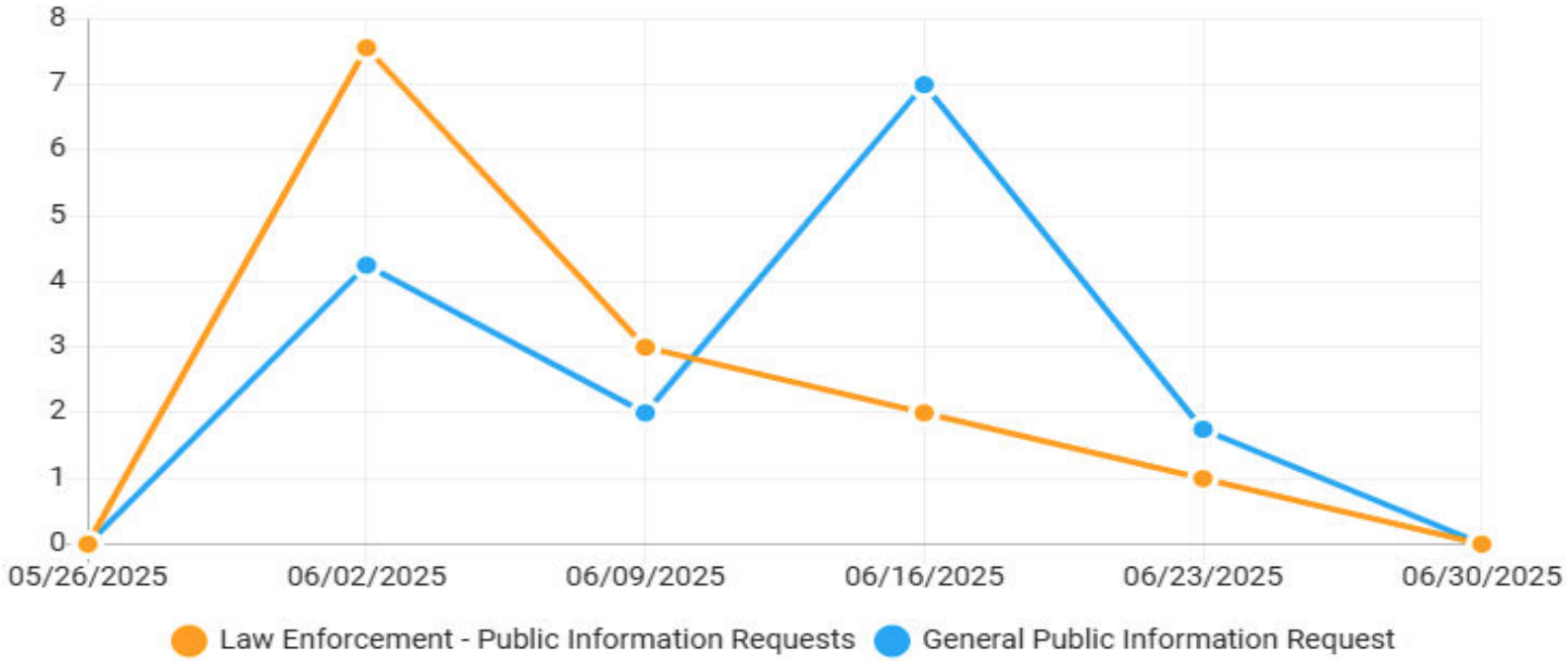
No. of Open Records Requests Submitted and Attorney General Opinons Pending





28	23
Law Enforcement - Public Information Requests	General Public Information Request

Average Completion Time



5.78	3.57
Law Enforcement - Public Information Requests	General Public Information Request

MUNICIPAL COURT

CITY OF ANGLETON, TEXAS
MUNICIPAL COURT
JUNE 1 -27, 2025 REPORT

ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	citations 103 - warnings 321 = 424	4,793
Code Enforcement	0	58
Animal Control	0	6
Municipal Court	55	254
School Officer	0	0
Warrants		
Warrants oustanding	747	2,291
Warrants issued	196	934
Warrants cleared	142	847
Dissmissals		
Compliance Dismissals	16	209
Deferred/DSC Dismissals	75	507
Other		
New cases filed	103	1,752
Fees		
Omni Base State Fee	$ 240.00	$ 1,990.17
Child Safety Fee	$ 351.00	$ 4,484.64
State Criminal Costs and Fees	$ 16,788.33	$ 155,068.59
Amount collected by collection agency	$ 3,689.34	$ 29,278.48

June 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	WEEK TOTAL
1	2	3	4	5	6	7	
	51	20	18	2	7		98 WARNINGS
	3	3	4	1	1		12 CITATIONS
8	9	10	11	12	13	14	
	33	12	2	0	3		50 WARNINGS
	11	7	1	0	0		19 CITATIONS
15	16	17	18	19	20	21	
	25	22	29	Holiday	11		87 WARNINGS
	8	8	10		2		28 CITATIONS
22	23	24	25	26	27	28	
	51	13	11	13	21		109 WARNINGS
	20	1	2	6	11		40 CITATIONS
29	30	1	2	3	4	5	
	16						16 WARNINGS
	4						4 CITATIONS
6	7	Notes					MONTH TOTAL
							360 WARNINGS
							103 CITATIONS

COMMUNICATIONS & MARKETING

PROJECTS

1. King Municipal Operations Center (KMOC)

We had a project kick off meeting on June 25 to introduce the team members, review current project status, discuss project requirements, and prepare for mobilization. The following were in attendance:

Brent Boles - Architect
Jason Hogue - President Teal Construction
Zachery Moquin – Project Manager
Luis Salazar – Project Superintendent
Lupe Valdez – Acting City Manager
Hector Renteria – Director of Public Works
Martha Eighme – Director of Communications and Marketing

Items to note:

1. Communication During Construction

- Project updates will be provided through the following channels:
  - **Biweekly team meetings**
  - **Monthly project report**
  - **Monthly City Council updates**

2. Groundbreaking Ceremony

- A ceremonial groundbreaking will be scheduled.
- **Date: TBD**

3. Construction Materials Testing

- Construction materials testing was inadvertently omitted from iAD Architects' original design proposal.
- The **City has approved an agreement with Terracon** to perform these services.
  - **Estimated cost:** $30,000
  - Note: Final cost may vary depending on weather and site conditions during construction.
- All expenditures will be **fully transparent**, with any unused funds **refunded to the City**.
- The agreement will be **executed through iAD Architects**, with **no markup** on Terracon's services.

