



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, SEPTEMBER 2, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

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

DECLARATION OF A QUORUM AND CALL TO ORDER

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning 2.669 acres from the Commercial-General District to the Single Family Residential 6.3 District. The subject property is located north of W. Mulberry Street between Murray Ranch Road to the west and Walker Street to the east.

REGULAR AGENDA

2. Discuss and consider acting upon a recommendation to approve the proposed final replat of the Bayou Bend Estates Subdivision.
3. Discuss, consider and act on a request for approval of a proposed site plan for a parking lot for the Holy Comforter Episcopal Church.
4. Discuss, consider and act on a request for approval of a site plan for a proposed apartment project on Henderson Road.
5. Discuss, consider and act on a recommendation for the Preliminary Plat of Section I of Austin Colony
6. Discuss, consider an act on a recommendation for the preliminary replat of Angleton Park Place Section 1.
7. Discuss, consider, and act on the Preliminary Replat for the Brazoria County Courthouse Campus Expansion. The subject property spans six city blocks surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the west, and E. Locust Street to the south and is in the Central Business District (CBD) zoning district.

8. Discuss, consider, and act on a site plan for the proposed Brazoria County Courthouse Campus Expansion project.
9. Update on review of development regulations by Gunda Corp.

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, August 30, 2021 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email citysecretary@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Asst. Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning 2.669 acres from the Commercial-General District to the Single Family Residential 6.3 District. The subject property is located north of W. Mulberry Street between Murray Ranch Road to the west and Walker Street to the east.

AGENDA ITEM SECTION: Public Hearing

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Corey Boyer, represented by Addico Consulting Engineers, to rezone approximately 2.669 acres of land located to the north of West Mulberry Street and situated between Murray Ranch Road to the west and Walker Street to the east, from the Commercial-General District to the Single Family Residential 6.3 District.

The portion of land requested to be rezoned is part of a larger, approximate 20.75-acre tract of the M.C. Tobin Survey Abstract 699. The portion requested to be rezoned is currently zoned as the Commercial-General District, and the larger portion is zoned Single Family Residential 6.3 District. The purpose of this request to rezone the southmost portion of the tract is to provide an access to a proposed residential subdivision that meets the City's requirement to provide to access points to a subdivision with more than thirty homes.

This item was originally planned to be heard at the Planning and Zoning Commission meeting on August 5, 2021, however, a protest was received by the City the day before the public hearing to request rezoning of the subject property. The protest letter was from a neighboring property owner who has a cell phone tower on their property. The applicant requested to postpone the hearing to a later date in order to consult with legal counsel concerning issues enumerated in the protest including a "tower fall zone" and a verbal drainage easement agreement. Said property owner is an active Planning and Zoning Commission member and has communicated to City staff a perceived monetary interest in the subject property under request to rezone.

Pursuant to Chapter 211.006(d) of Texas Local Government Code, if property owners of at least twenty percent (20%) of the land area within the two hundred (200) foot radius of the subject property protest the application to rezone a property, a super majority, or three-fourths of the Planning and Zoning Commission members must vote in favor of the rezoning request in order to recommend approval to City Council.

Notice was sent to property owners within a 200-foot radius from the subject property in accordance with the provisions of LGC Chapter 211. Property owner names and addresses were located using the Brazoria County Appraisal District information. The land area surrounding the subject property comprises approximately 27.34 acres, therefore nearly 5.5 acres of surrounding land area under protest would be needed to require a super majority vote to approve a recommendation to rezone the subject property. One protest against this rezoning request has been received by the City covering approximately 2.06 acres of land area, which does not constitute twenty percent of land area within a two-hundred-foot radius.

Future Land Use

The Future Land Use Plan from the Angleton Comprehensive Plan Update designates the portion of the subject property requested to be rezoned as appropriate for commercial activity. The commercial category is described in the plan as:

Commercial areas are designed to specifically promote heavier commercial uses and perhaps some retail and service activities. Common uses in the commercial area will include auto repair shops and warehouses.

While the Future Land Use Plan designates the portion requested to be rezoned as commercial, and not residential, the rezoning request is supported by the goals of Chapter 8 Housing of the Comprehensive Plan.

Goal One (1) "Provide affordable, available housing" proposes the following:

A community in which quality housing is attractive, available, and affordable to all residents.

Goal Three (3) "Creating and Keeping Neighborhoods" proposes the following:

Healthy, well-designed neighborhoods that reflect the character and pride of Angleton

With the objective of:

Ensuring that quality neighborhoods are free of unkept vacant lots, unsafe structures, and other potential health and safety risks.

Existing Land Use and Zoning

North: Undeveloped land zoned Single Family Residential 6.3 (SF-6.3)

West: Tiny Treasures Learning Center, zoned Commercial-General (C-G)

South: Firewood business, zoned Commercial-General (C-G)

East: Waste Choice Freedom, zoned Commercial-General (C-G)

Mobility Plan

W. Mulberry St. (S.H. 35) is designated as an existing arterial in the Mobility Plan. Major arterials are described in Section 23-12 of Angleton Code of Ordinances as a public roadway with the following design features: 100'-200' right-of-way width, 48' - 60' pavement width, 4-6 lanes, lane width of 12' - 14', and designed speed of 45-55+ mph. Off-site traffic improvements, as determined by the recommendation of a traffic impact analysis, as set out in section 23-25 may be required, however, the proposed addition of approximately forty (40) homes is not anticipated to have a significant impact on W. Mulberry and surrounding streets.

Conclusion

The proposed rezoning is inconsistent with the Future Land Use Plan but is supported by the Goals 1 and 3 of Chapter 8 Housing. The rezoning request is consistent with the City's Code of Ordinances, as it is intended to provide two access points to the proposed subdivision.

RECOMMENDATION:

Staff recommends approval of the ordinance rezoning an approximate 2.669 acres from the Commercial-General District to the Single Family Residential 6.3 District.

SUGGESTED MOTION:

I move we recommend approval of the ordinance rezoning an approximate 2.669 acres from the Commercial-general district to the Single Family Residential 6.3 District.



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

CITY OF ANGLETON RE-ZONE APPLICATION

Name(s) of Property Owner: Corey Boyer

Current Address: 12618 Rolling Valley Dr Email: corey@BHGCLLC.com

City: Cypress State: TX Zip: 77429

Home Phone: _____ Business Phone: 832.525.1633 Cell: _____

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

Name of Applicant: _____
(If different than Property Owner)

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Business Phone: _____ Cell: _____

Address/Location of Property to be Re-zoned: 710 W Mulberry St

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

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES **NO**

Current Zoning: C-G Current Use: Commercial - general

Proposed Zoning: SF-6.3 Proposed Use: Single-family Residential

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

TAX CERTIFICATE



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

979.864.1320
979.388.1320
281.756.1320

Issued To:

BERTHIER BRENT
2114 EL DORADO BLVD
FRIENDSWOOD, TX 77546

Legal Description

A0699 M C TOBIN TRACT 49-51-56 ACRES
13.002

Fiduciary Number: 29887117

Parcel Address: WALKER

Legal Acres: 13.0020

Account Number: 0699-0016-000

Print Date: 06/24/2021 10:29:49 AM

Certificate No: 243582415

Paid Date: 06/24/2021

Certificate Fee: \$10.00 CASH

Issue Date: 06/24/2021

Operator ID: HALEYW

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2021.

Exemptions:

Certified Owner:

2002 MARIE G HILL REVOCABLE TRUST
%MARIE G HILL TR
1456 S BLUEBONNET LN
ANGLETON, TX 77515-2941

Certified Tax Unit(s):

- 1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
21 ANGLETON ISD
32 ANGLETON - DANBURY HOSPITAL
41 PORT FREEPORT
51 ANGLETON DRAINAGE DIST. NO 1
88 CITY OF ANGLETON

Table with 2 columns: Description and Amount. Rows include 2020 Value (\$55,920), 2020 Levy (\$1,534.68), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Reference (GF) No: N/A

Issued By: [Signature]
KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320

METES AND BOUNDS DESCRIPTION
2.669 ACRES
LOCATED IN THE
M.C. TOBIN SURVEY, A-699
BRAZORIA COUNTY, TEXAS

Item 1.

Being a tract or parcel of land containing 2.669 acres of land or 38,303 square feet, located in the M.C. Tobin Survey, Abstract 699, Brazoria County, Texas; Said 2.669 acre tract being out of and a part of a called 20.751 acre tract of record in the name of Howard and Marie Hill in Brazoria County Clerk's File (B.C.C.F.) Number 1971009521; Said 2.669 acre tract being more particularly described as follows (bearings based on said deed):

BEGINNING at the northeast corner of a called 2.97 acre tract of record in the name of Tiny Treasures Learning Center in B.C.C.F. Number 2000046058;

THENCE, through and across aforesaid 20.751 acre tract, North 88 degrees 47 minutes 02 seconds East, a distance of 309.74 feet to the southwest corner of a called 0.224 acre tract of record in the name of Wireless Properties, Inc. in B.C.C.F. Number 19970040105;

THENCE, coincident the south line of aforesaid 0.224 acre tract, South 89 degrees 57 minutes 11 seconds East, a distance of 141.97 feet to the northeast corner of the herein described tract and being the northwest corner of a called 1.0 acre tract of record in the name of BPI Real Estate Revocable Trust in B.C.C.F. Number 2000016702;

THENCE, coincident the east line of the herein described tract, South 00 degrees 03 minutes 51 seconds East, a distance of 232.72 feet to the most northerly southeast corner of the herein described tract;

THENCE, coincident the most northerly south line of the herein described tract, South 89 degrees 14 minutes 32 seconds West, a distance of 392.09 feet to an ell corner of the herein described tract;

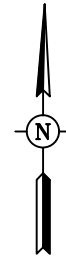
THENCE, coincident the most westerly east line of the herein described tract, South 00 degrees 02 minutes 09 seconds West, a distance of 178.77 feet to the southeast corner of the herein described tract and being on the north Right-of-Way (R.O.W.) line of State Highway 35;

THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid State Highway 35, North 89 degrees 57 minutes 50 seconds West, a distance of 60.00 feet to the southwest corner of the herein described tract;

THENCE, coincident the west line of the herein described tract, the following two (2) courses:

1. North 00 degrees 21 minutes 33 seconds West, a distance of 7.81 feet;
2. North 00 degrees 02 minutes 44 seconds East, a distance of 402.37 feet to the **POINT OF BEGINNING** and containing 2.669 acres of land.

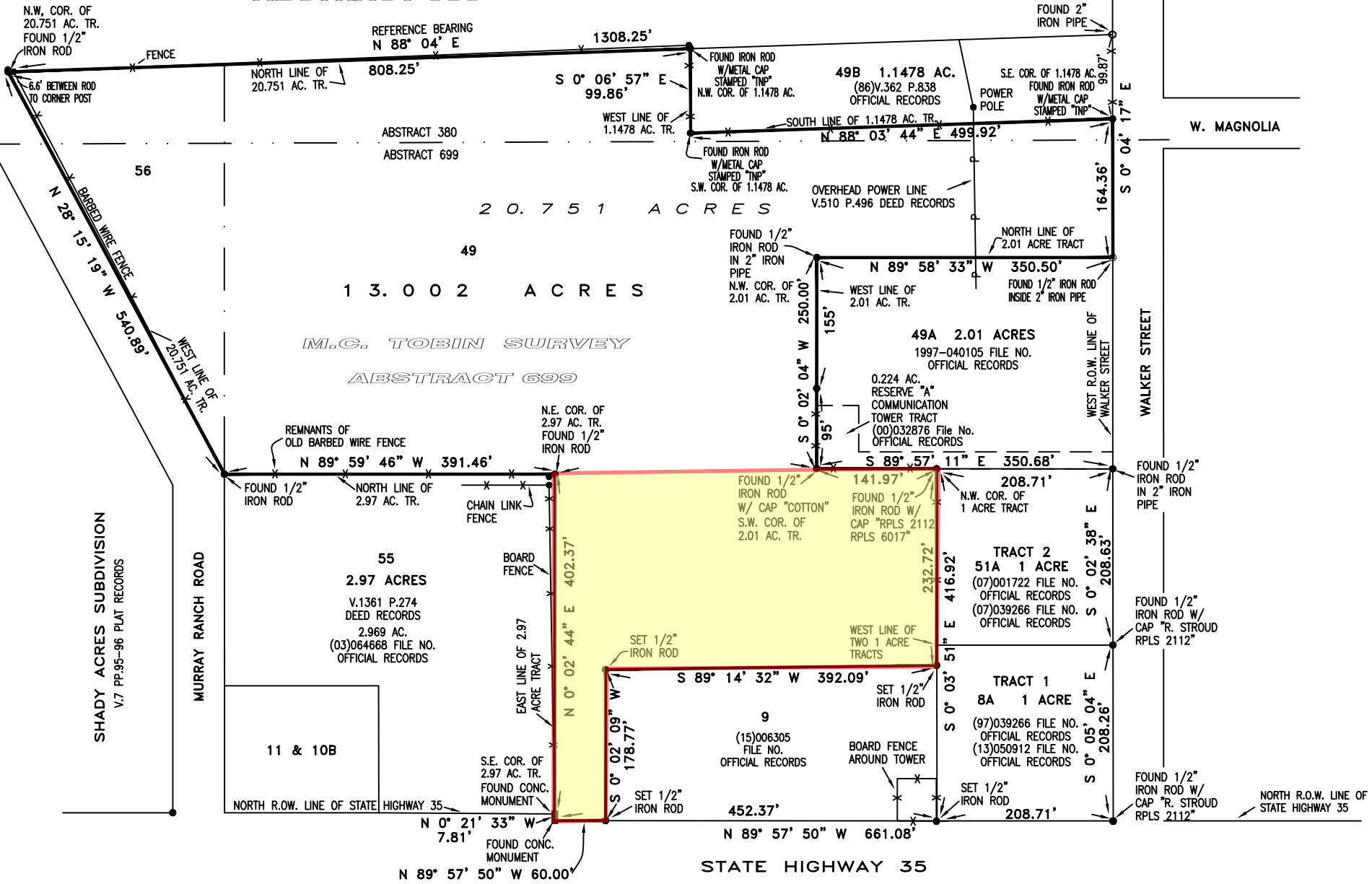
For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional easements in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



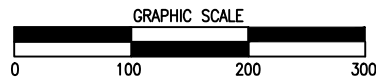
38-199R (M-465)(W-469)

J. DE J. VALDERAS SURVEY

ABSTRACT 380



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



A PLAT OF A 13.002 ACRE TRACT OUT OF A 20.751 ACRE TRACT IN THE J. DE J. VALDERAS SURVEY, ABSTRACT 380, AND THE M.C. TOBIN SURVEY, ABSTRACT 699, BRAZORIA COUNTY, TEXAS; SAID 20.751 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1090, PAGE 796 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 13.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 100'

4T 26,430

3-13-14, 3-2-21, 3-9-21

BENCHMARK:
 FLOODPLAIN:

**CB MULBERRY TRACT
 PRELIMINARY LANDPLAN**
 TBD
 ANGELTON, TX

SCHEMATIC
 Not to be used for construction,
 bidding or permit purposes.

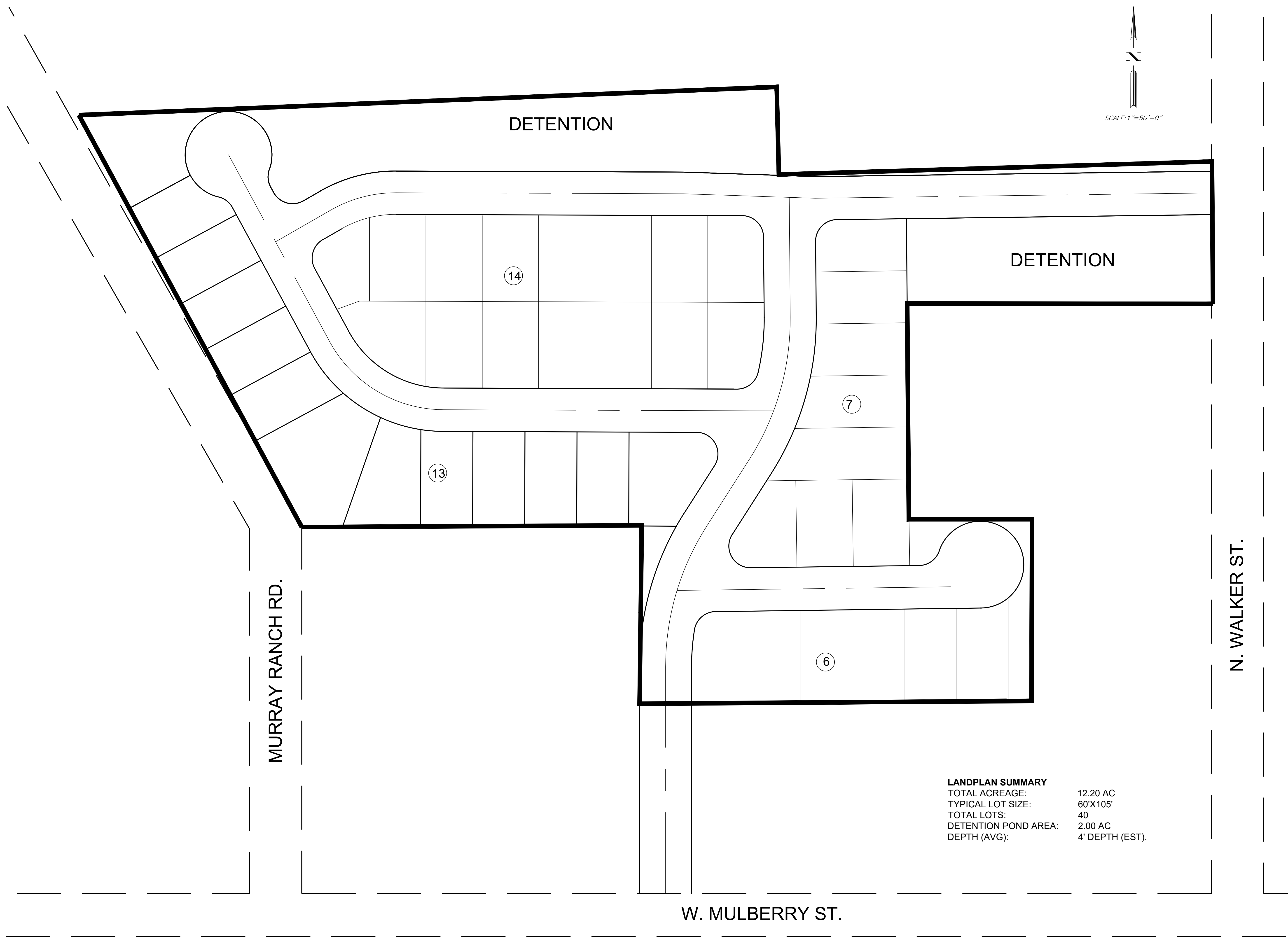
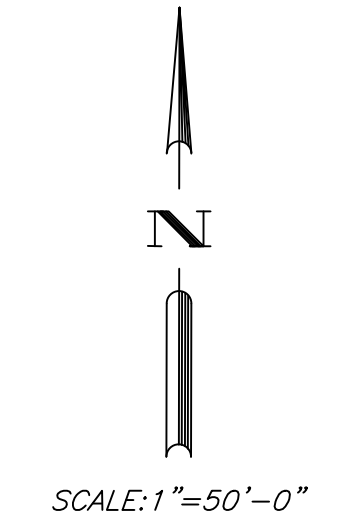
NO.	DATE	REVISION

PROJECT OWNER:
 CB DEVELOPERS

PROJECT LOCATION:
 KEY MAP LOCATION:

**LOTING PLAN
 OPTION THREE**

ALL: PROJECT NO.	SHEET NO.
DRAWN BY: EPN	1 OF 1
CHECKED BY: DVH	
DRAWING SCALE: HORIZ: 1"=50'-0" VERT: N/A	
DATE PLOTTED:	



LANDPLAN SUMMARY
 TOTAL ACREAGE: 12.20 AC
 TYPICAL LOT SIZE: 60'X105'
 TOTAL LOTS: 40
 DETENTION POND AREA: 2.00 AC
 DEPTH (AVG): 4' DEPTH (EST).