4. Temporary Relocation & Demolition Plan

- To reduce project time and cost, the City is considering early demolition of the **Original Service Center**.

- **Chief Valdez** contacted Brazoria County regarding temporary use of the **former BC Parks Building at 313 W. Mulberry**.
- Following a favorable assessment, the City will move forward with a **Memorandum of Understanding (MOU)** with the County for use of the facility during KMOC construction.

KMOC FLOOR PLAN.pdf

FinishPres041425_iAD.pdf

2. City Hall Annex

Path Forward

SALT met to discuss path forward and will present the following to City Council at the July 8 City Council Meeting:

Air Conditioners – John Deptuch

Departmental Use of Space:

Public Works – Hector Renteria
Parks – Jason O'Mara
IT – Jason Crews
Records Retention – Michelle Perez

SPECIAL EVENTS

1. Freedom Fireworks Recap

During the recent special events update to City Council, feedback was received in favor of maintaining a **15-minute fireworks display** and enhancing the experience with the **Pyrocast mobile app**, which allows viewers to sync music with the fireworks show. Based on this input, staff proceeded with a contract for **Celestial Displays** to deliver a $20,000 pyrotechnic show.

Sponsorship Support
A total of **$10,000 in sponsorships** was secured from the following community partners:

- H-E-B
- HDR Engineering
- Baker and Lawson
- Waste Connections
- SS Motortrendz
- iAD Architects
- Coast Signs
- Perdue Brandon Fielder Collins and Mott
- Windrose Green

Estimated Attendance: 3,100 attendees

Standard Operating Procedure (SOP) Updates
The following communication items will be added to the event SOP to improve clarity and public safety in future years:

- **Arrival Time Reminder:** Attendees must arrive **before 9:00 PM** to view the show from the Brazoria County Fairgrounds parking lot.
- **Alternative Viewing Locations:** Information on **recommended off-site viewing areas** will be published in advance for those who prefer or require alternate options.

2. September Concert in the Park

September 5 – Texas Eagles

September 12 – Tejano Night Stefani Montiel

September 19 – Reputation – Taylor Swift Tribute

Staff is currently working on sponsorship.

3. Artisan Market

- **Event Dates:** August 30–31
- **Location:** Brazoria County Fairgrounds
- Three rounds of vendor confirmations have been completed.
- Approximately **75 vendors** have been accepted and are in the process of registering.
- Vendor placement is now complete for both the **Auditorium** and the **Hall of Exhibits**.
- A full lineup of **food trucks** has also been secured for the event.

4. Angleton Market Day

November 15/16 2025 Market is almost full.

HOTEL OCCUPANCY TAX

1. Audits

Azavar has completed all but one audit of the six hotels in Angleton. The last audit will be conducted on site.

ECONOMIC DEVELOPMENT

Due to the sensitive nature of economic development discussions and the need to maintain confidentiality for prospective developers, detailed reports on economic development activities will be provided in Executive Session or through confidential correspondence as appropriate.

COMMUNICATIONS PLAN FOR JULY

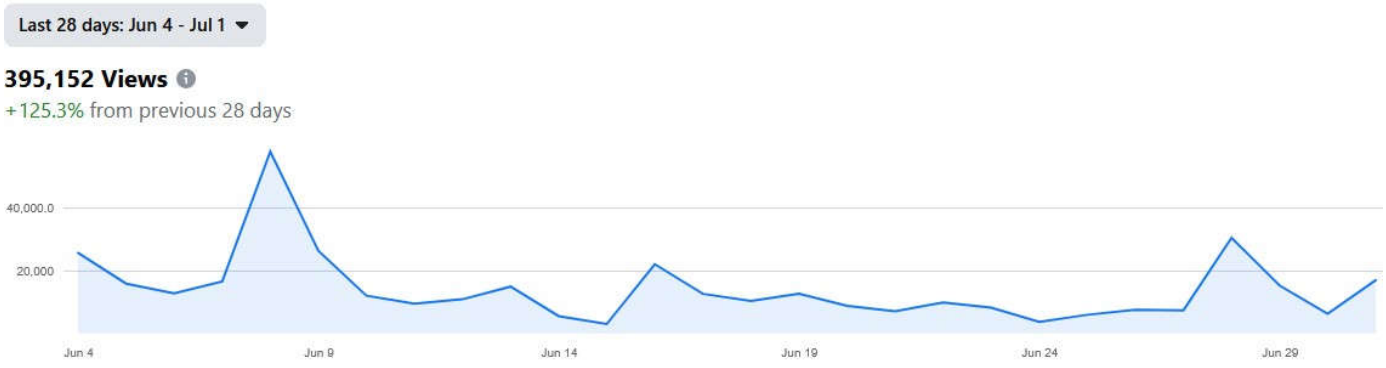
Key Messaging Topics:

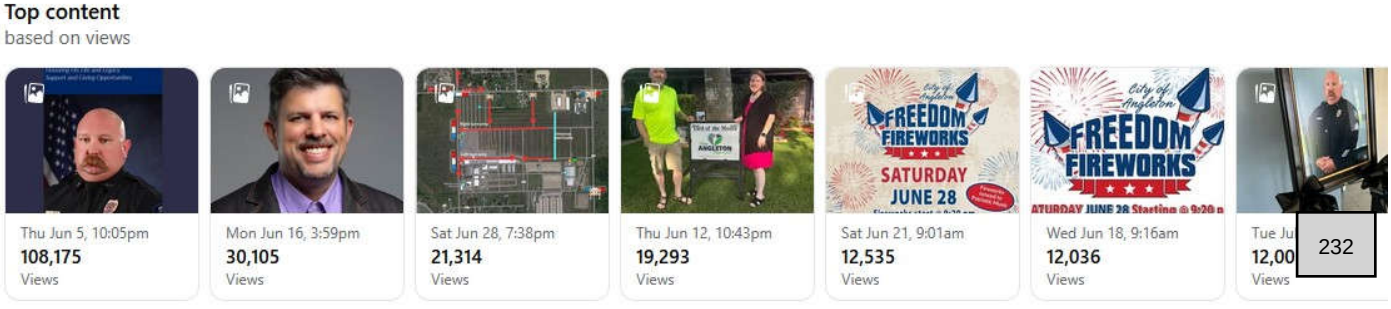
Month: July

- National Parks and Recreation Month
- Independence Day
- Report a Concern
- Emergency Management Updates