MURRAY RANCH RD.

N. WALKER ST.

W. MULBERRY ST.

DETENTION

DETENTION

14

7

13

6

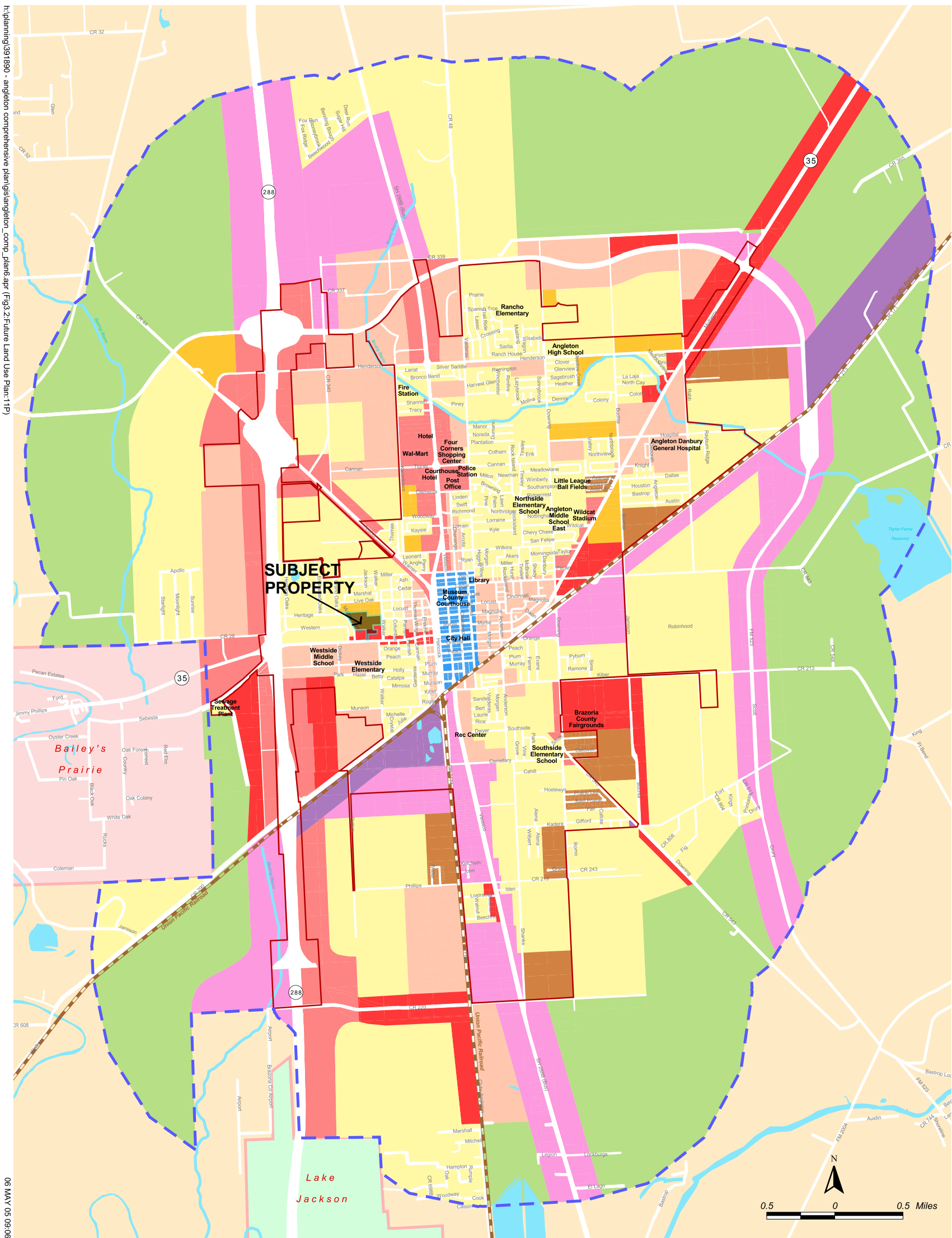















Figure 3.2
Future Land Use Plan

- | | |
|--|---|
|  Agricultural |  Industrial/Commercial |
|  Single Family Residential |  Industrial |
|  Multi-Family Residential |  Downtown |
|  Manufactured Housing |  Right Of Way |
|  Office/Retail/Multi-Family Residential |  Angleton Study Area |
|  Office/Retail |  Angleton City Limits |
|  Commercial | |

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



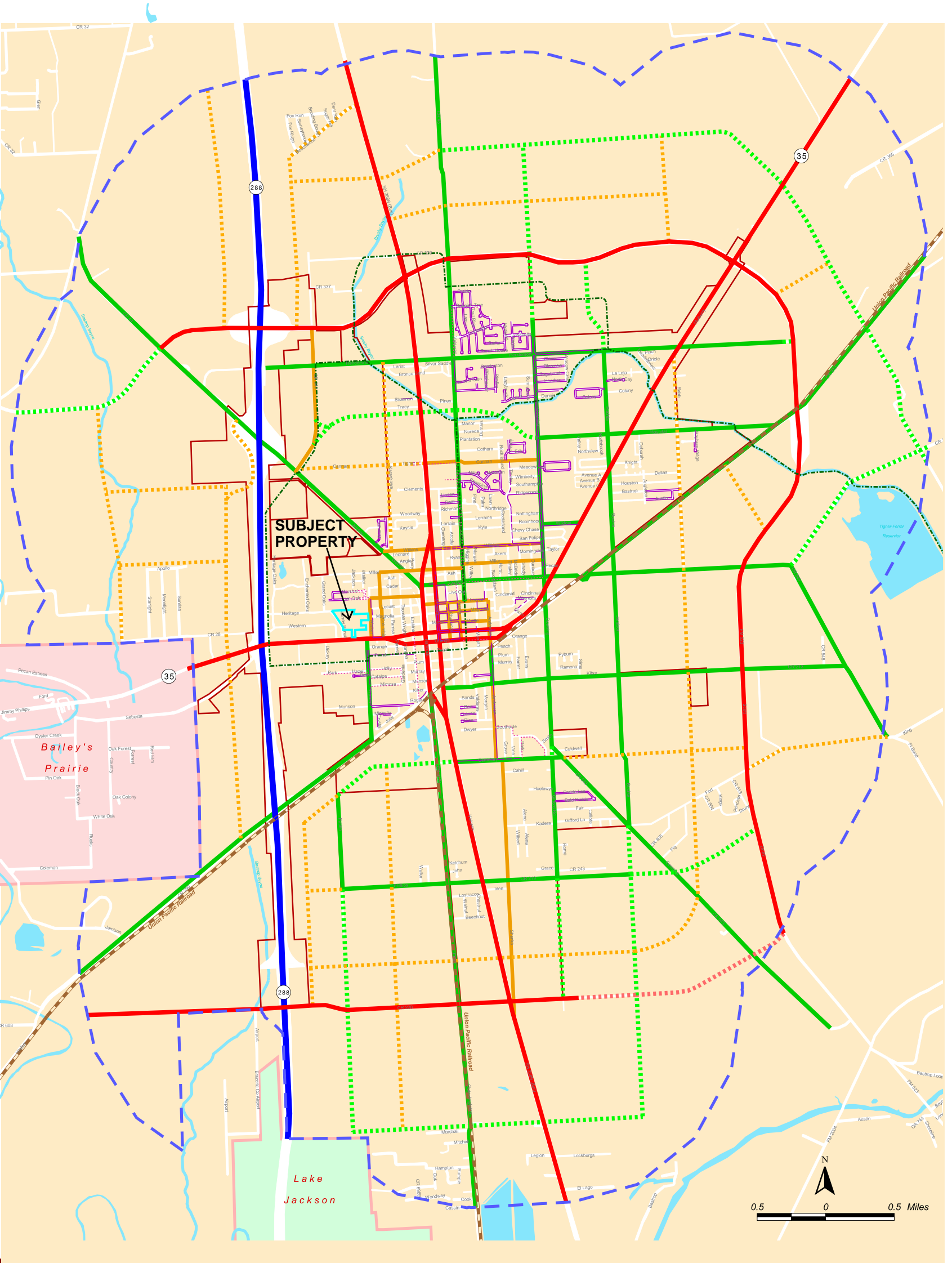


Figure 4.1
Mobility Plan

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

**Judy & Larry Shaefer
Wireless Properties, Inc.
115A N Walker St
Angleton, TX 77515
713-522-7000**

8/4/2021

City of Angleton Building Department
Mr. Walter Reeves
Mrs. Lindsay Koskiniemi
121 S Velasco
Angleton, TX 77515

RE: Mulberry Fields, LLC's 2.669-acre tract Rezoning application located on the north side of Mulberry Street, between N. Walker Street and Murray Ranch Road.

We have questions on this rezone for several reasons after speaking with several of the affected parties.

As an adjacent property owner to this tract, who have a 5' existing easement for Drainage agreement with Marie G Hill, Trustee of 2002 Marie G Hill Revocable Trust, who holds a vendor's lien on this 2.669-acre tract, in which we agreed and completed installing a security fence with gate on the N. Walker entrance of the Mulberry Fields LLC. Property. 100' of which is in this rezoning plat.

Wireless Properties, Inc.'s tenant's 170' lattice cellular tower, owned now by Crown Castle International, has been on the SE corner of our property since 2001 and is grandfathered. It has been surrounded by vacant unoccupied land and support maintenance buildings since it was built.

Due to the current COA, tower ordinance in Section 28-106 of the Code of Ordinances of the City of Angleton, Texas, in Section 5.(i), ii, Table 1 states that the separation between a Single-Family or duplex residential units should be 200 feet or 300% the height of the tower whichever is greater. I must assume that this is for the safety of the homeowner and his home. Our home is built up on the front of the property well out of the 200' setback.

I have attached copies of our agreements and invoice from the fence installation.

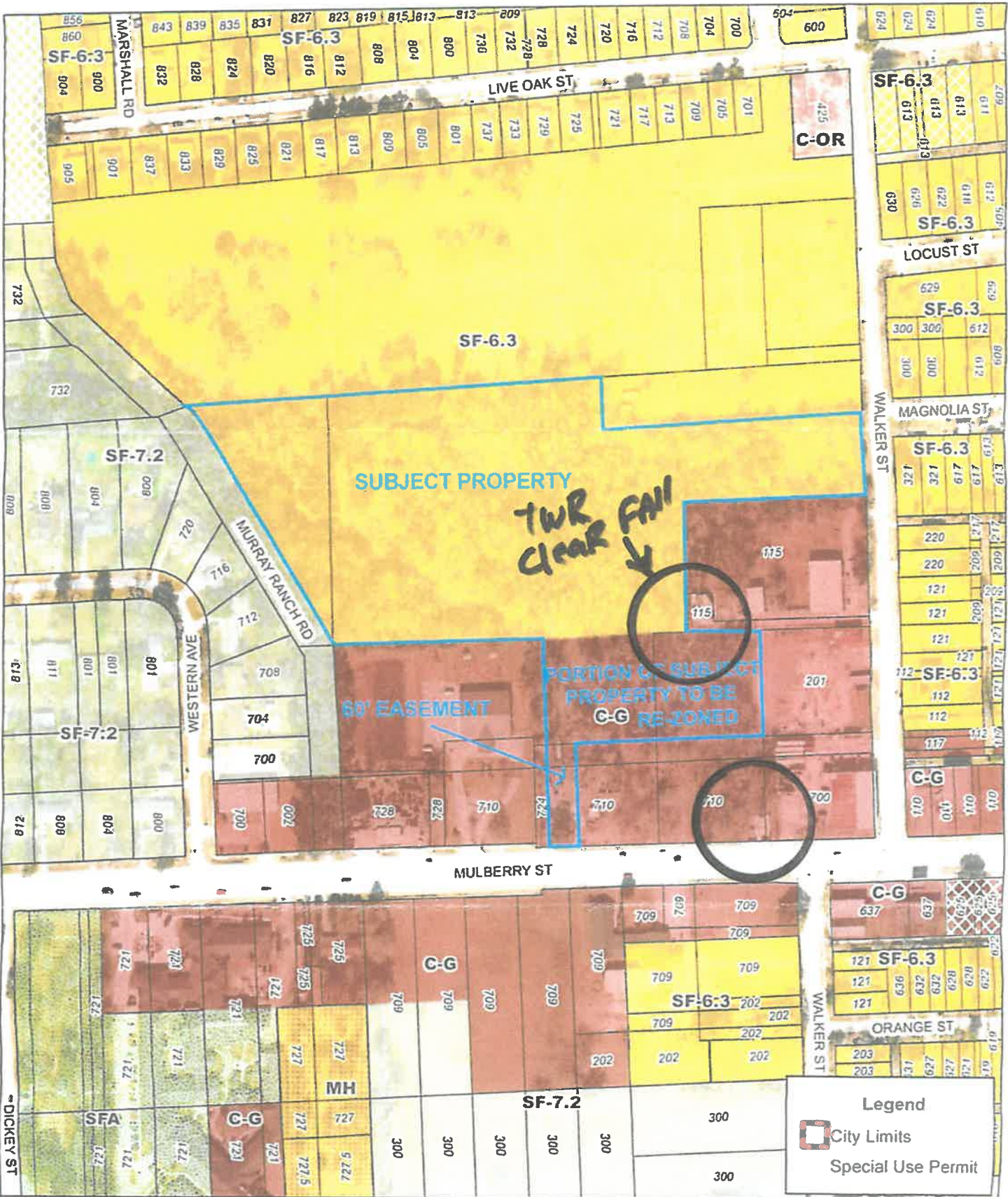
Regards -


Larry & Judy Shaefer & Wireless Properties, Inc.

Mulberry Fields LLC

Rezoning of 2.669-acre property on the N side of W. Mulberry between N Walker and Murray Ranch Road.

- **No notice to LS & JS**
- **2.669-acres affects our drainage - We had issues before Council multiple times in 2019.**
- **What about the Tower ordinance Sec. 28-106 clear fall zone and separation on towers of 2 towers within 200' of this property?**
- **No notice to Crown Castle International who owns both towers.**
- **Construction issues – Dust – Drainage and Noise at Little Treasures Daycare.**
- **13.002 acres to be cleared of how many Heritage trees?**



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



Operated by:
City of Angleton
121 S. Velasco St
Angleton, TX 77515
979-649-4364

City of Angleton GIS Mapping

1" = 247'



W/ TWR CLEAR FAIL

AGREEMENT BETWEEN PARTIES

This Agreement outlines the verbal discussions on drainage issues on the North and West side of the 2.01 acres owned by Wireless Properties Inc. and Larry & Judy Shaefer with and on property owned by Marie G. Hill, Trustee of 2002 Marie G. Hill Revocable Trust and whose legal description is A0699 M C TOBIN TRACT 49-51-56 ACRES 13.002, CAD # 0699-0016-000, Angleton, TX 77515.

The objective is to detail drainage easements of ten (10) feet on the North and West sides of the Wireless Properties, Inc. and Larry & Judy Shaefer property out to N Walker St for both parties' benefit of draining their properties. A formal drawing will be developed, signed and filed with the City of Angleton's building department to outline this drainage plan. Wireless Properties, Inc. also agrees to allow Marie G. Hill, Trustee of 2002 Marie G. Hill Revocable Trust use of the five (5) foot drainage easement created by the City of Angleton on the South side of their property located at 115 N Walker for additional drainage of her property to N Walker.

*Angleton
Drainage
District
SS*

Additional benefits to 2002 Marie G. Hill Revocable Trust will include a six (6) foot chain link fencing along the East one hundred seventy-five (175) foot property line at N Walker and a ten (10) foot passage gate will allow access for maintenance of all parties to be constructed at Larry & Judy Shaefer and Wireless Properties, Inc.'s expense as well as a drainage ditch created in said drainage easement.

Larry Shaefer

Larry Shaefer for Larry & Judy Shaefer & as President for Wireless Properties Inc.

Marie G. Hill

Marie G Hill, Trustee

Jessie Hernandez

Jessie Hernandez, Witness

1-16-20

Date Signed

ORDINANCE NO. 20210805-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING 2.669 ACRES FROM ARTICLE III ZONING DISTRICTS SECTION 28-57 C-G - COMMERCIAL-GENERAL DISTRICT TO ARTICLE III ZONING DISTRICTS SECTION 28-46 SF-6.3 – SINGLE FAMILY RESIDENTIAL 6.3 DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

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

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

WHEREAS, on August 5, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Corey Boyer to rezone 2.669 acres from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single Family Residential 6.3 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on August 5, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Corey Boyer, to rezone 2.669 acres from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single Family Residential 6.3 District be approved; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Corey Boyer, to rezone 2.669 acres from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 Single Family Residential 6.3 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on August 24, 2021 the City Council of the City of Angleton, Texas approved the request by Corey Boyer, to rezone 2.669 acres from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 Single Family Residential 6.3 District of the Code of Ordinances City of Angleton, Texas; and

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

WHEREAS, the City Council desires to rezone 2.669 acres from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single Family Residential 6.3 District of the Code of Ordinances, City of Angleton, Texas;

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

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

SECTION 2. The request by Corey Boyer, to rezone 2.669 acres, as described in Exhibit “A,” from Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Article III Zoning Districts Section 28-46 SF-6.3 – Single Family Residential 6.3 District of the Code of Ordinances, City of Angleton, Texas be approved.