Plan Town Hall to discuss Water Rate Increases

Facebook Insights Last 28 Days





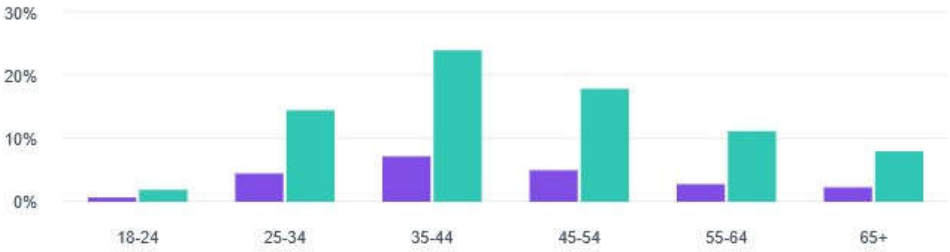
Demographics

Lifetime

Followers	12,406

Age and gender

Men	22.60%
Women	77.40%



Location

Cities | Countries

Angleton, TX	5,011
Lake Jackson, TX	1,082
Houston, TX	408
West Columbia, TX	391
Clute, TX	306
Brazoria, TX	280
Richwood, TX	260
Freeport, TX	235
Danbury, TX	213
Alvin, TX	201

HUMAN RESOURCES

July 8, 2025

SUBJECT: HUMAN RESOURCES AND RISK MANAGEMENT
Colleen Martin

Requested Item: Staffing Numbers

Currently Recruiting for

- Patrol Officers (6)
- Police Sergeant (1)
- Lifeguards-ongoing
- Parks Crew Member (3)
- IT Specialists (2)

Vacancies on hold due to budget

- Communications, Marketing and Tourism Assistant (1)
- Municipal Court Technician (1)
- PT Development Services Clerk

Current Staffing Levels

	# Staff	# Vacancies
Animal Control	4.25	0
City Manager	1	1
City Secretary	2	0
Communications, Marketing, and Tourism	1	1
Development Services	7	0.5
Finance/Utility Collections	9	0
Fire	6	0
Human Resources/Safety & Maintenance	4	0
IT	3.5	2
Municipal Court (excludes judges)	3	1
Parks	13	3
Police	47	6
PW	32	1
Rec Center (PT staffing varies)	59	2

Historical Staffing Numbers

	FY20	FY21	FY22	2023	2024	2025
Admin	1	1	1	1	1	1
Animal Ctrl	3	4	4	6	4.5	4.25
City Sec	1	1	2	2	2	2
Courts	4	4	4	4	4	4
Dev Svcs	5	6	6	6	7	7.5
Emer Mgmt	1	1	1	1	1	1
Finance	3	3	3	3	4	4
Fire	6	6	7	7	7	7
HR	2	2	2	2	2	2
IT	2	2	2	3	3.25	3.25
Maintenance	0	0	0	0	2	2
Parks	16	18	18	18	18	18
Police	46	48	48	48	48	48
Public works	33	33	35	37	37	37
Rec	8	9	8	8	10	10
Tourism	1	1	2	2	2	1
Utility Billing	3	3	5	6	6	5
Totals	**135**	**142**	**148**	**154**	**158.75**	**157**

PT Rec staff varies.

UTILITY BILLING

2025 MARCH

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7731	142	3089	24749	35711
ARREARS	$ 307,786.96	$ 11,359.89	$ 783,012.18	$ 153.88	$ 1,102,312.91
CURRENT	$ 1,168,325.23	$ 4,175.50			$ 1,172,500.73
BALANCE	$ 1,476,112.19	$ 15,535.39	$ 783,012.18	$ 153.88	$ 2,274,813.64

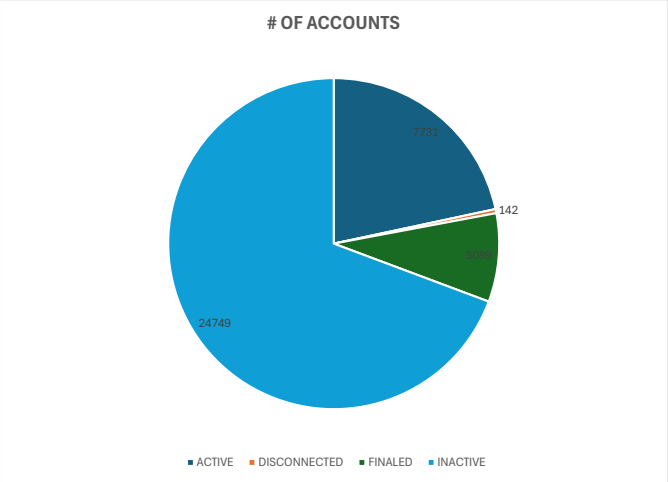
CALCULATION SUMMARY

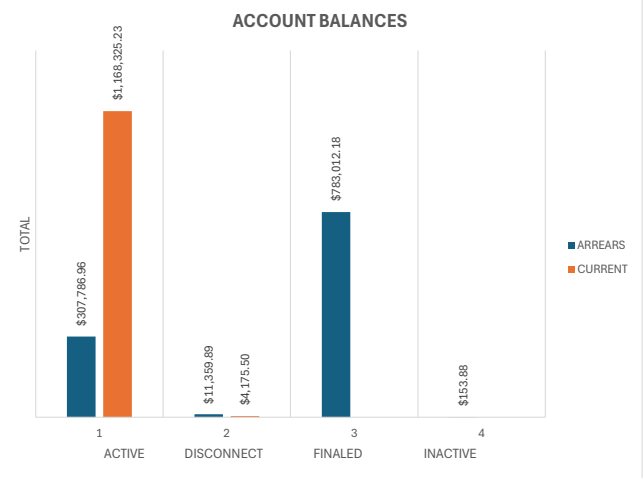
TOTAL CHARGES	$ 1,176,100.73
DEPOSIT RETURNS	$ (3,600.00)
TOTAL CURRENT	$ 1,172,500.73

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	112
DISCONNECT-NO TRANSFER	133
DISCONNECT-TRANSFER	9

ACTIVE - ACCOUNT IN ACTIVE STANDING
DISCONNECTED - ACCOUNT CLOSED BY RESIDENT
FINALED - ACCOUNT CLOSED BY OFFICE FOR VACANCY OR NONPAYMENT AND HAS OUTSTANDING BALANCE
INACTIVE - ACCOUNT CLOSED BY RESIDENT WITH WRITE OFF BALANCE
TRANSFERRED - ACCOUNT CLOSED AND TRANSFERRED TO OTHER ACCOUNT