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

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

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

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

SECTION 7. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code
PASSED AND APPROVED THIS THE 24TH DAY OF AUGUST 2021.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, CMC
City Secretary

EXHIBIT A
LOCATED IN THE
M.C. TOBIN SURVEY, A-699
BRAZORIA COUNTY, TEXAS

Being a tract or parcel of land containing 2.669 acres of land or 38,303 square feet, located in the M.C. Tobin Survey, Abstract 699, Brazoria County, Texas; Said 2.669 acre tract being out of and a part of a called 20.751 acre tract of record in the name of Howard and Marie Hill in Brazoria County Clerk's File (B.C.C.F.) Number 1971009521; Said 2.669 acre tract being more particularly described as follows (bearings based on said deed):

BEGINNING at the northeast corner of a called 2.97 acre tract of record in the name of Tiny Treasures Learning Center in B.C.C.F. Number 2000046058;

THENCE, through and across aforesaid 20.751 acre tract, North 88 degrees 47 minutes 02 seconds East, a distance of 309.74 feet to the southwest corner of a called 0.224 acre tract of record in the name of Wireless Properties, Inc. in B.C.C.F. Number 19970040105;

THENCE, coincident the south line of aforesaid 0.224 acre tract, South 89 degrees 57 minutes 11 seconds East, a distance of 141.97 feet to the northeast corner of the herein described tract and being the northwest corner of a called 1.0 acre tract of record in the name of BPI Real Estate Revocable Trust in B.C.C.F. Number 2000016702;

THENCE, coincident the east line of the herein described tract, South 00 degrees 03 minutes 51 seconds East, a distance of 232.72 feet to the most northerly southeast corner of the herein described tract;

THENCE, coincident the most northerly south line of the herein described tract, South 89 degrees 14 minutes 32 seconds West, a distance of 392.09 feet to an ell corner of the herein described tract;

THENCE, coincident the most westerly east line of the herein described tract, South 00 degrees 02 minutes 09 seconds West, a distance of 178.77 feet to the southeast corner of the herein described tract and being on the north Right-of-Way (R.O.W.) line of State Highway 35;

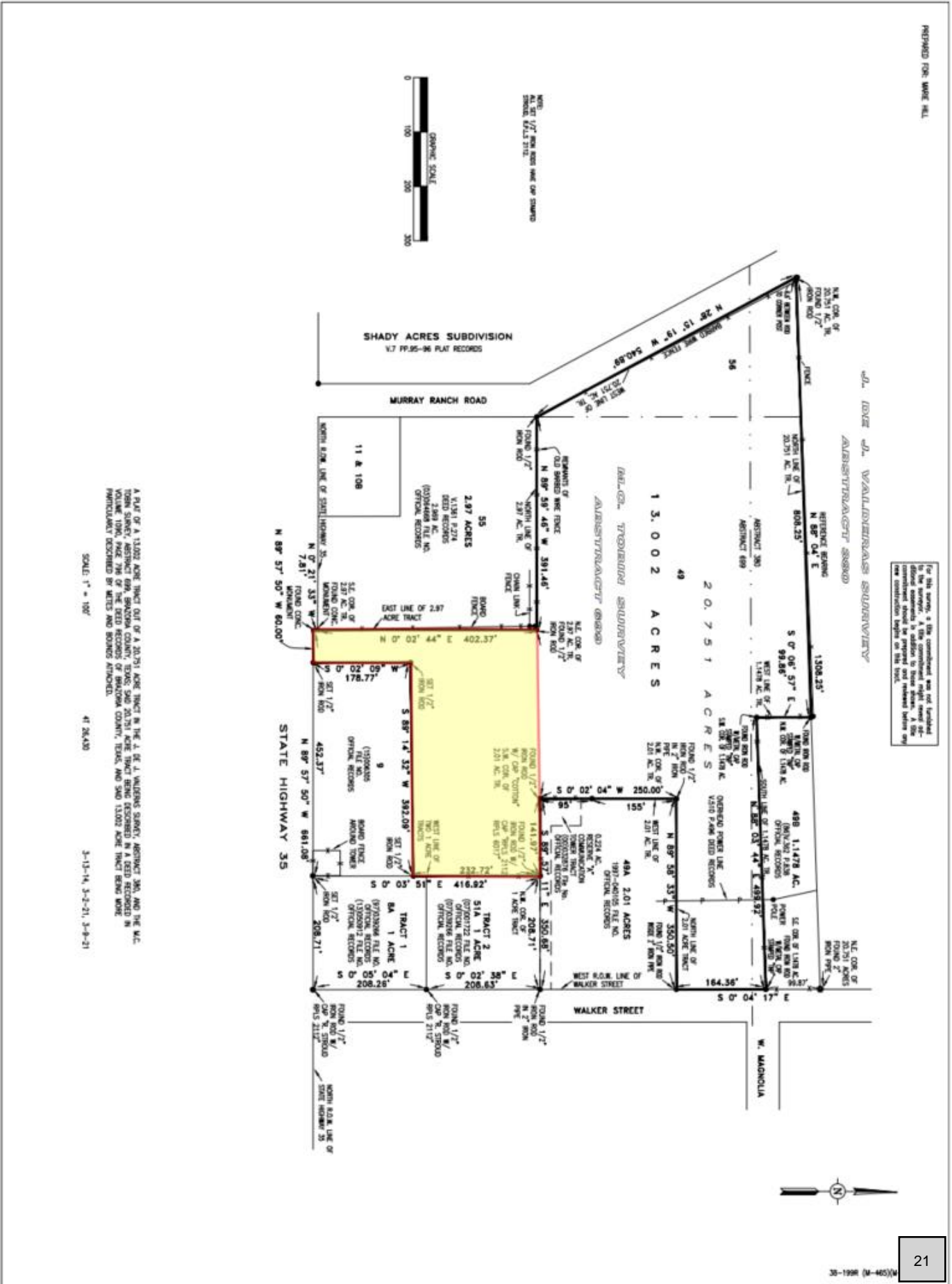
THENCE, coincident the south line of the herein described tract and the north R.O.W. line of aforesaid State Highway 35, North 89 degrees 57 minutes 50 seconds West, a distance of 60.00 feet to the southwest corner of the herein described tract;

THENCE, coincident the west line of the herein described tract, the following two (2) courses:

1. North 00 degrees 21 minutes 33 seconds West, a distance of 7.81 feet;
2. North 00 degrees 02 minutes 44 seconds East, a distance of 402.37 feet to the **POINT OF BEGINNING** and containing 2.669 acres of land.

PREPARED FOR: WADE HILL

For this survey, a title commitment was not furnished to the surveyor. A title commitment report should be prepared and submitted before any new construction begins on this tract.



A PART OF A 11.002 ACRE TRACT OUT OF A 20.251 ACRE TRACT IN THE J. DE J. WALTONS GARITY, ABSTRACT 280, AND THE N.E. CORNER OF SECTION 28, T20N, R10E, S40E, SHADY ACRES SUBDIVISION, BEING DESCRIBED IN A DEED RECORDED IN VOLUME 1096, PAGE 796 OF THE DEED RECORDS OF BRANZON COUNTY, TEXAS, AND SAID 11.002 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 100'

4/26/20

5-13-14, 5-2-21, 5-8-21



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

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

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

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

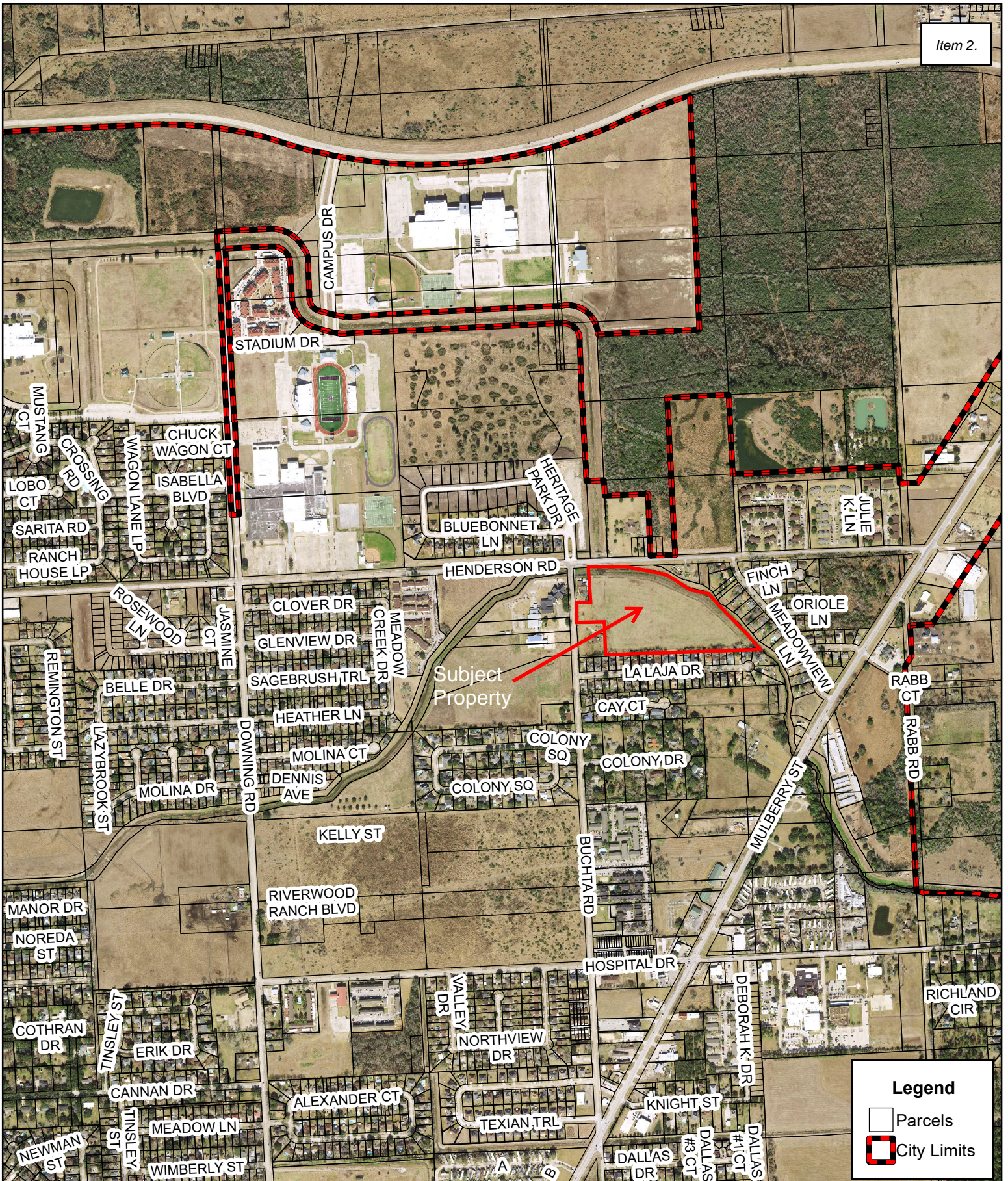
The subject property consists of 15.872 acres, is in the SF-6.3 zoning district and abuts both Henderson Road and Buchta Road. The proposed final replat is to subdivide the property into 36 single family residential lots and 3 reserve lots. The preliminary replat for this project was recommended by the Commission on May 2, 2021 and approved by City Council on May 25, 2021. Attached is the City Engineer's memo, except as otherwise noted in the City Engineer's comments the proposed final replat otherwise meets City of Angleton requirements.

RECOMMENDATION:

Staff recommends approval of the final replat of the Bayou Bend Estates Subdivision subject to the condition all comments are cleared prior to recording of the final replat.

SUGGESTED MOTION:

I move we recommend approval of the proposed final replat of the Bayou Bend Estates Subdivision subject to the condition all comments are cleared prior to recording of the final replat.



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

August 18, 2021

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

Re: On-Going Services
Plat Review of Bayou Bend Subdivision Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980 (2021)

Dear Mr. Reeves:

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

Preliminary Plat Review:

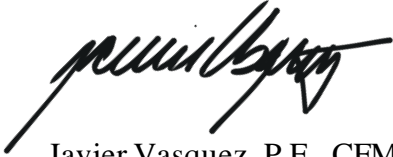
1. Verify and update the labeling for the floodplain areas noted on the plat drawing. The areas shall clearly indicate flood zones as designated by FEMA. Update Plat Note #2 to include the regulatory floodway in the floodplain statement.
2. Notate the floodplain hatching in the sheet legend followed by “unless otherwise noted” to distinguish hatching shown on the plat.
3. Verify and notate the additional location of base flood elevation where noted on the plat drawing.
4. Update the text for the 10-ft ROW taking to read “10’ R.O.W. Dedication”.
5. Per Angleton LDC Sec. 23-19c, in all instances where reserve tracts are designated, the plat shall include a general note stating that it shall be responsibility of the developer, or a Property Owner Association, to maintain the reserve tract including the drainage easements shown. Update the portion of text indicated on the note and verify that the portion of drainage reserve maintained by Angleton Drainage District is provided in their final correspondence letter.
6. For the Plat Note #13, provide reference of the note in the lot diagram inset.
7. Update the portion of the Drainage and Detention Easement certificate to read as “...The portion of Blocks 1 & 2..”.
8. Update the Reserve Table to reflect Reserve “A” use to Drainage and Detention Use and Reserve “B” use to Drainage and Floodplain Use.
9. Update the plat revision date in the sheet titleblock.

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

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

Sincerely,

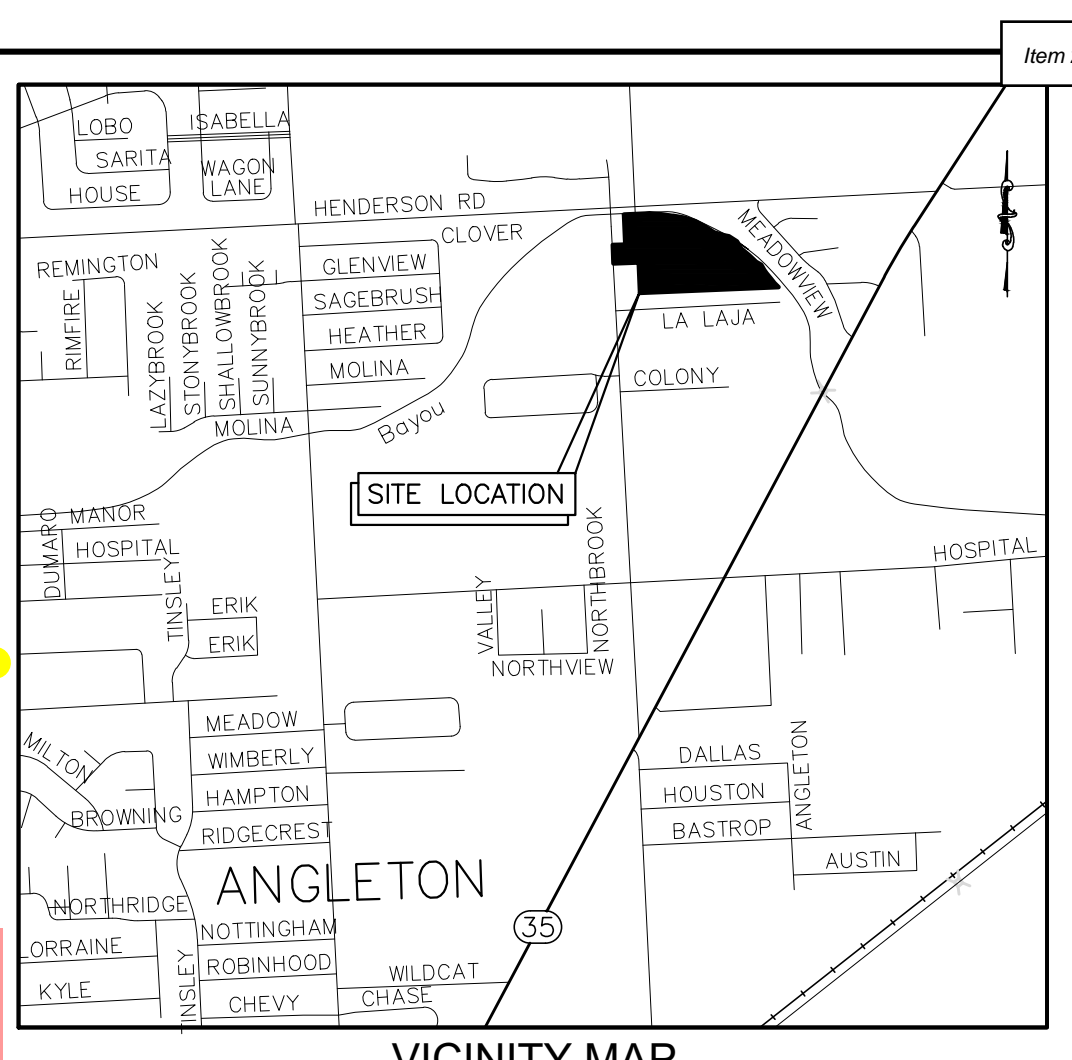
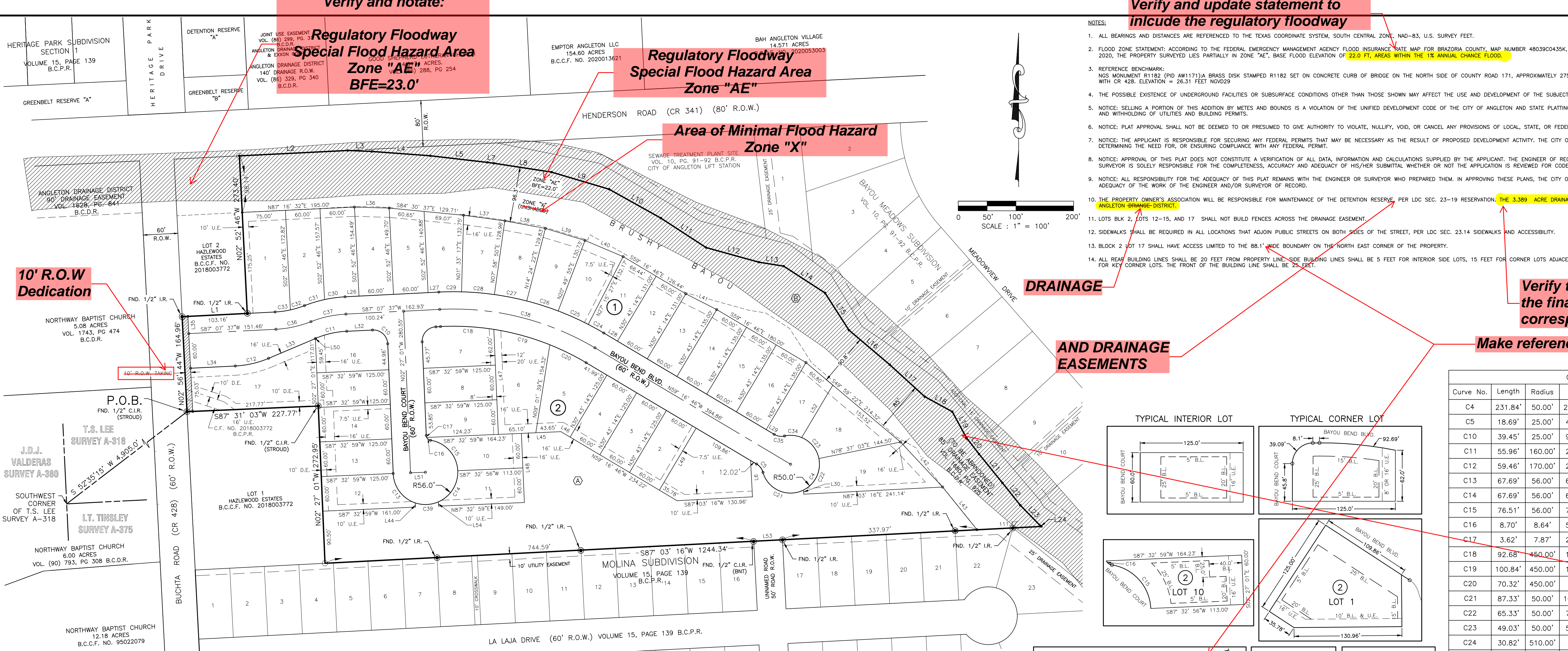
HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

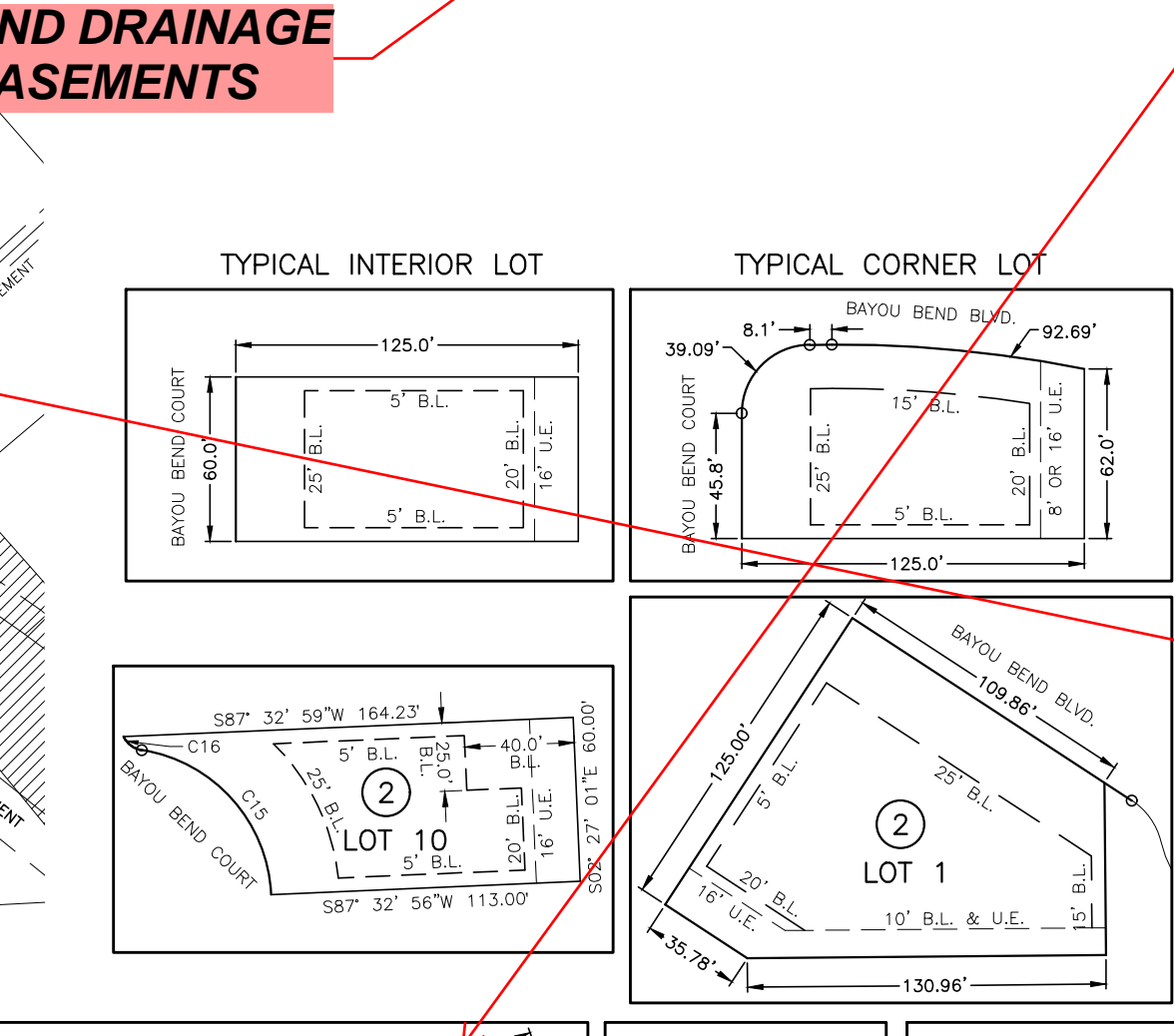
Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10283980 (2021))

Attachments



VICINITY MAP
N.T.S.



Curve Table with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Lists data for curves C4 through C39.

Curve Table with columns: Curve No., Length, Radius, Delta, Chord Bearing, Chord Distance. Lists data for curves C28 through C39.

Notate floodplain hatching in legend and state "unless otherwise noted"

RESERVE TABLE with columns: SYMBOL, DESCRIPTION, RESERVE USE, AREA. Lists Restricted Reserve A and B.

DEDICATION STATEMENT: NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Clint Peltier, do hereby adopt this plat designating the hereinabove described property as Bayou Bend Estates, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

Blocks 1 & 2 drainage and floodplain use. Includes text about drainage and detention, and a note to include a leading "0" to allow for consistent formatting.

Drainage and Detention. Includes text about drainage and detention, and a note to include a leading "0" to allow for consistent formatting.

Drainage and Detention. Includes text about drainage and detention, and a note to include a leading "0" to allow for consistent formatting.

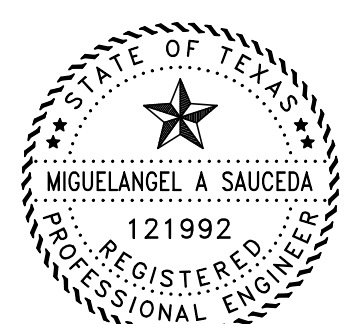
Drainage and Detention. Includes text about drainage and detention, and a note to include a leading "0" to allow for consistent formatting.

Drainage and Detention. Includes text about drainage and detention, and a note to include a leading "0" to allow for consistent formatting.

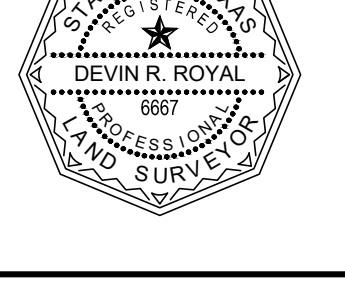
Line Table with columns: Line No., Length, Direction. Lists data for lines L1 through L18.

LEGEND with symbols and descriptions for Aerial Easement, Brazoria County Clerk's File, etc.

REVISED: 6/17/21 Update



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



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

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

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

AGENDA CONTENT: Discuss, consider and act on a request for approval of a proposed site plan for a parking lot for the Holy Comforter Episcopal Church.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None.

EXECUTIVE SUMMARY:

This is a request for approval of a site plan for a parking lot for Holy Comforter Episcopal Church. The subject property is located on the southwest corner of Chenango Street and Orange Street, consists of 9,799 square feet and is in the Central Business District zoning district.

Pursuant to Section 28-26.(a).(2).b.3 a site plan shall be required for all nonresidential, multifamily and single-family attached developments within any zoning district. After City staff review, Section 28-26.(c).(6).a.3 requires the City Manager to recommend approval, approval with conditions or denial of the site plan to the Planning and Zoning Commission. If the site plan is denied by the Planning and Zoning Commission, the denial may be appealed to the City Council.

The Commission will note that the traffic flow arrows on the site plan are in the wrong direction. The church is also proposing to pave the existing alley between the existing parking lot to the south and the proposed parking lot with asphalt between the two parking lots. Normally such paving would be required to be concrete, but the city has a 6-inch sewer line that runs the length of the alley and asphalt makes more sense for the paving as it would be easier to take up should work need to be done on the existing sewer line.

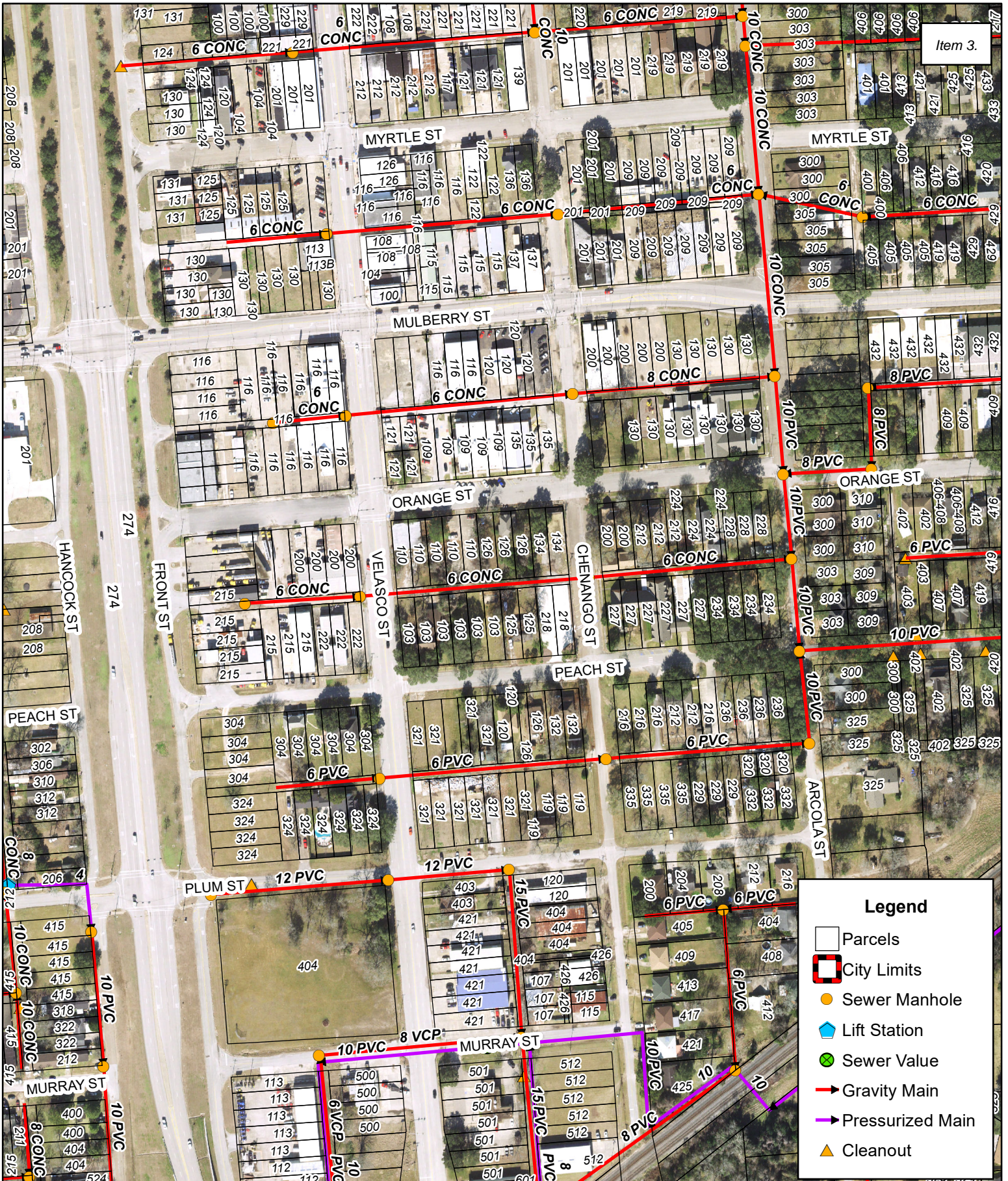
The revised plans were not received until August 25, 2021 and as of the time of preparation of this report, no further comments had been received from staff. Other than as previously noted, and pending any further comments, the proposed site plan meets City of Angleton requirements.

RECOMMENDATION:

Staff recommends approval of the site plan for the proposed Holy Comforter Episcopal Church parking lot subject to the condition that all comments are cleared prior to issuance of any permit for construction of the parking lot.

SUGGESTED MOTION:

I move we approve the site plan for the proposed Holy Comforter Episcopal Church parking lot subject to the condition that all comments are cleared prior to issuance of any permit for construction of the parking lot.



Item 3.

Legend

- Parcels
- City Limits
- Sewer Manhole
- Lift Station
- Sewer Value
- Gravity Main
- Pressurized Main
- Cleanout

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

CURRENT ZONING: CBD
MIN LOT AREA = NON SPECIFIED
MIN LOT DEPTH= NON SPECIFIED
MIN LOT DEPTH= NON SPECIFIED
THERE ARE NO MINIMUM REQUIREMENTS FOR FRONT
SIDE AND REAR YARD

MAXIMUM ALLOWABLE LOT COVERAGE = 100%

TOTAL LOT AREA = 9799 SF
PROPOSED IMPERVIOUS COVER = 7206 SF
PROPOSED LOT COVERAGE = 73.5%

PARKING LOT COUNT REQUIREMENT
NO ON-SITE PARKING IS REQUIRED HOWEVER PARKING SPACES MUST CONFORM TO
SUBSECTION 28-101(C)

1 SPACE PER EACH 3 SEATS IN THE CHURCH SANCTUARY
TOTAL NUMBER OF SEATS IN CHURCH SANCTUARY: 125 SEATS

REQUIRED PARKING FOR CHURCH SANCTUARY: 125 / 3 = 42 SPACES

THE CHURCH POSSESSES THE FOLLOWING PARKING INFORMATION

- 11 REGULAR SPACES AND 0 HANDICAP STREET-SIDE SPACES ALONG S. CHENANGO
- 9 REGULAR SPACES AND 0 HANDICAP STREET-SIDE SPACES ALONG PEACH STREET
- 0 REGULAR SPACES AND 6 HANDICAP SPACES ONSITE (PARKING LOT #1: NOT SHOWN)
- 21 REGULAR SPACES AND 0 HANDICAP SPACE WITHIN PARKING LOT#2

PRE-DEVELOPMENT TOTAL: 41 REGULAR SPACES AND 6 HANDICAP

THE PROPOSED PARKING LOT #3 WILL ADD 17 REGULAR SPACED TO THE DEVELOPMENT.

POST-DEVELOPMENT TOTAL: 58 REGULAR SPACES AND 6 HANDICAP
(HANDICAP ACCESSIBLE PARKING SPACES REQUIRED FOR 51 TO 75 SPACES: 3)

PARKING LOT TREE REQUIREMENT:

PROPOSED PARKING SPACES: 17
1 TREE REQUIRED PER 20 SPACES
REQUIRED: 1 TREES

EXISTING TREES = 2
PROPOSED NEW TREES = 0

THERE ARE TWO HERITAGE TREES (LIVE OAKS) ON
THE PROPERTY. BOTH TREES WILL BE PRESERVED.
NO REPLACEMENT TREES ARE REQUIRED AND NO
ADDITIONAL TREES ARE REQUIRED IN THE PARKING LOT.

FRONTAGE TREE REQUIREMENT:

TOTAL FRONTAGE LENGTH= 209 FT

1 TREE REQUIRED PER 30 FT
REQUIRED: 209/30= 6.9 TREES
PROVIDED: 7.0 TREES

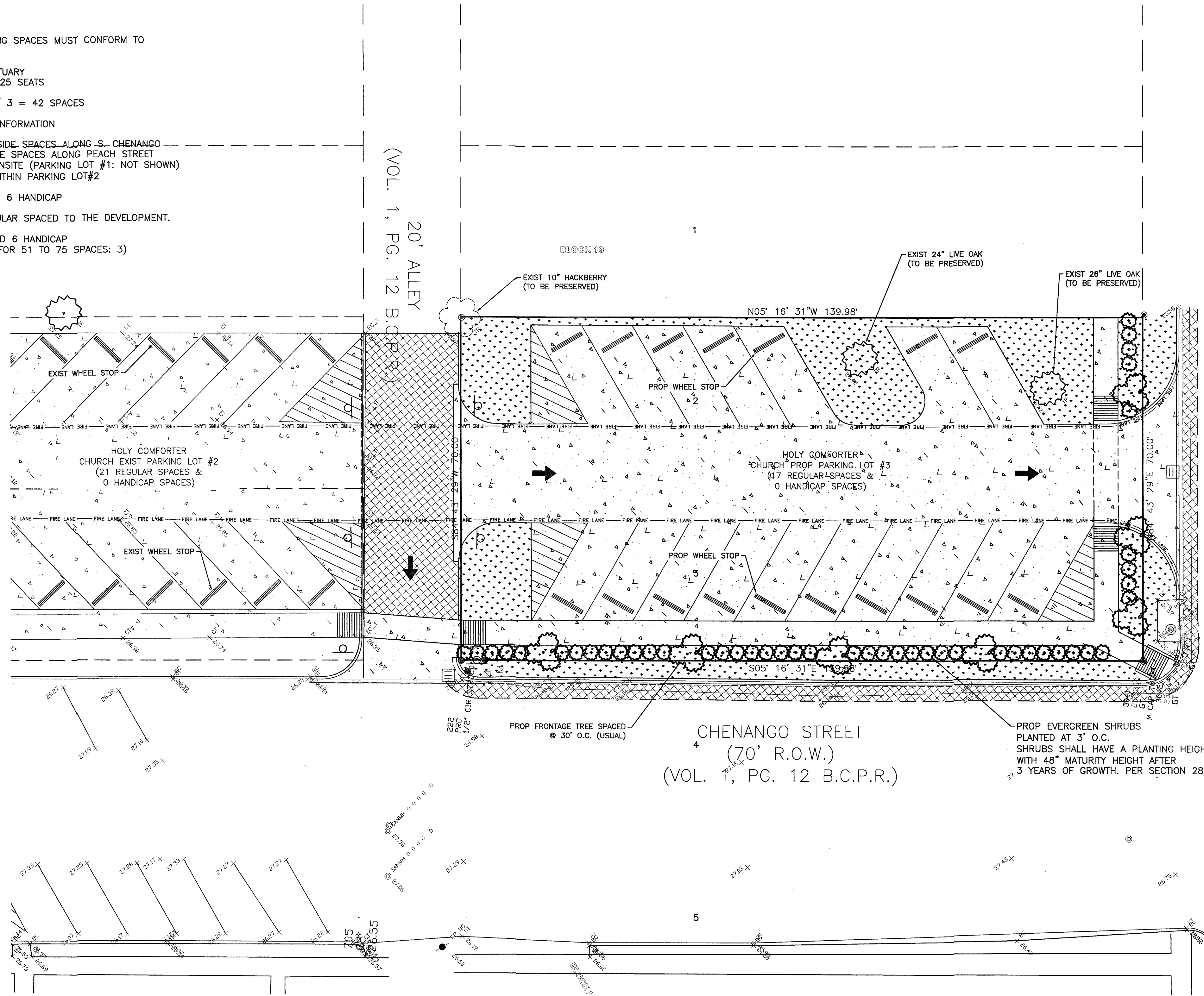
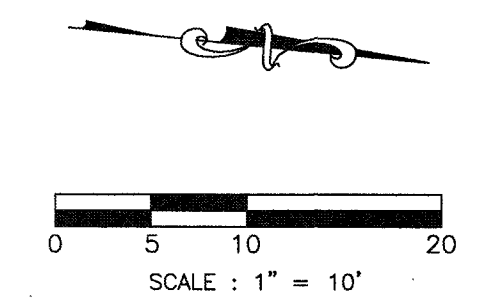
PROP FRONTAGE TREES SHALL BE 3"
CALIPER, 7' TALL FROM TREE LIST (15'
CANOPY AT MATURITY)

TREE LIST

- COMMON NAME
- GREEN ASH
 - BASSWOOD
 - EASTERN COTTONWOOD
 - AMERICAN ELM
 - BLACK HICKORY
 - SOUTHERN MAGNOLIA
 - RED MAPLE
 - BUR OAK
 - CALIFORNIA FAN PALM
 - LOBLOLLY PINE
 - SWEETGUM

TREE LEGEND

- HERITAGE TREE (PECAN & LIVE OAK)
- SIGNIFICANT TREE (OAK & ELM)
- INSIGNIFICANT TREE (ALL OTHER TYPES)
- TREE TO BE REMOVED
- PROPOSED TREE



ORANGE STREET
(70' R.O.W.)
(VOL. 1, PG. 12 B.C.P.R.)