2025 APRIL

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7739	156	3100	24834	35829
ARREARS	$ 172,110.15	$ 22,701.09	$ 790,263.48	$ 153.88	$ 985,228.60
CURRENT	$ 1,295,217.23	$ 4,060.03			$ 1,299,277.26
BALANCE	$ 1,467,327.38	$ 26,761.12	$ 790,263.48	$ 153.88	$ 2,284,505.86

CALCULATION SUMMARY

TOTAL CHARGES	$ 1,304,702.26
DEPOSIT RETURNS	$ (5,425.00)
TOTAL CURRENT	$ 1,299,277.26

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	127
DISCONNECT-NO TRANSFER	147
DISCONNECT-TRANSFER	9

ACTIVE - ACCOUNT IN ACTIVE STANDING
DISCONNECTED - ACCOUNT CLOSED BY RESIDENT
FINALED - ACCOUNT CLOSED BY OFFICE FOR VACANCY OR NONPAYMENT AND HAS OUTSTANDING BALANCE
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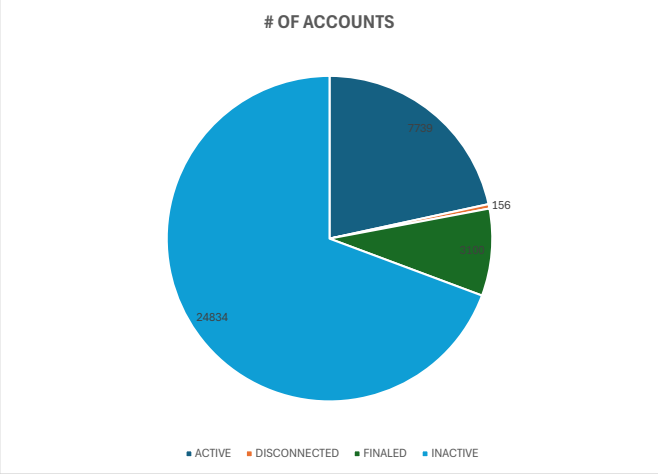
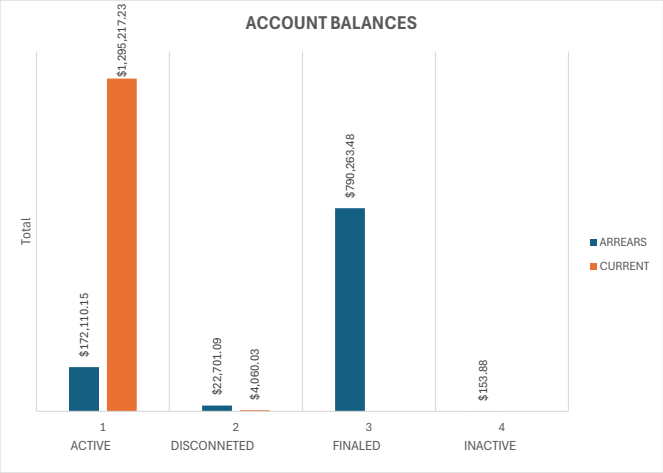




2025 MAY

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7756	156	3127	24919	35958
ARREARS	$ 193,068.61	$ 18,488.61	$ 809,008.58	$ 153.88	$ 1,020,719.68
CURRENT	$ 1,231,789.91	$ 5,832.30			$ 1,237,622.21
BALANCE	$ 1,424,858.52	$ 24,320.91	$ 809,008.58	$ 153.88	$ 2,258,341.89

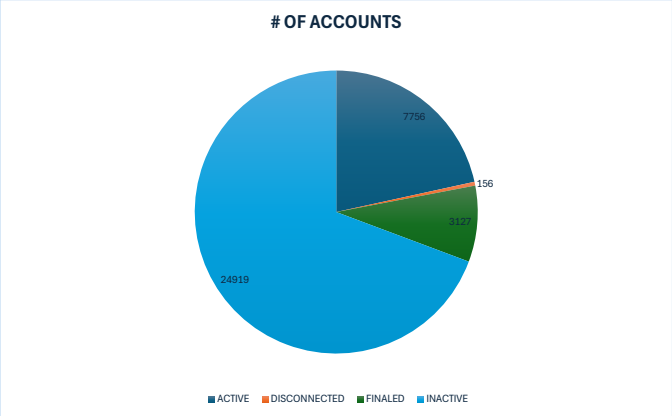
CALCULATION SUMMARY

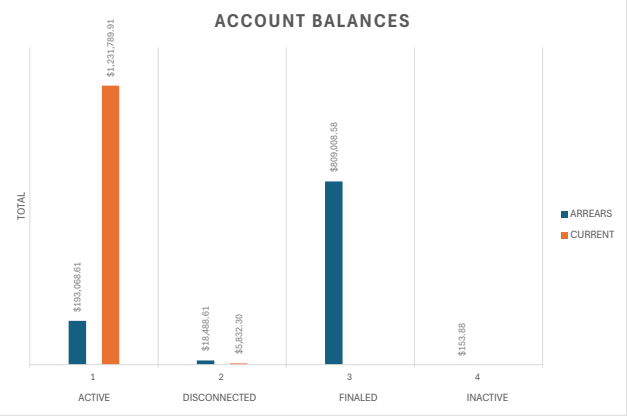
TOTAL CHARGES	$ 1,242,772.21
DEPOSIT RETURNS	$ (5,150.00)
TOTAL CURRENT	$ 1,237,622.21

ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	134
DISCONNECT-NO TRANSFER	145
DISCONNECT-TRANSFER	11

ACTIVE - ACCOUNT IN ACTIVE STANDING
DISCONNECTED - ACCOUNT CLOSED BY RESIDENT
FINALED - ACCOUNT CLOSED BY OFFICE FOR VACANCY OR NONPAYMENT AND HAS OUTSTANDING BALANCE
INACTIVE - ACCOUNT CLOSED BY RESIDENT WITH WRITE OFF BALANCE
TRANSFERRED - ACCOUNT CLOSED AND TRANSFERRED TO OTHER ACCOUNT