CHENANGO STREET
(70' R.O.W.)
(VOL. 1, PG. 12 B.C.P.R.)

20' ALLEY
(VOL. 1, PG. 12 B.C.P.R.)

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
DRAWN
CHECKED
DATE

B & L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6881 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
RANDALL J. LISKA
89374

The seal appearing on this document was authorized by Randall J. Liska P.E. 89374
Date: August 16, 2021

OWNER:
HOLY COMFORTER EPISCOPAL CHURCH
227 S. Chenango St.
Angleton, Texas 77515

PLAN: 1" = 10'
PROFILE:
HORIZONTAL:
VERTICAL:

PROPOSED PARKING LOT #3
134 E. ORANGE ST.
ANGLETON, TEXAS

LANDSCAPE AND HERITAGE TREE PRESERVATION PLAN
PROJECT NO. 14656
C.7



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

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

AGENDA CONTENT: Discuss, consider and act on a request for approval of a site plan for a proposed apartment project on Henderson Road.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None.

EXECUTIVE SUMMARY:

EnterTextHere

RECOMMENDATION:

The subject property is located on the south side of Henderson Road approximately 500 feet west of Buchta Street. The property consists of 4.99 acres and is in the Multifamily Residential 29 (MFR-29) zoning district. The project will consist of 72 one-bedroom units, 40 two-bedroom units, 8 three-bedroom units and an office.

A combined preliminary/final plat of the property was approved by City Council on March 10, 2020. The developer proposed that the city enter into a 380 Agreement but the City declined and the plat was never recorded. That approval expired on March 10, 2021. Plans for construction of the proposed apartment complex were under review but those were never approved, and no permits were ever issued.

Pursuant to Section 28-26.(a).(2).b.3 a site plan shall be required for all nonresidential, multifamily and single-family attached developments within any zoning district. After City staff review, Section 28-26.(c).(6).a.3 requires the City Manager to recommend approval, approval with conditions or denial of the site plan to the Planning and Zoning Commission. If the site plan is denied by the Planning and Zoning Commission, the denial may be appealed to the City Council.

Attached are a location map and site plan package for the proposed apartment project. As of the time of preparation of this agenda summary, revised plans have not been received addressing City comments. Development Services comments noted the following inconsistencies with the Code of Ordinances of the City of Angleton:

1. Section 28-52.(d).(2) requires a 25 ft. front yard setback along Henderson Road. Please provide dimensions showing the setback of the buildings along Henderson Road.
2. Section 28-52.(d).(3) requires a minimum air-conditioned floor area of 600 sq. ft. per unit. Please provide a minimum floor area for each unit on the site plan.
3. Section 28-52.(d).(4) limits the maximum impervious surface area to 50% of the property. Please provide the maximum impervious surface calculation on the site plan.
4. Section 28-52.(d).(5).f requires that no parking space shall be located closer than 2 feet to a side property line. All the parking along the western property line is 1 ft. from the side property line. Please revise.
5. Section 28-101.(c).(4).(a) requires off-street parking be provided by minimum 9' X 20' spaces. Please provide parking that meets the City's minimum requirement.
6. Section 28-105.(d).(1) are the minimum color and exterior design standards. Please provide color information for the buildings.

The Code of Ordinances is unclear on the procedure for dealing with site plans subject to Planning and Zoning Commission approval that do not meet minimum City of Angleton requirements. If this were a site plan for a building permit the Board of Adjustment would have to grant variances of City requirements before a building permit could be issued. However, it makes no sense to turn the site plan approval process into a two Board/Commission process where one can potentially bind (BOA) the other (P&Z) regarding approval of a site plan. Items 1, 3, 4 and 5 are areas where the proposed site plan does not meet the minimum requirements of the Code of Ordinances. The developer has provided some reasoning as to why the site plan should be approved as designed. However, these are not "variances" in the traditional sense because the Commission cannot grant variances. It can approve a site a site plan even if it does not meet the minimum requirements of City code if it determines that the reasons for the failure to meet minimum requirements are reasonable. As a basis for making that determination the criteria for granting a variance are a good basis.

The criteria for granting a variance are found in Section 28-23(f)(2):

- a. **That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land;**

While the developer alleges special circumstances or conditions affecting the land such that strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his/her land staff does not find this criterion to be met. The project could have been designed to meet all the requirements of City code within the developable area. There is no special circumstance or condition that causes the front setback to not be met, the minimum parking space size to not be met, the minimum side setback for parking to not be met and maximum impervious surface to not be met.

- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;**

A substantial property right still exists even if minimum City of Angleton requirements are met. Two reasons for not meeting City requirements are that previous reviews of the project (which never resulted in construction permits being issued) did not identify the Code inconsistencies, nor apparently, the

requirement for Planning and Zoning Commission approval. A third reason offered is that the project is not financially viable if it has to be redesigned to meet City code.

- c. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;**

It is hard to imagine how approving the site plan as proposed will be detrimental to the public health, safety or welfare as the property is bordered by Henderson Road on the north, Brushy Bayou to the east and south, and an existing apartment complex to the west.

- d. That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and**

Again, it is hard to imagine how approving the site plan as proposed would prevent the orderly use of other land within the area.

- e. That a finding of undue hardship exists.**

An undue hardship exists pursuant to Section 28-23(f)(3).

Pursuant to Section 28-23(f)(3): written findings must be made that an undue hardship exists using the following criteria:

- a. That literal enforcement of the controls will create an unnecessary hardship in the development of the affected property;**

It is hard to see how literal enforcement of the controls will create an unnecessary hardship other than the developer's claim that the project will no longer be financially feasible. Staff cannot speak to the review process that occurred prior September 2020 but the developer was informed of these requirements prior to making this application.

- b. That the situation causing the hardship or difficulty is neither financial in nature, self-imposed nor generally affecting all or most properties in same zoning district;**

The situation causing the hardship is financial in nature and is self-imposed.

- c. That the relief sought will not injure the permitted use of adjacent conforming property; and**

It is hard to see how approving the site plan as proposed would injure the permitted use of adjacent conforming property.

- d. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.**

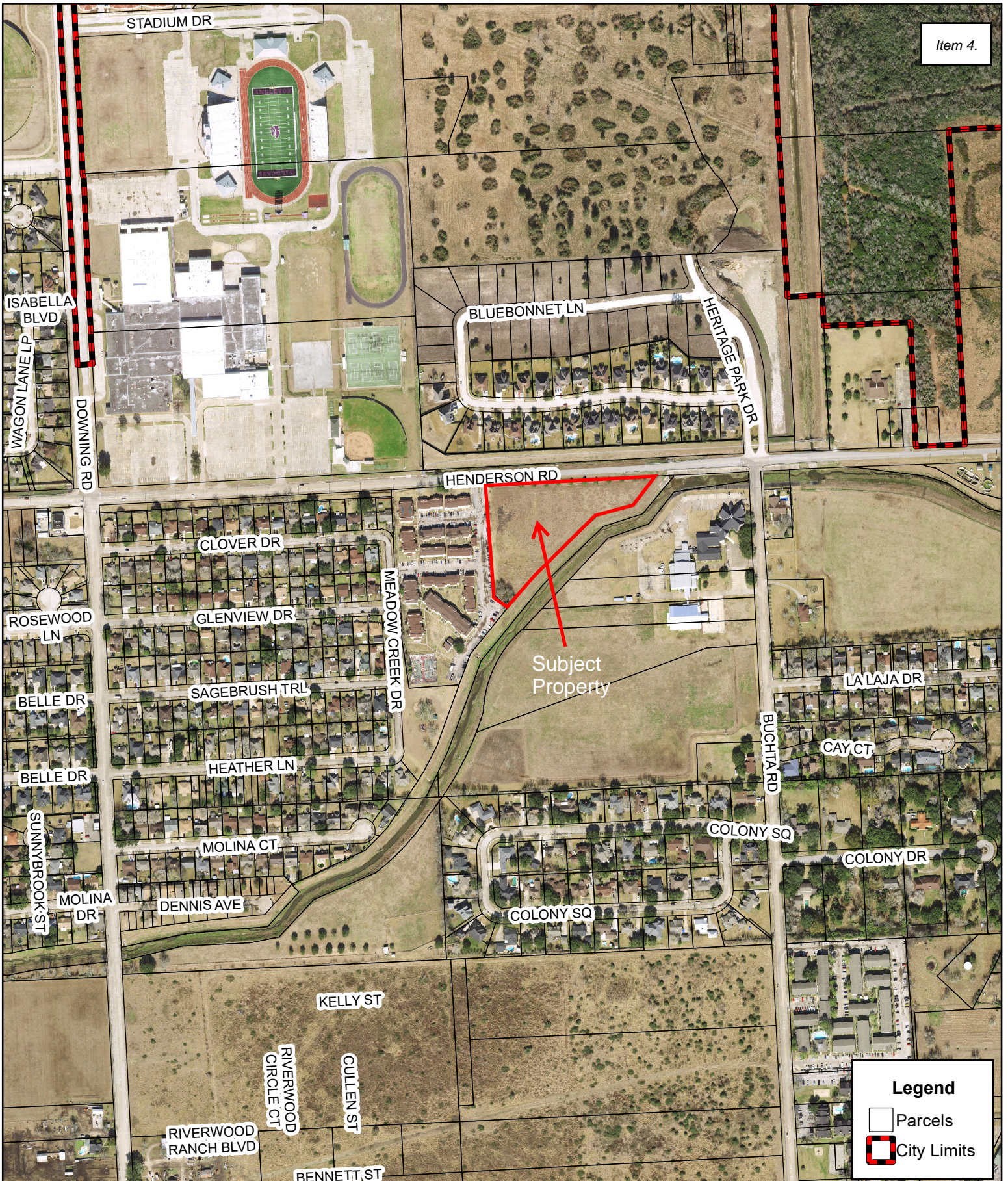
In this case, approving the site plan as proposed, given the circumstances, would be in harmony with the spirit and purpose of these regulations.

RECOMMENDATION:

Given the history, circumstances and lack of any identifiable detrimental impacts, staff recommends approval of the site plan package for the proposed apartments on Henderson Road subject to the condition that all comments are cleared prior to issuance of any permit for construction of the project.

SUGGESTED MOTION:

I move we approve the site plan package for the proposed apartments on Henderson Road subject to the condition that all comments are cleared prior to issuance of any permit for construction of the project.



Item 4.

Legend

- Parcels
- City Limits

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

Saltfield Partners, LLC
5868 Westheimer Rd, #341
Houston, TX 77057

August 30, 2021

City of Angleton / Planning & Zoning Commission
c/o Walter Reeves
120 S. Chenango St
Angleton, TX 77515

RE: Henderson Rd Multifamily Site Plan Submittal

Subject: Request for Relief or Variance for the following Project Elements;
Re: Letter by Walter Reeves Dated August 16, 2021
Re: Letter items 1, 3, 4, and 5

Dear City of Angleton Development Team and Planning & Zoning Commission:

The Developers of the Henderson Road Multifamily project respectfully request the committee’s consideration to grant relief on the following items identified in the letter referenced above;

LDC Requirement	Current Development Specification
Item 1: Section 28-52.(d).(2) requires a <u>25 ft.</u> front yard setback along Henderson Road. Please provide dimensions showing the setback of the buildings along Henderson Road	<i>As planned the setback is <u>21 ft.</u></i>
Item 3: Section 28-52.(d).(4) limits the maximum impervious surface area to <u>50%</u> of the property. Please provide the maximum impervious surface calculation on the site plan.	<i>As planned the setback the impervious surface area is less than <u>85%</u>.</i>
Item 4: Section 28-52.(d).(5).f requires that no parking space shall be located closer than <u>2 feet</u> to a side property line.	<i>As planned, the setback is a minimum of <u>1 ft.</u> from the property line facing West</i>
Item 5: Section 28-101.(c).(4).(a) requires off-street parking be provided by minimum <u>9' X 20'</u> spaces.	<i>As planned the off-street parking spaces are <u>9ft X 19ft</u></i>

The Developers have concluded that, addressing these four code items, viewed as interrelated, would cause the reduction of a minimum of ten (10) apartment units rendering the project financially unsustainable.

Per Section 23-102B of the City of Angleton LDC, variances may be granted when:

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

- *The encroachment of Brushy Bayou along the south border has curtailed the available acreage for development significantly. Per LDC requirements, no building structure could be placed at least 60' from the edge of the bayou, consisting of a 50' easement and additional 10' requirement for a maintenance berm.*
 - *The general shape of the tract as a "right triangle" posed architectural challenges in placing dwelling unit buildings in conjunction with parking and amenities to ultimately achieve the intended 120-unit density for the Developer to meet the project target for feasibility.*
2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties;
 - *This 85% maximum threshold figure was obtained directly from discussions with the prior Building Inspector, George Schonert, prior City Planner, Wayne Neumann, and prior City Manager, Scott Albert. They further indicated that the 50% requirement could be a drafting error in the Code and not a conscious or intended requirement by the City since the latest multifamily development in the City of Angleton from 2014, Summer House Apartments, far exceeds the 50% requirement for impervious coverage.*
 - *Ultimately, the Development team would not have initiated design of this project in 2019 if the 50% requirement was enforced from the onset.*
 3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications.
 - *This Project was previously reviewed thoroughly, commented upon and plat-approved by the prior City Building Inspector, HDR, Planning and Zoning Commission and Angleton City Council. A complete set of architectural, engineering, and site plans were presented first to the City in December of 2019, then revised in February of 2020 after comments were received, culminating with plat approval in March of 2020. Notably, the plat was approved inclusive of the minor variances from the LDC that are presented here.*
 4. The hardship was not created by the applicant.
 - *The approved plat expired in March of 2021 per the one-year limitation by the LDC, thus the Developer has re-initiated the submittal process with the City.*
 - *Due to COVID-induced macro-economic factors, the Developer did not accelerate the project for General Construction permitting in 2020.*
 - *The physical challenges with the shape and topography due to Brushy Bayou are inherent to the tract.*
 5. A variance would not be detrimental to any adjacent properties or to public health and safety.
 - *None of the proposed items of relief sought, collectively or individually, cause damage nor negatively impacts the safety, livability of the adjacent properties nor to the public.*
 - *The variances do not inhibit the City's requirement for a new Sidewalk along Henderson Road by public use easement or gifting the space required to the City.*
 - *As planned, the setback is a minimum of 1 ft. from the property line facing West, with sufficient space to erect an 8' foot fence separating the adjacent multifamily property.*

Collectively, revising our existing plans to address the specifics of each minor item will negatively impact the Project and render it non-feasible as a Market-Rate New Multi-family development (which does not

receive government tax incentives nor impose any income restrictions on future residents.) Therefore, we seek the Commission's consideration for relief on all of the variances together.

- Addressing each of the items noted above to conform to current code will cause the removal of a minimum of ten (10) apartment units, which hampers the project's financial feasibility to move forward. Due to current construction costs the minimum new construction multifamily apartment product operated on standalone basis is 120 unit minimum. Most multifamily new construction in rural markets of Texas have a development minimum of 150 units.
- The highest and best use of this site is a Market Rate Multifamily apartment complex. This planned property is in one of the most desirable locations of the City within direct access and proximity to Schools, Churches, and quality Single-family housing.
- Beyond the challenges of developing a quality multifamily product on this site, the immediately adjacent multifamily product, Texas Angleton Ranch Apartments, is a low-quality challenge of its own. By approving, building and operating a successful 120 Unit Market Rate Multifamily project on this site it can be anticipated that this project will attract a new quality operator to purchase and bring the necessary capital to clean-up the Texas Angleton Ranch next door.

Respectfully, we ask for the City and Planning and Zoning Commission's support for our requests for relief contained herein and to allow the project to proceed with site plan approval.

Best regards,

A handwritten signature in black ink, appearing to read 'Ajit Karani', with a long, wavy horizontal line extending to the right.

Ajit Karani
Henderson Road Multifamily, as Project Manager

LEGEND

CITY OF ANGLETON PARKING REQUIREMENTS

CITY REQUIRES= 1.5 SPACE PER 1 BEDROOM UNIT
 CITY REQUIRES= 2.0 SPACE PER 2 BEDROOM UNIT
 CITY REQUIRES= 2.5 SPACE PER 3 BEDROOM UNIT

PARKING SPACES REQUIRED PER TAS TABLE 208.2

HANDICAP PARKING REQUIRED = 7 HANDICAP SPACES
 HANDICAP PARKING PROVIDED = 7 HANDICAP SPACES

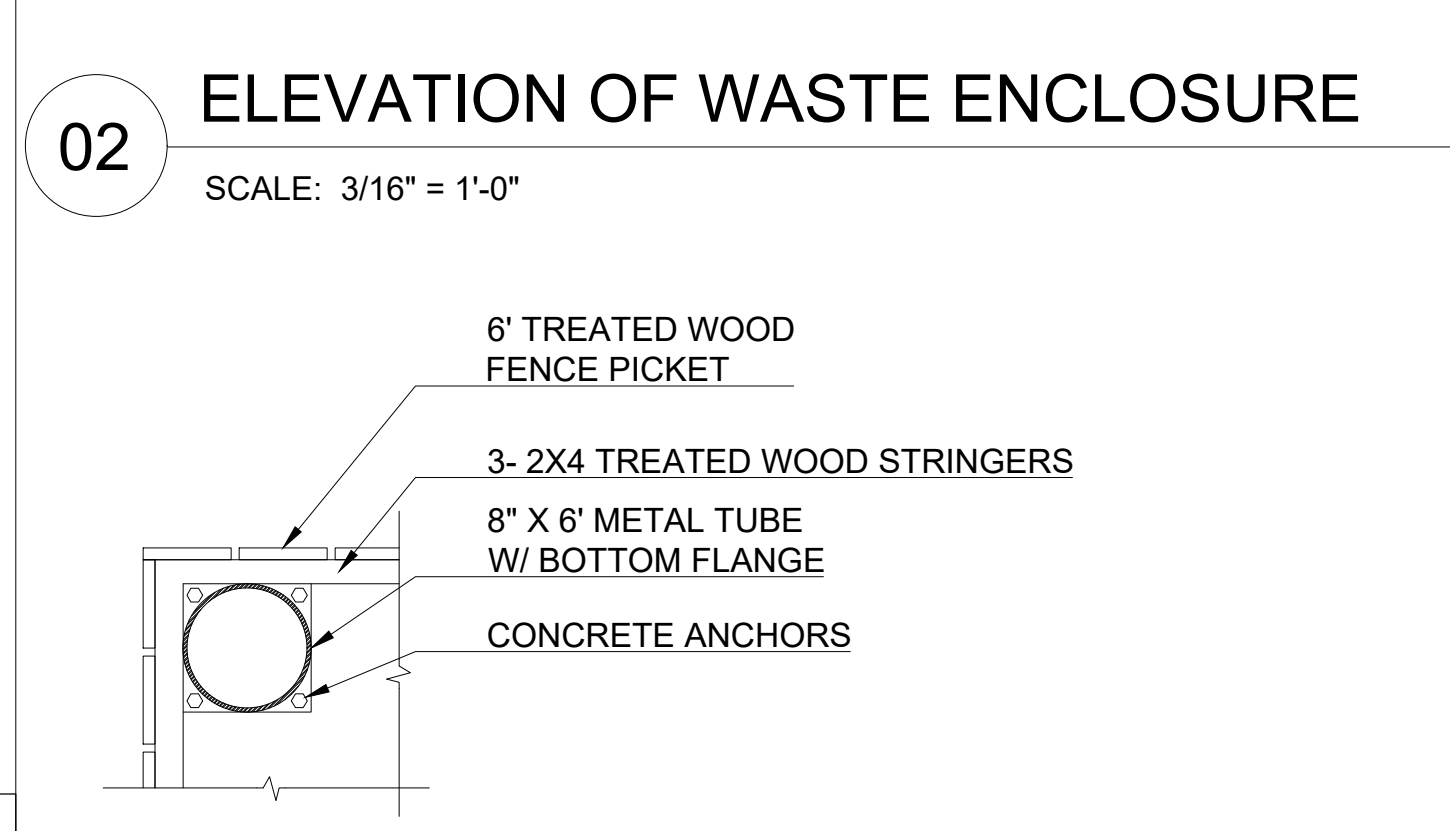
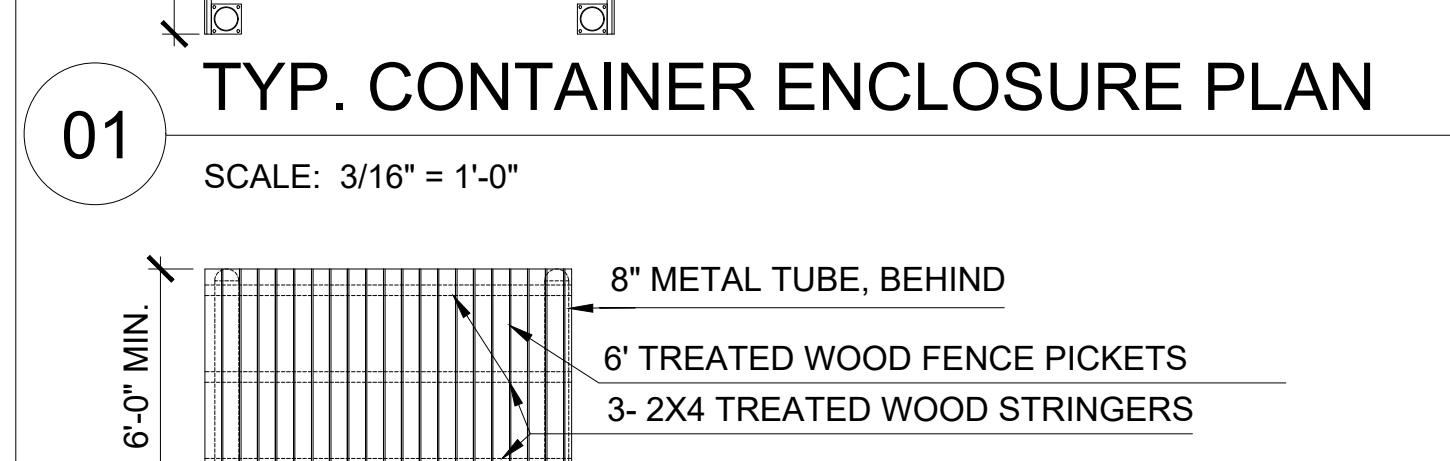
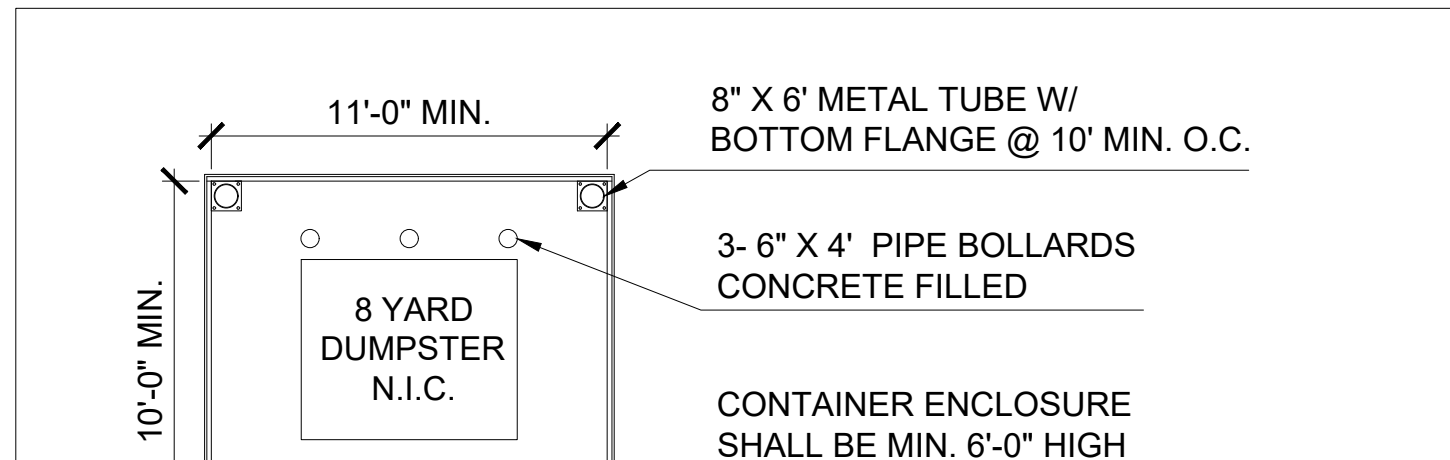
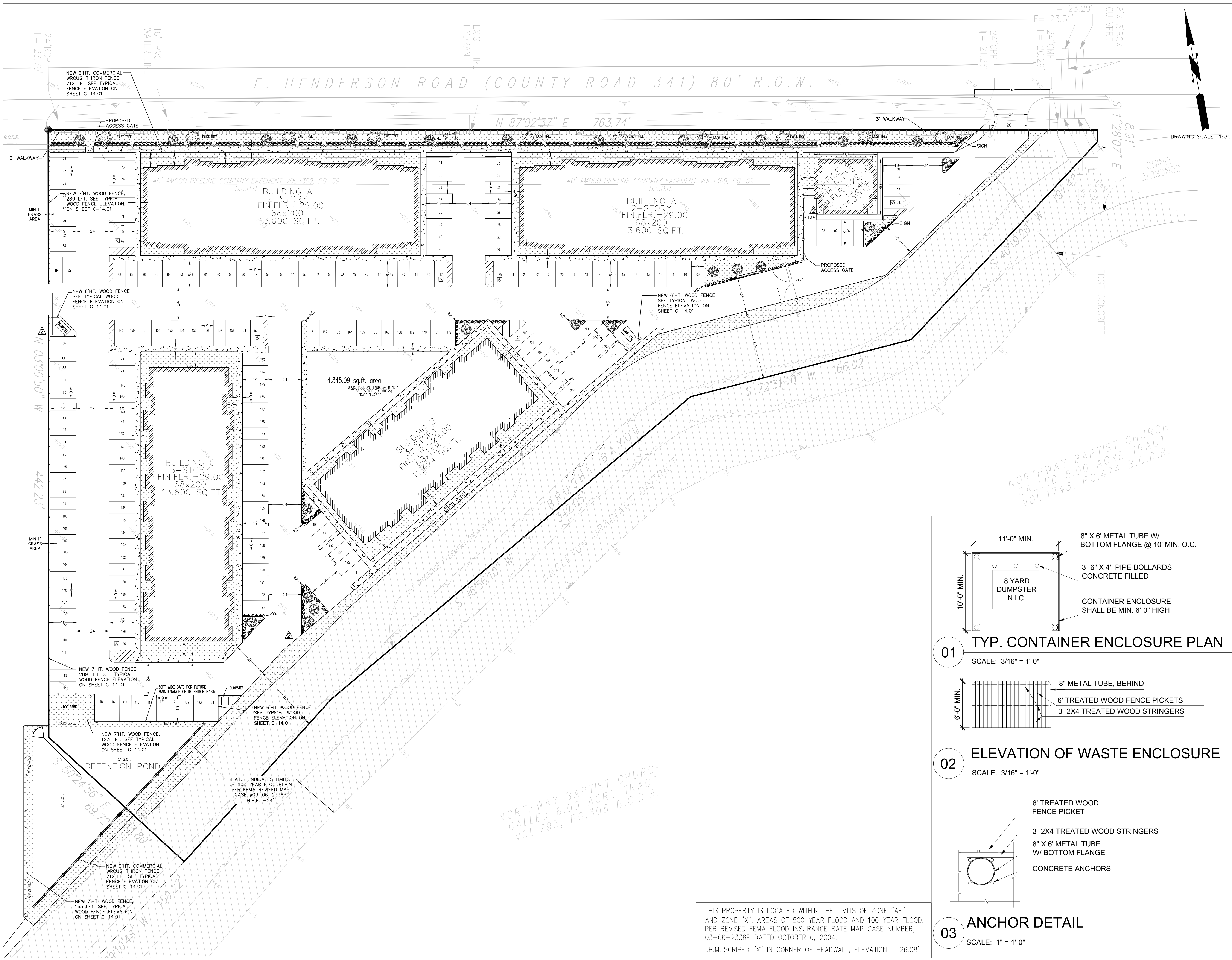
PARKING SPACE TABULATION

1 BEDROOM UNITS= 72 X 1.5/UNIT = 108 SPACES REQ
 2 BEDROOM UNITS= 40 X 2.0/UNIT = 80 SPACES REQ.
 3 BEDROOM UNITS= 8 X 2.5/UNIT = 20 SPACES REQ.

TOTAL SPACES REQUIRED = 208 SPACES

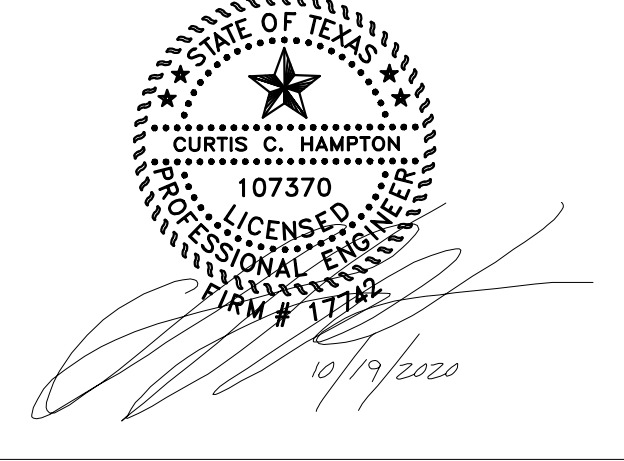
TOTAL SPACES PROVIDED = 210 SPACES

HATCH	DESCRIPTION
[Hatch Pattern]	LANDING ZONE
[Hatch Pattern]	CONCRETE SIDEWALK/WALKWAY
[Hatch Pattern]	GRASS AREAS
[Hatch Pattern]	PROPOSED BUILDING



Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	11/07/2019	ISSUED FOR CONSTRUCTION
1	12/06/2019	REV 1
2	01/18/2021	FINAL CD'S



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES.



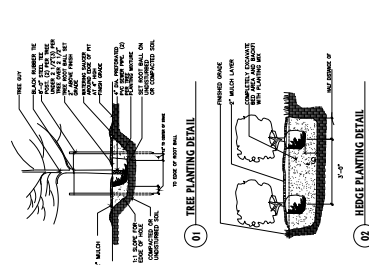
Curtis C. Hampton P.E.
 409-354-5925
 CLIENT:
 SALTFIELD PARTNERS, LLC.
 PROJECT LOCATION OR ADDRESS:
 --- E. HENDERSON ROAD
 ANGLETON, TEXAS 77515

SITE PLAN

DRAWN BY:	BG	CHECKED BY:	CCH
PROJECT #	19-0279	SCALE:	1:30
DATE: 07/20/2021	REV:	DWG:	19-0279-C-3.5

THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" AND ZONE "X", AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD, PER REVISED FEMA FLOOD INSURANCE RATE MAP CASE NUMBER, 03-06-2336P DATED OCTOBER 6, 2004.
 T.B.M. SCRIBED "X" IN CORNER OF HEADWALL, ELEVATION = 26.08'

LEGEND



NO.	SYMBOL	DESCRIPTION	QTY	TOTAL
1	(Symbol)	1\"/>		

NO.	SYMBOL	DESCRIPTION	QTY	TOTAL
1	(Symbol)	1\"/>		

REVISIONS:

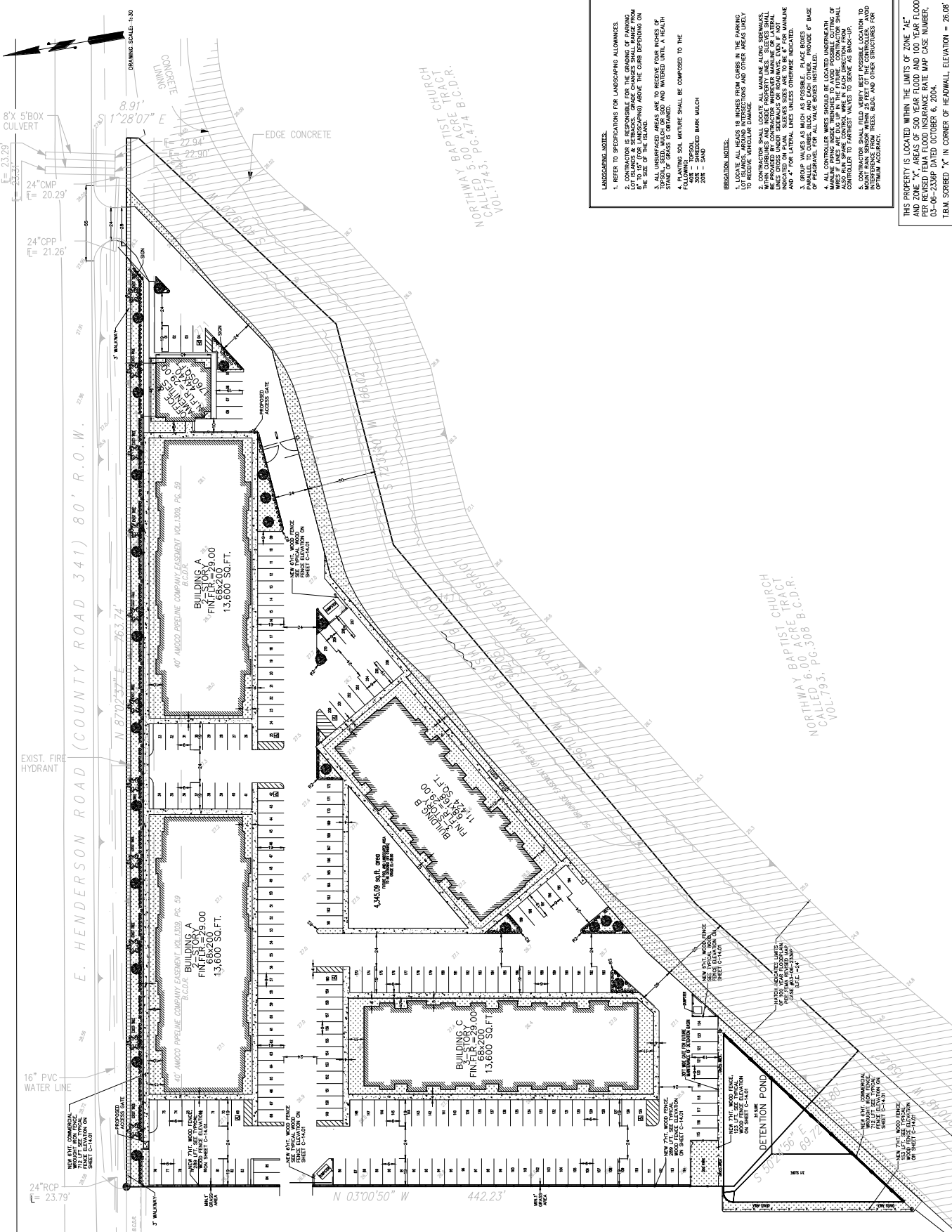
NO.	DATE	DESCRIPTION OF CHANGE
0	10/07/2004	ISSUED FOR CONSTRUCTION
1	10/09/2004	REV. 1
2	07/07/2005	FINAL SET

COBALT
ENGINEERING & INSPECTIONS L.L.C.
1005 BELLEVUE ROAD, LAMAR, TEXAS 77408-3405

Curtis C. Hampton P.E.
CLIENT: SALTFIELD PARTNERS, LLC
PROJECT: E. HENDERSON ROAD
- ANGLETON, TEXAS 77515

LANDSCAPING PLAN

DATE: 07/20/2005 [REV]	BY: [initials]	CHECKED BY: [initials]	SCALE: 1"=30'	SHEET NO.: 40
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LANDSCAPING NOTES:


- REFER TO SPECIFICATIONS FOR LANDSCAPING ALLOWANCES.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF PARKING STRIPS AND DRIVEWAYS. ALL DRIVEWAYS SHALL BE CONCRETE WITH CURBS AND FINISHED TO THE CURB DEPENDING ON THE SIZE OF THE DRIVEWAY. ALL DRIVEWAYS SHALL BE FINISHED TO THE CURB DEPENDING ON THE SIZE OF THE DRIVEWAY.
- ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
- SOIL MIXTURE SHALL BE COMPOSED TO THE FOLLOWING: 50% - SHREDED BARK MULCH, 25% - SAND, 25% - TOP SOIL.