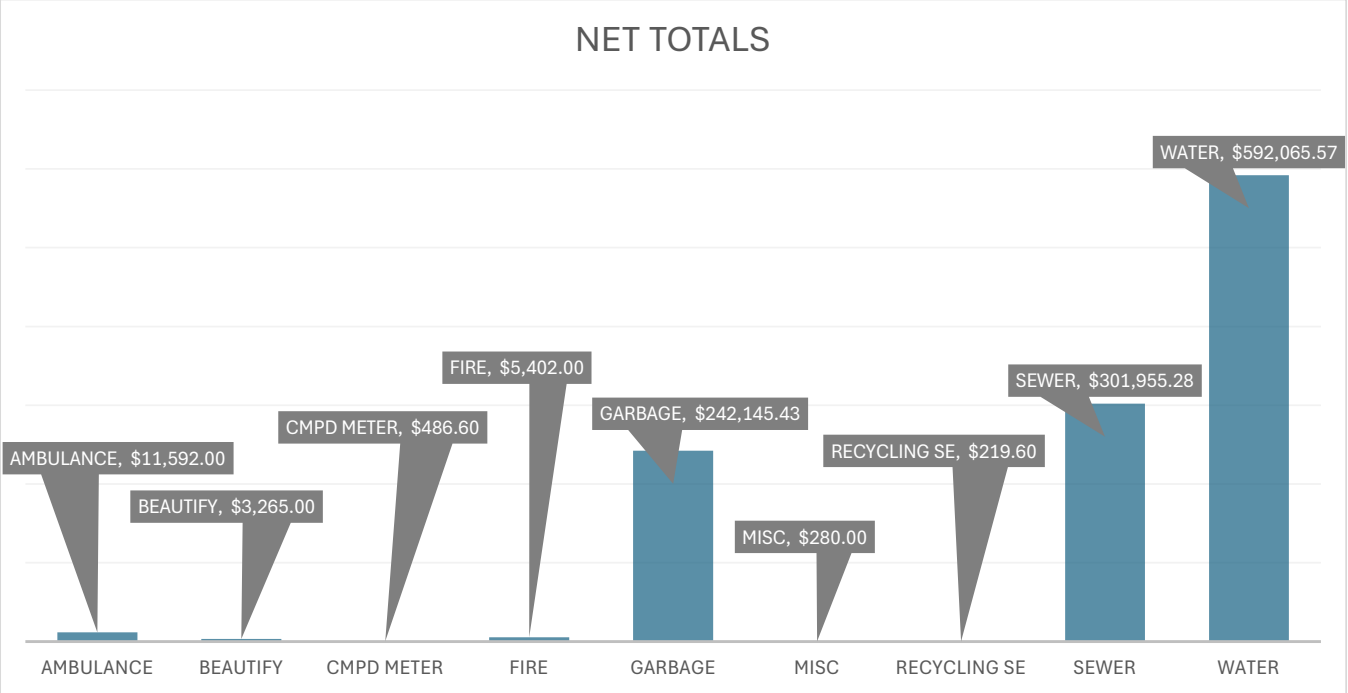
2025 MARCH

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2576	$ 11,592.00		
BEAUTIFY	3266	$ 3,265.00		
CMPD METER	11	$ 486.60		
FIRE	2701	$ 5,402.00		
GARBAGE	7191	$ 242,145.43	$ 18,676.12	$ 226,610.72
MISC	13	$ 280.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7296	$ 301,955.28		
WATER	7705	$ 592,065.57		
TOTALS		$ 1,157,411.48	$ 18,689.25	$ 226,769.32

CONSUMPTION

BILLED	UNBILLED	TOTAL
600.00		2374.00
392719.00		392719.00
430579.00	1069.00	429874.00



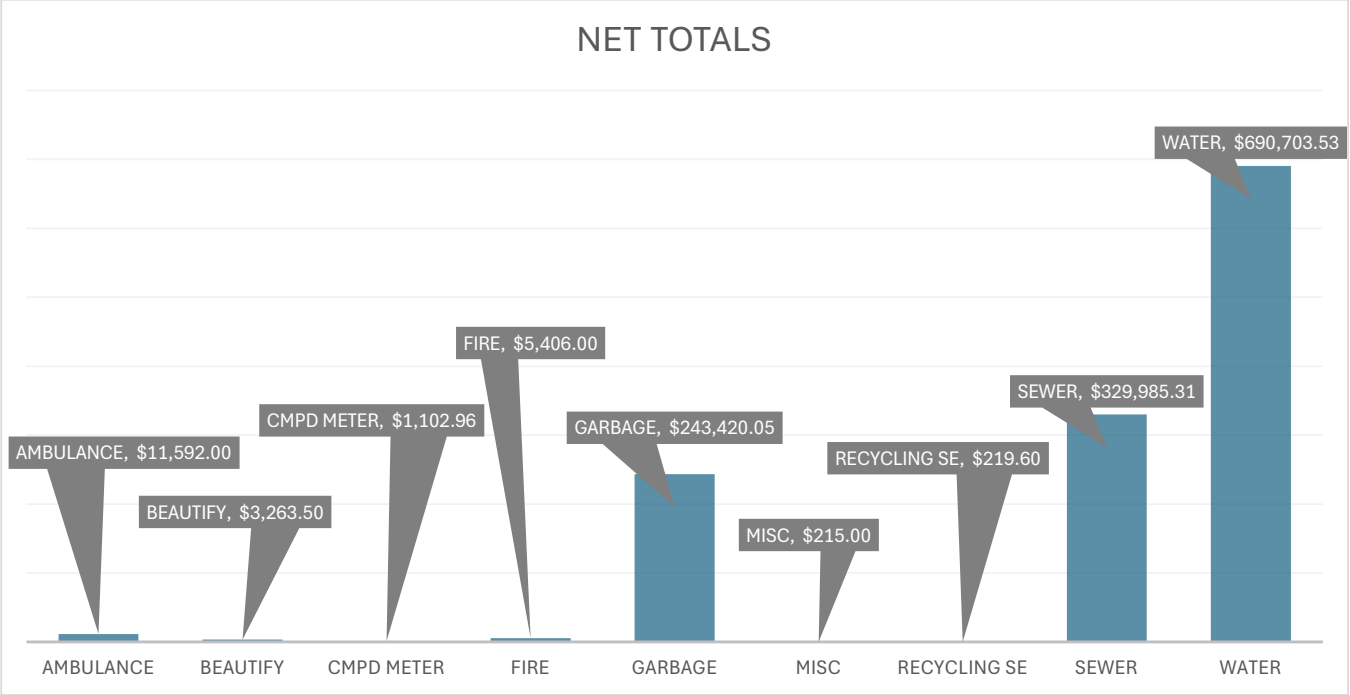
2025 APRIL

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2576	$ 11,592.00		
BEAUTIFY	3263	$ 3,263.50		
CMPD METER	11	$ 1,102.96		
FIRE	2703	$ 5,406.00		
GARBAGE	7239	$ 243,420.05	$ 18,781.18	$ 227,885.34
MISC	11	$ 215.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7345	$ 329,985.31		
WATER	7730	$ 690,703.53		
TOTALS		$ 1,285,907.95	$ 18,794.31	$ 228,043.94

CONSUMPTION

BILLED	UNBILLED	TOTAL
1360.00		4017.00
459690.00		459690.00
505379.00	575.00	503297.00



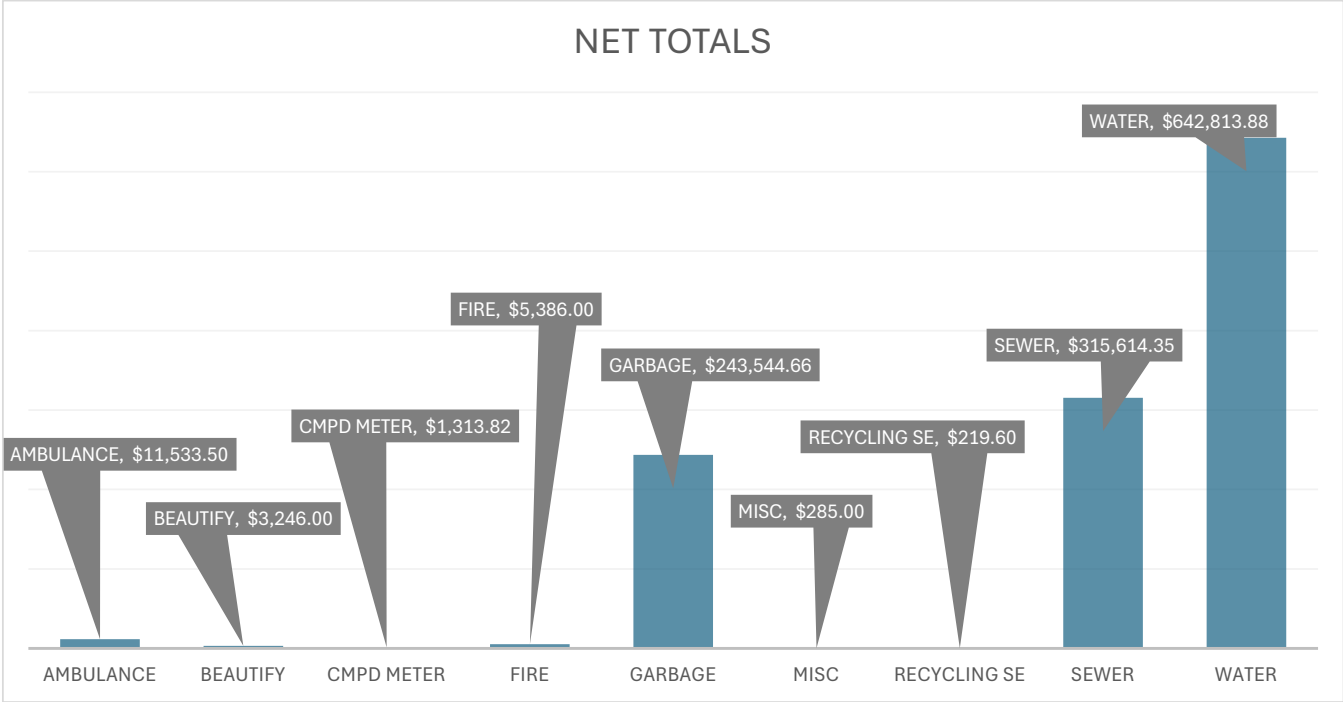
2025 MAY

SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2563	$ 11,533.50		
BEAUTIFY	3247	$ 3,246.00		
CMPD METER	11	$ 1,313.82		
FIRE	2693	$ 5,386.00		
GARBAGE	7252	$ 243,544.66	$ 18,792.27	$ 228,019.95
MISC	15	$ 285.00		
RECYCLING SE	18	$ 219.60	$ 13.13	$ 158.60
SEWER	7354	$ 315,614.35		
WATER	7751	$ 642,813.88		
TOTALS		$ 1,223,956.81	$ 18,805.40	$ 228,178.55

CONSUMPTION

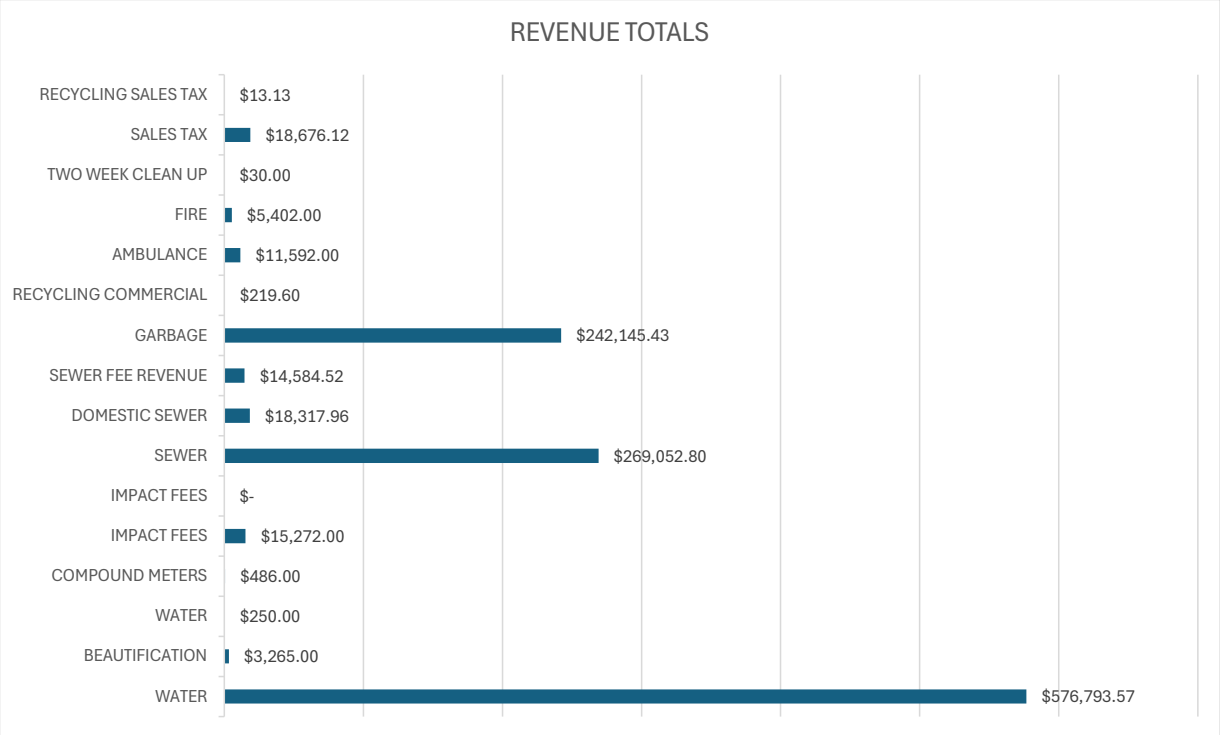
BILLED	UNBILLED	TOTAL
1620.00		3810.00
425336.00		425336.00
479404.00	1030.00	478244.00