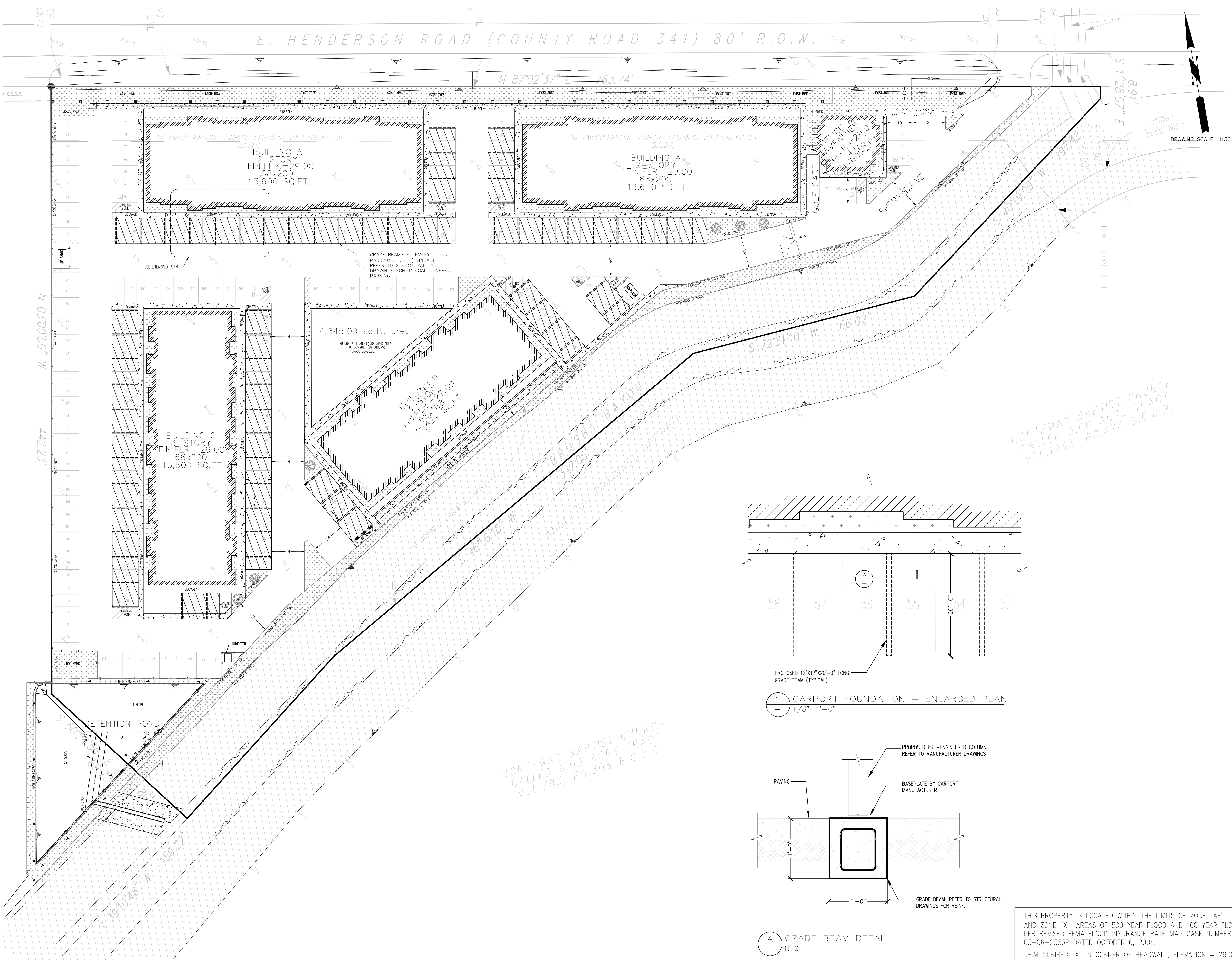
IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" AND IS SUBJECT TO FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INSURANCE. THE MAP CASE NUMBER IS 03-06-23369 DATED OCTOBER 6, 2004.

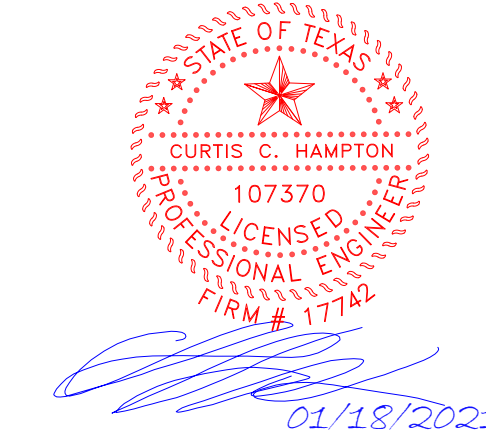
T.B.M. CORNER "X" IN CORNER OF HEADWALL. ELEVATION = 26.08'

HATCH	DESCRIPTION
	COVERED PARKING



Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	11/07/2019	ISSUED FOR CONSTRUCTION
1	12/06/2019	REV 1
2	01/18/2021	FINAL CD'S



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES.

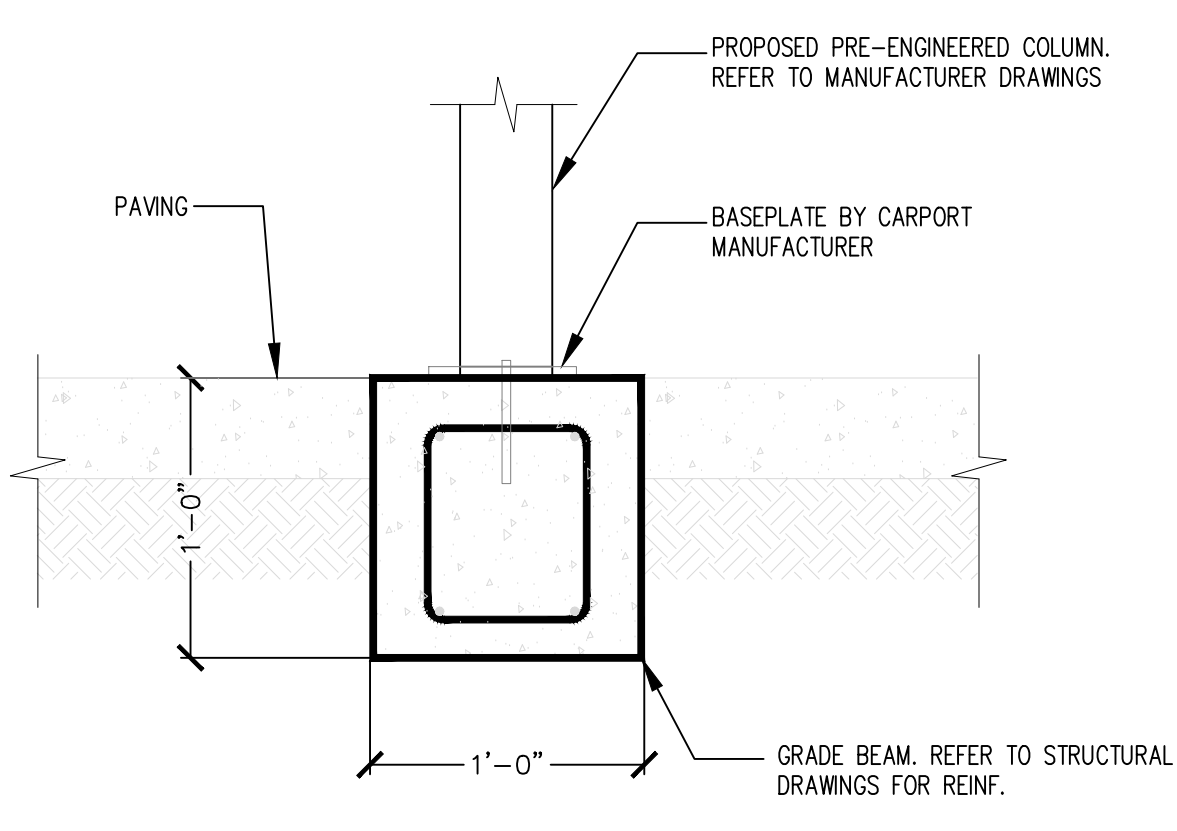
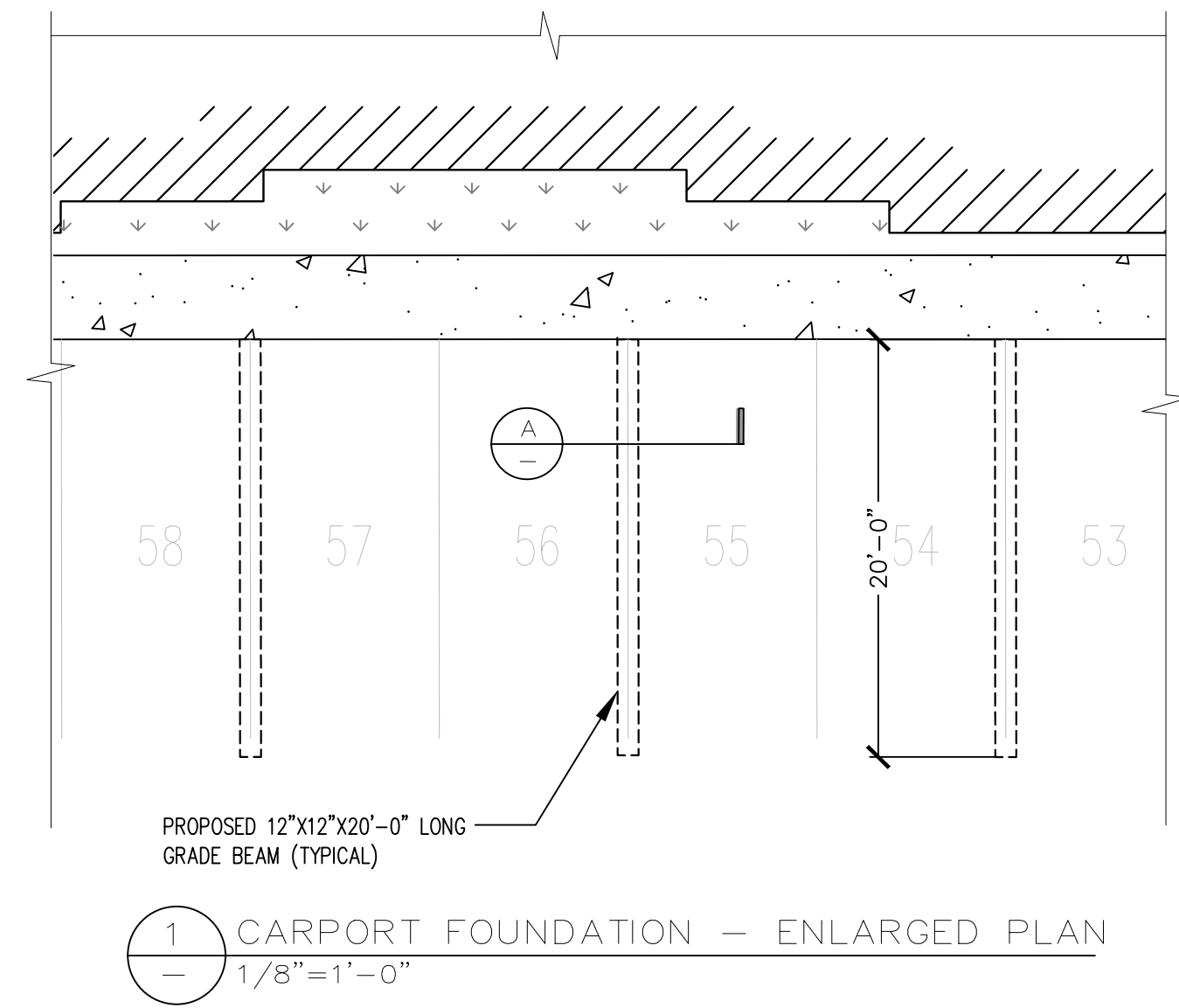
COBALT
ENGINEERING & INSPECTIONS L.L.C.
12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

Client: **Curtis C. Hampton P.E.**
409-354-5925

PROJECT LOCATION OR ADDRESS:
--- E. HENDERSON ROAD
ANGLETON, TEXAS 77515

COVERED PARKING PLAN

DRAWN BY:	BG	CHECKED BY:	CCH
PROJECT #	19-0279	SCALE:	1:30
DATE: 10/19/2020	REV:	DWG:	19-0279-C-3.6 41



A GRADE BEAM DETAIL
NTS

THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE" AND ZONE "X", AREAS OF 500 YEAR FLOOD AND 100 YEAR FLOOD, PER REVISED FEMA FLOOD INSURANCE RATE MAP CASE NUMBER, 03-06-2336P DATED OCTOBER 6, 2004.
T.B.M. SCRIBED "X" IN CORNER OF HEADWALL, ELEVATION = 26.08'

CONSULTANTS



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES	
E1	SIDING / CLADDING #1: 1. "HARDEPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 4" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	SIDING / CLADDING #2: 1. "HARDEPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 4" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E3	MAIN ROOFING: 1. ASPH/FLT ROOFING SHINGLES BY "GAF" (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4"x6" "HARDIETRIM" SMOOTH WINDOW/DOOR CASING BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'S
E5	FASCIAS & RAKES: 1. FASCIAE SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. RAKES SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E6	CORNER BOARDS (TYPICAL): 1. 6" CORNER BOARDS BY SIDING MANUFACTURER
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "JAMES HARDIE" (OR EQUAL), CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E8	GUTTERS & LEADERS: 1. 4"x2" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	FRIEZE BOARD: 1. FRIEZE BOARD SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E10	GABLE END TRIM: 1. GABLE END TRIM SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E11	12"x24" DECORATIVE VENT (OPTIONAL - CONSULT w/ OWNER)
E12	6" HARDIE TRIM BAND BY "JAMES HARDIE"
ADDITIONAL ELEVATION NOTES: 1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING.	

NOTES

Revisions:	
#	DESCRIPTION OF CHANGE
0	12-17-19 ISSUED FOR PERMIT
1	10-19-20 RE-ISSUED FOR CONSTRUCTION



Curtis C. Hampton P.E.
409-354-5925
CUSTOMER/OWNER NAME:
HENDERSON APARTMENTS
PROJECT LOCATION OR ADDRESS:
E. HENDERSON ROAD (BUILDING B)
ANGLETON, TEXAS 77515

NOTE: CITY OF ANGLETON SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURE			
DRAWN BY:	JM	CHECKED BY:	NP
PROJECT #	19-0279	SCALE:	AS NOTED
DATE:	03/09/21	REV:	0
DWG:	19-0279-A-500.00		

CONSULTANTS



WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES	
E1	SIDING / CLADDING #1: 1. "HARDIPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 4" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	SIDING / CLADDING #2: 1. "HARDIPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 8" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY "GAF" (OR EQUAL) 2. MIN. 30 YR. WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4"x6" "HARDIETRIM" SMOOTH WINDOW/DOOR CASING BY "JAMES HARDIE" (OR EQUAL). 2. COLOR = TO SELECT 3. PACK OUT AS NEEDED TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'S
E5	FASCIAS & RAKES: 1. FASCIAS SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL). 2. RAKES SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL). 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E6	CORNER BOARDS (TYPICAL): 1. 6" CORNER BOARDS BY SIDING MANUFACTURER
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "JAMES HARDIE" (OR EQUAL), CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E8	GUTTERS & LEADERS: 1. 6"x2" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	FRIEZE BOARD: 1. FRIEZE BOARDS SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL). 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E10	GABLE END TRIM: 1. GABLE END TRIM SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL). 2. PACK OUT AS NEEDED TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E11	12"x24" DECORATIVE VENT (OPTIONAL - CONSULT W/ OWNER) 1. 8" HARDIE TRIM BAND BY "JAMES HARDIE"
ADDITIONAL ELEVATION NOTES: 1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING	

NOTES

Revisions:	
#	DESCRIPTION OF CHANGE
0	12-17-19 ISSUED FOR PERMIT
1	10-19-20 RE-ISSUED FOR CONSTRUCTION



Curtis C. Hampton P.E.
409-354-5925
CUSTOMER/OWNER NAME:
HENDERSON APARTMENTS
PROJECT LOCATION OR ADDRESS:
E. HENDERSON ROAD (BUILDING B)
ANGLETON, TEXAS 77515

NOTE: CITY OF ANGLETON SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

DRAWN BY:	JM	CHECKED BY:	NP
PROJECT #	19-0279	SCALE:	AS NOTED
DATE:	03/09/21	REV:	0
DWG:	19-0279-A-501.00		

CONSULTANTS

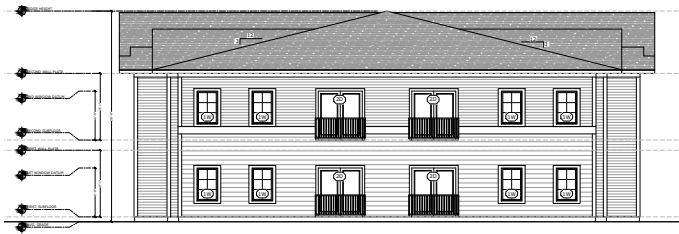


NOTES



NORTH & SOUTH ELEVATIONS

SCALE: 1/8" = 1'-0"



EAST & WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES	
E1	SIDING / CLADDING #1: 1. "HARDIPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 6" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	SIDING / CLADDING #2: 1. "HARDIPLANK" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. EXPOSURE = 6" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E3	MAIN ROOFING: 1. SUPPLY ROOFING SHINGLES BY "GAF" (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4"x6" "HARDIETRIM" SMOOTH WINDOW/DOOR CASING BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'S
E5	FASCIAS & RAKES: 1. FASCIAS SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. RAKES SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E6	CORNER BOARDS (TYPICAL): 1. 0" CORNER BOARDS BY SIDING MANUFACTURER
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "JAMES HARDIE" (OR EQUAL), CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E8	GUTTERS & LEADERS: 1. 4"x3" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	FRIEZE BOARD: 1. FRIEZE BOARDS SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E10	GABLE END TRIM: 1. GABLEW/ END TRIM SHALL BE 5/4"x6" "HARDIETRIM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E11	12"x24" DECORATIVE VENT (OPTIONAL - CONSULT W/ OWNER)
E12	4" SQUARE VINYL POST ENCLOSURE TO SELECT
E13	1 1/2" HARDIE TRIM BAND BY "JAMES HARDIE"