2025 MARCH

REVENUE CODE TOTALS

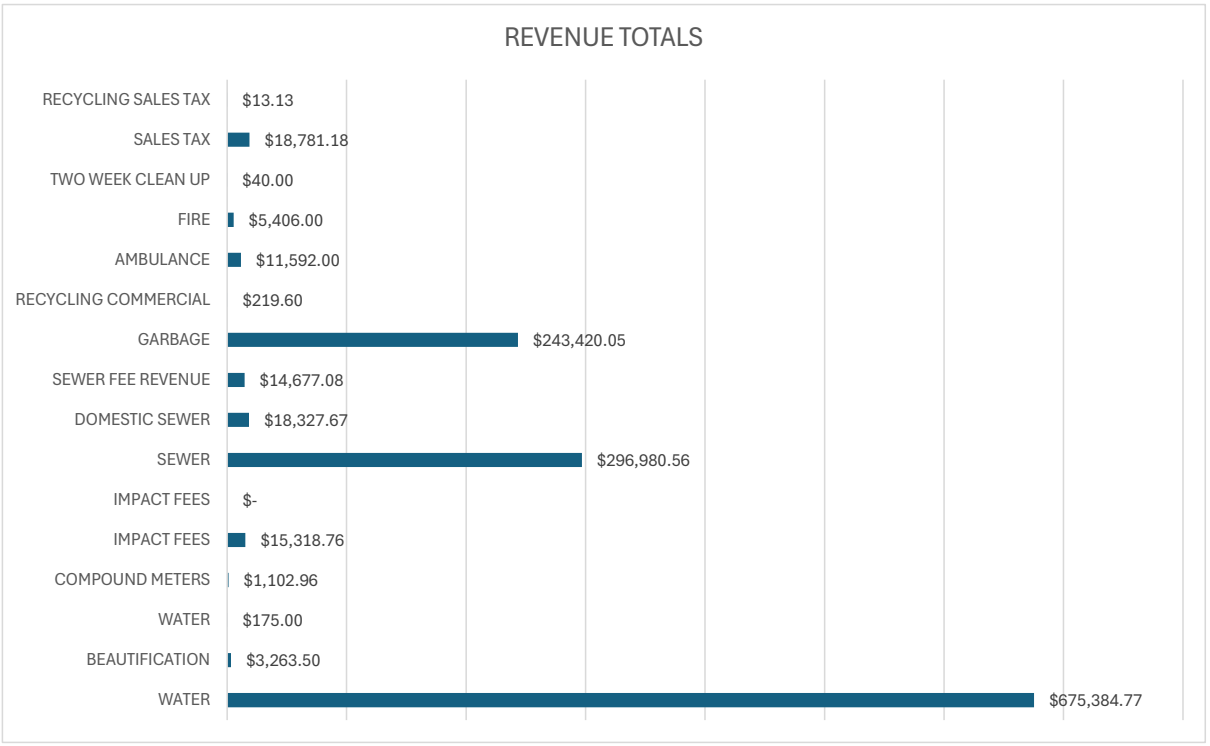
	R/C	DESCRIPTION	AMOUNT
SERVICES			
	100	WATER	$ 576,793.57
	101	BEAUTIFICATION	$ 3,265.00
	102	WATER	$ 250.00
	103	COMPOUND METERS	$ 486.00
	105	IMPACT FEES	$ 15,272.00
	106	IMPACT FEES	$ -
	200	SEWER	$ 269,052.80
	201	DOMESTIC SEWER	$ 18,317.96
	205	SEWER FEE REVENUE	$ 14,584.52
	300	GARBAGE	$ 242,145.43
	305	RECYCLING COMMERCIAL	$ 219.60
	500	AMBULANCE	$ 11,592.00
	600	FIRE	$ 5,402.00
	761	TWO WEEK CLEAN UP	$ 30.00
TAX	400	SALES TAX	$ 18,676.12
	405	RECYCLING SALES TAX	$ 13.13
		R/C TOTALS	$ 1,176,100.13



2025 APRIL

REVENUE CODE TOTALS

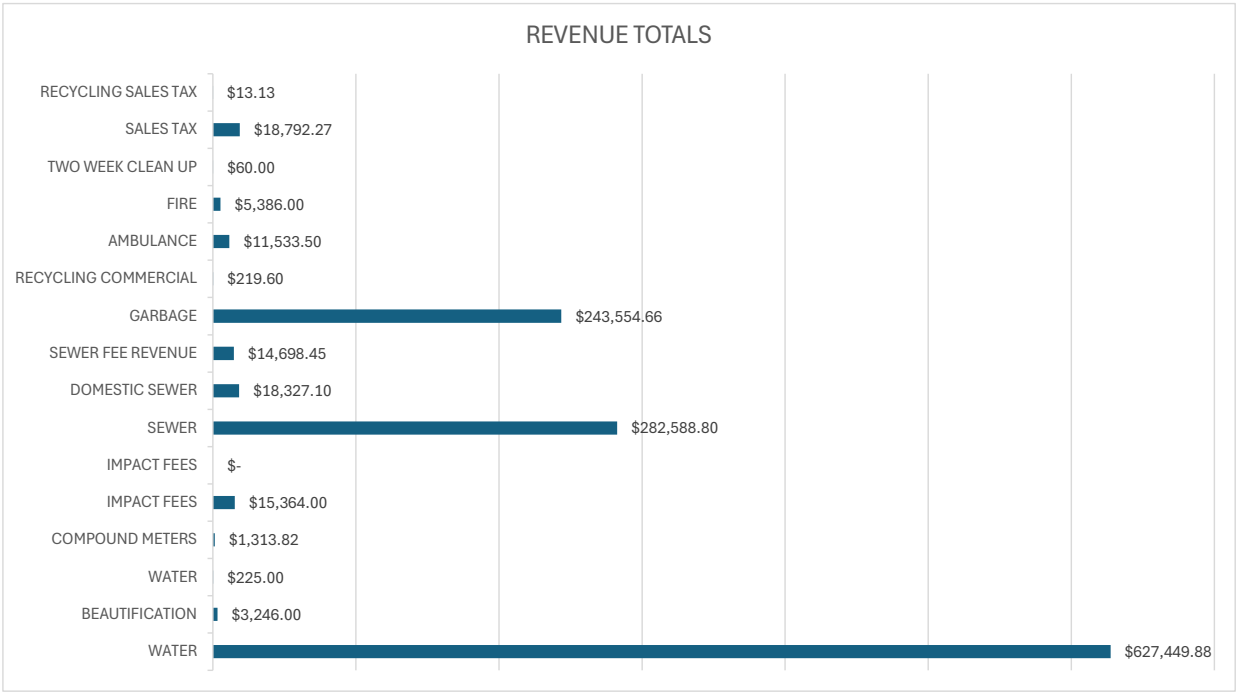
	R/C	DESCRIPTION	AMOUNT
SERVICES			
	100	WATER	$ 675,384.77
	101	BEAUTIFICATION	$ 3,263.50
	102	WATER	$ 175.00
	103	COMPOUND METERS	$ 1,102.96
	105	IMPACT FEES	$ 15,318.76
	106	IMPACT FEES	$ -
	200	SEWER	$ 296,980.56
	201	DOMESTIC SEWER	$ 18,327.67
	205	SEWER FEE REVENUE	$ 14,677.08
	300	GARBAGE	$ 243,420.05
	305	RECYCLING COMMERCIAL	$ 219.60
	500	AMBULANCE	$ 11,592.00
	600	FIRE	$ 5,406.00
	761	TWO WEEK CLEAN UP	$ 40.00
TAX	400	SALES TAX	$ 18,781.18
	405	RECYCLING SALES TAX	$ 13.13
		R/C TOTALS	$ 1,304,702.26



2025 MAY

REVENUE CODE TOTALS

	R/C	DESCRIPTION	AMOUNT
SERVICES			
	100	WATER	$ 627,449.88
	101	BEAUTIFICATION	$ 3,246.00
	102	WATER	$ 225.00
	103	COMPOUND METERS	$ 1,313.82
	105	IMPACT FEES	$ 15,364.00
	106	IMPACT FEES	$ -
	200	SEWER	$ 282,588.80
	201	DOMESTIC SEWER	$ 18,327.10
	205	SEWER FEE REVENUE	$ 14,698.45
	300	GARBAGE	$ 243,554.66
	305	RECYCLING COMMERCIAL	$ 219.60
	500	AMBULANCE	$ 11,533.50
	600	FIRE	$ 5,386.00
	761	TWO WEEK CLEAN UP	$ 60.00
TAX	400	SALES TAX	$ 18,792.27
	405	RECYCLING SALES TAX	$ 13.13
		R/C TOTALS	$ 1,242,772.21



EMERGENCY MANAGEMENT

City of Angleton Office of Emergency Management Report

June 2025

Laura Norman – Emergency Management Coordinator

Current Objectives

1. Quickly address any outstanding Beryl recovery issues in coordination with local, state and federal partners.
2. Ensure the City is prepared to respond to emergencies and disasters of all types.
3. Develop a response strategy to most effectively utilize the experience and capabilities of current staff during emergencies and disasters.

Current Actions

1. **FEMA Reimbursement** - Coordinating with internal departments and contractors in response to additional requests for information from FEMA.
2. **Disaster Contracts** – Working with Purchasing agent to ensure that disaster contracts are current and compliant with City and Federal procurement guidelines.
3. **Preparedness** – Establishing objectives for cross discipline response preparedness for all hazards including severe weather, chemical emergencies and acts of violence.
4. **Plans** – Updating City emergency operations plans to remain in compliance with both current standards and new legislative initiatives coming into effect in September.
5. **Community** – Building relationships and developing simple processes to coordinate community efforts before, during and after impactful events and disasters.
6. **Response** – Developing a baseline understanding of current staffing capabilities for disaster response and addressing any gaps in training and/or coordination.

Planned Activities

1. Provide local training opportunities to meet the needs and schedules of our staff.
2. Initiate volunteer coordination strategies throughout the community to prepare for integrated response to emergencies and disasters.
3. Coordinate with internal departments to enhance and streamline response and recovery capabilities in disasters.

POLICE DEPARTMENRT

ANGLETON POLICE DEPARTMENT
CRIME TRENDS

CLASS A CRIME TRENDS	Jun-24	Jun-25	Jan-June 2024	Jan-June 2025
Homicide Offense	0	0	2	0
Sex Offenses	2	0	11	4
Assault Offenses	13	10	107	85
All Other Part A Crimes Against Persons	5	1	32	22
Total Group A Crimes Against Persons	20	11	152	111
Robbery	1	1	4	4
Burglary	7	1	19	18
Theft Offenses	20	8	83	74
Motor Vehicle Theft	4	6	12	13
Fraud Offenses	8	3	64	22
Destruction/Damage/Vandalism	12	4	44	29
All Other Part A Property Crimes	4	2	21	8
Total Group A Property Crimes	56	25	247	168
Narcotic Offenses	15	6	83	68
Weapons Law Violations	4	2	18	14
All Other Part A Crimes Against Society	1	0	5	3
Total Group A Crimes Against Society	20	8	106	85
Total Group A Offenses	96	44	505	364
CLASS B CRIME TRENDS	**Jun-24**	**Jun-25**	**Jan-June 2024**	**Jan-June 2025**
DWI	6	8	25	50
Liquor Law Violations			2	3
Trespass of Property	3		8	7
All other Part B Crimes	8	5	54	50
Total Group B Offenses	17	13	89	110
Total All Group Offenses	113	57	594	474