ADDITIONAL ELEVATION NOTES:
 1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	12-06-19	ISSUED FOR PERMIT
1	10-19-20	RE-ISSUED FOR CONSTRUCTION



12035 DELANY ROAD • LA MARQUE, TEXAS 77366 • 409-354-3525

Curtis C. Hampton P.E.
 409-354-5925

CUSTOMER/OWNER NAME:
 HENDERSON APARTMENTS

PROJECT LOCATION OR ADDRESS:
 E. HENDERSON ROAD (BUILDING A)
 ANGLETON, TEXAS 77515

NOTE: CITY OF ANGLETON SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

DRAWN BY:	KL	CHECKED BY:	AP
PROJECT #	19-0279	SCALE:	AS NOTED
DATE:	03/05/21	REV:	0
DWG:	19-0279-A-500.0		

CONSULTANTS



ANTHONY PORTILLO, P.A., LEED AP
4001 EAST NASA PARKWAY
SUITE 118, EL LAGO, T.X. 77586
0-713-344-0502



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES	
E1	SIDING / CLADDING #1: 1. "HARDIETRM" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. FINISHES = "1" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E2	SIDING / CLADDING #2: 1. "HARDIETRM" SMOOTH LAP SIDING BY "JAMES HARDIE" (OR SIDING TYPE TO SELECT) 2. FINISHES = "1" 3. COLOR = TO SELECT BY OWNER 4. ALL TRIMMING AS NECESSARY FOR CHOSEN SIDING TYPE 5. INSTALL ALL AS PER MANU.
E3	MAIN ROOFING: 1. ASPHALT ROOFING SHINGLES BY "GAF" (OR EQUAL) 2. MIN. 30 YR WARRANTY 3. STYLE TO SELECT BY OWNER 4. COLOR TO SELECT BY OWNER
E4	WINDOW/DOOR CASING: 1. 5/4" "HARDIETRM" SMOOTH WINDOW/DOOR CASING BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. PACK OUT AS REQ'D TO RECEIVE SIDING (TYP.) 4. INSTALL AS PER MANU. SPEC.'S
E5	FASCIAS & RAKES: 1. FASCIAS SHALL BE 5/4" "HARDIETRM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. RAKES SHALL BE 5/4" "HARDIETRM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E6	CORNER BOARDS (TYPICAL): 1. 4" CORNER BOARDS BY SIDING MANUFACTURER
E7	SOFFITS: 1. SOFFITS SHALL BE BEADBOARD SOFFIT BY "JAMES HARDIE" (OR EQUAL), CONTINUOUSLY VENTED 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E8	GUTTERS & LEADERS: 1. 4"x2" ALUM. GUTTERS TO 3"x2" ALUM. LEADERS 2. COLOR = TO SELECT
E9	FRIEZE BOARD: 1. FRIEZE BOARDS SHALL BE 5/4" "HARDIETRM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. COLOR = TO SELECT 3. INSTALL AS PER MANU. SPEC.'S
E10	GABLE END TRIM: 1. GABLE END TRIM SHALL BE 5/4" "HARDIETRM" SMOOTH BY "JAMES HARDIE" (OR EQUAL) 2. PACK OUT AS REQ'D TO ACCOMMODATE FOR SIDING THICKNESS 3. COLOR = TO SELECT 4. INSTALL AS PER MANU. SPEC.'S
E11	12"x24" DECORATIVE VENT (OPTIONAL - CONSULT W/ OWNER)
E12	4" SQUARE VINYL POST ENCLOSURE TO SELECT
E13	12" HARDIE TRIM BAND BY "JAMES HARDIE"
E14	1. PROVIDE HARD WIRED FLOOD LIGHTS (TYP.) 2. TO BE SELECTED BY OWNER 3. INSTALL PER MANU. SPEC'S.
ADDITIONAL ELEVATION NOTES: 1. ALL COLORS AND MATERIALS TO BE VERIFIED BY OWNER PRIOR TO BUILDING SUPPLY ORDERING	

NOTES

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	12-06-19	ISSUED FOR PERMIT
1	10-19-20	RE-ISSUED FOR CONSTRUCTION



12005 DELANY ROAD • L.A. MARQUE, TEXAS 77066 • 409-354-3505

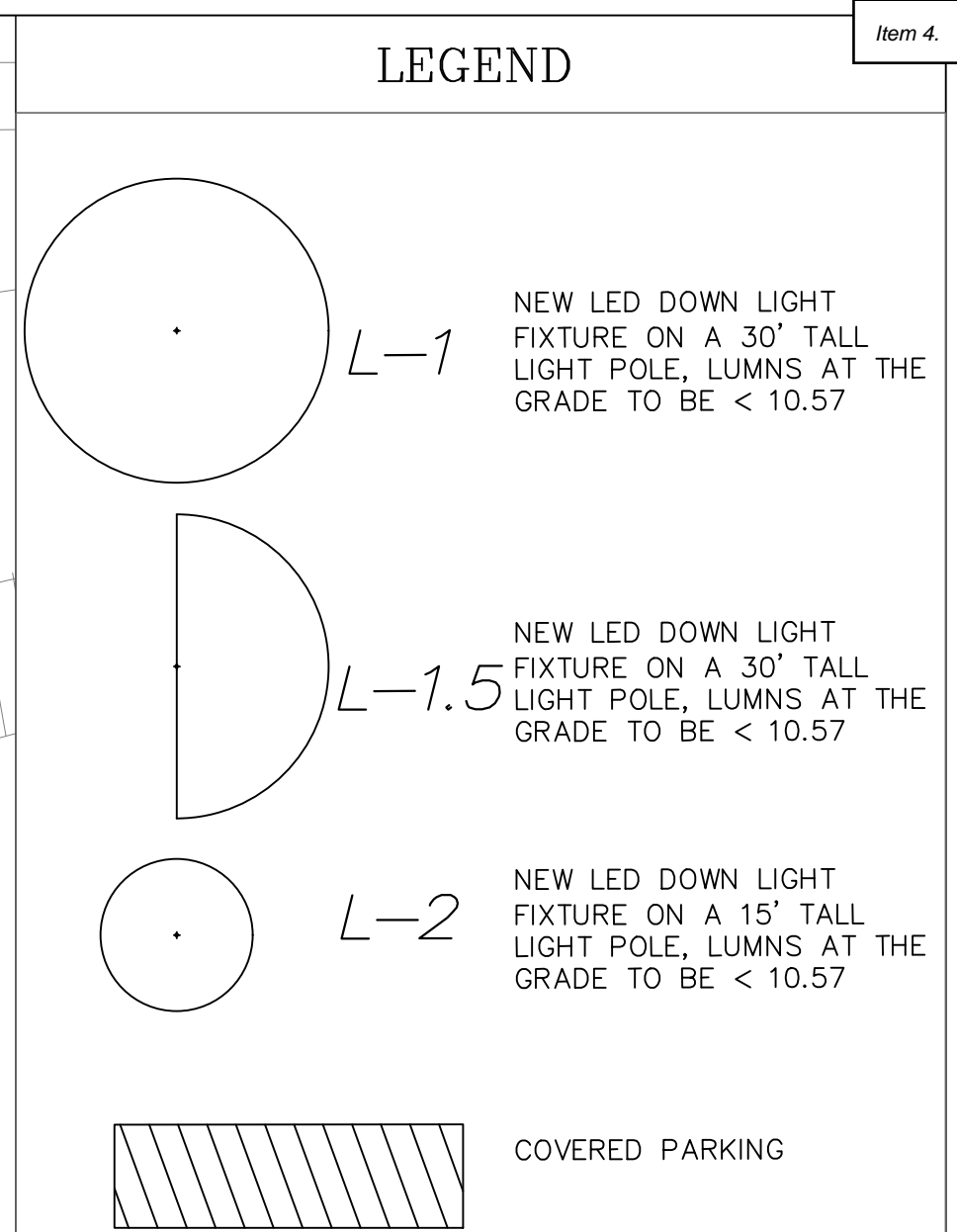
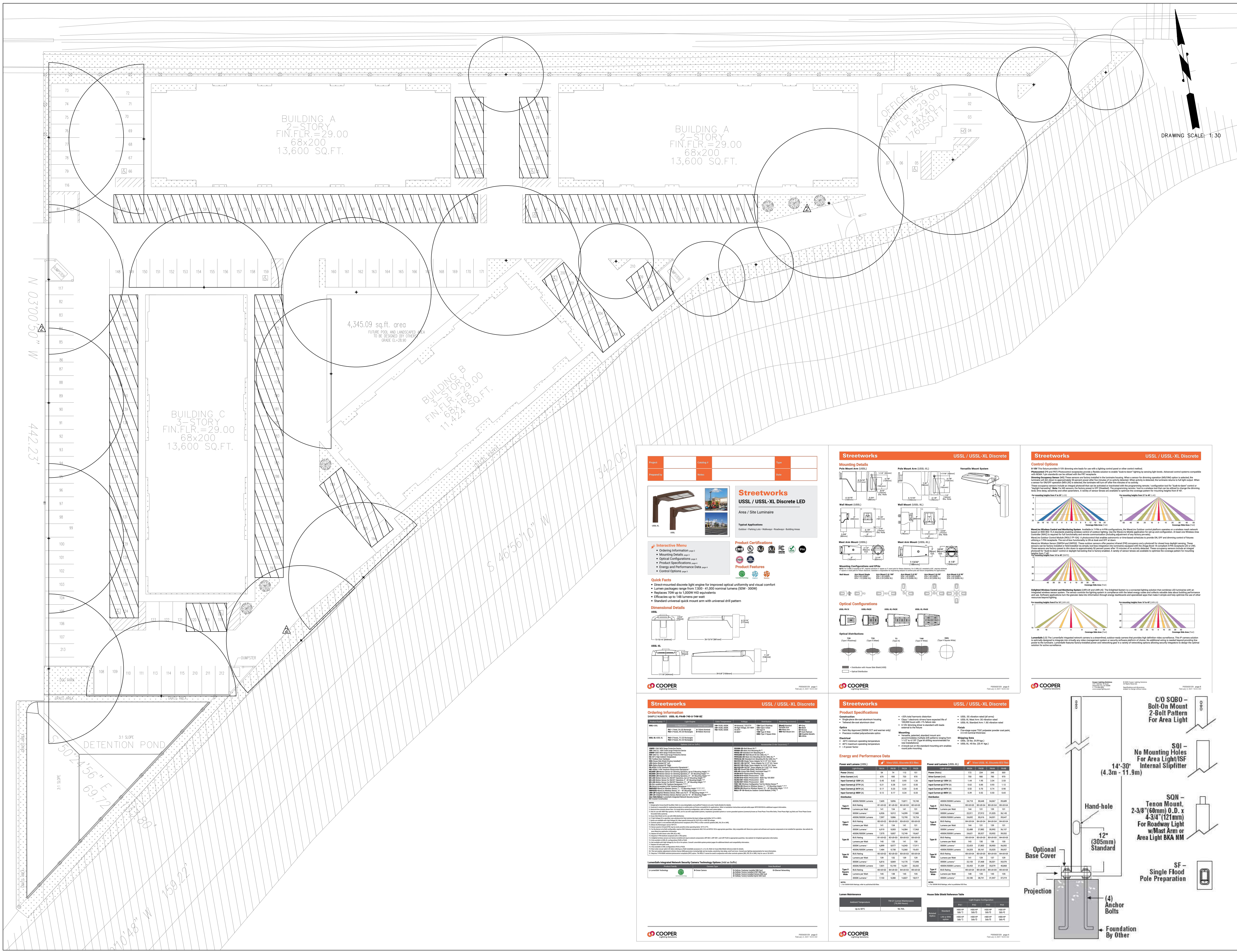
Curtis C. Hampton P.E.
409-354-5925

CUSTOMER/OWNER NAME:
HENDERSON APARTMENTS

PROJECT LOCATION OR ADDRESS:
E. HENDERSON ROAD (BUILDING B)
ANGLETON, TEXAS 77515

NOTE: CITY OF ANGLETON SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

DRAWN BY:	IL	CHECKED BY:	NP
PROJECT #	19-0279	SCALE:	AS NOTED
DATE: 03/05/21	REV: 0	DWG: 19-0279-A-500.00	



DRAWING SCALE: 1:30

Streetworks

Area / Site Luminaire

Typical Applications: Warehouse, Shopping Center, Warehouse, Warehouse, Warehouse

Product Certifications

Product Features

Quick Facts

- Direct mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 2,500 - 41,000 nominal lumens (DIM - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficiency up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Streetworks

USSL / USSL-XL Discrete

Mounting Details

Optical Configurations

Optical Distributions

COOPER

Streetworks

USSL / USSL-XL Discrete

Control Options

Optical Configurations

Optical Distributions

COOPER

Streetworks

USSL / USSL-XL Discrete

Ordering Information

Product Specifications

Energy and Performance Data

Lumen Maintenance

House Side Mount Reference Table

COOPER

Streetworks

USSL / USSL-XL Discrete

Ordering Information

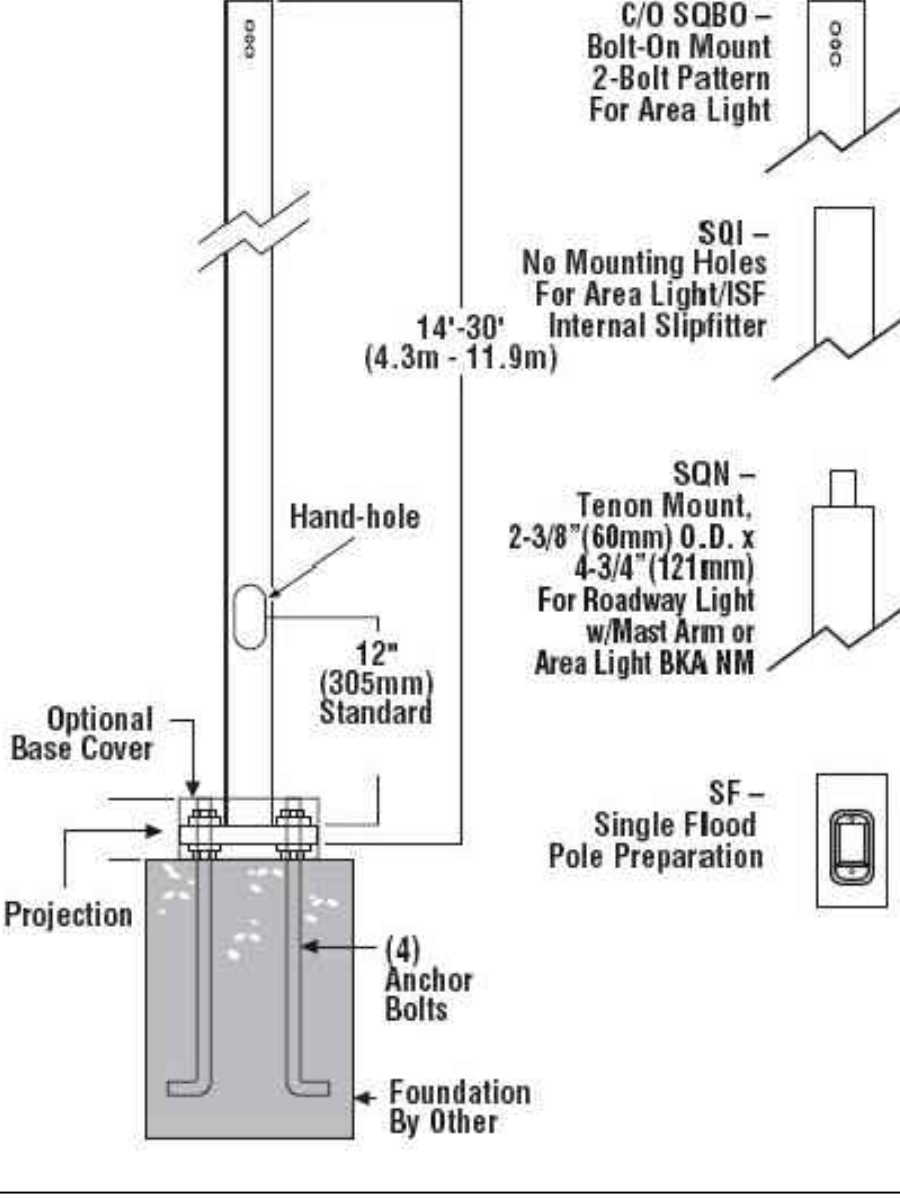
Product Specifications

Energy and Performance Data

Lumen Maintenance

House Side Mount Reference Table

COOPER



Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	11/07/2019	ISSUED FOR CONSTRUCTION
1	12/06/2019	REV 1
	01/18/2021	FINAL CD'S

STATE OF TEXAS

 CURTIS C. HAMPTON
 107370
 LICENSED PROFESSIONAL ENGINEER
 EXPIRES 12/31/2022

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES.

COBALT
 ENGINEERING & INSPECTIONS L.L.C.
 12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925

CLIENT:
 SALTFIELD PARTNERS, LLC.

PROJECT LOCATION OR ADDRESS:
 --- E. HENDERSON ROAD
 ANGLETON, TEXAS 77515

SITE LIGHTING PLAN

DRAWN BY: BG CHECKED BY: CCH
 PROJECT # 19-0279 SCALE: 1:30
 DATE: 07/20/2021 REV: DWG: 19-0279-E-3.01



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

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

AGENDA CONTENT: Discuss, consider and act on a recommendation for the Preliminary Plat of Section I of Austin Colony

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None.

EXECUTIVE SUMMARY:

The subject property is located on the north side of CR 44 (Anchor Road) approximately 2,000 north of Wilkins Road. Section 1 consists of 42.36 acres, will have 100 residential lots and 5 reserve lots, and is in a Planned Development (PD) zoning district.

Due to the timing of various approvals associated with this project, particularly the zoning, staff did not receive a full application package until August 16, 2021. The submittal is currently under review but at the time of preparation of this agenda summary comments have not yet been compiled.

That being said, this is a preliminary plat and can be handled by conditions of approval. Items that are of particular importance are:

1. Review and approval of the Traffic Impact Analysis.
2. Provision of a Tree Preservation Plan.
3. Construction of the main north/south street and partial construction of Tigner Drive.

Review and approval of the Traffic Impact Analysis. A traffic impact analysis was part of the submittal materials and is currently under review. This item can be addressed as a condition of approval.

Provision of a Tree Preservation Plan. In the attached Engineer's Memo it states that a Heritage Tree Survey/Tree Preservation Plan is not required pursuant to Section this property is exempt from the Heritage Tree Preservation requirements pursuant to Section 23-60.E.2 "Property is zoned or used for agricultural purposes, which includes the harvesting of timber;" At the time of submission of the application packet the property was zoned Agricultural (AG) as that is the zoning district that the property was placed into when it was annexed. Since the application submittal the

property has since been rezoned to a Planned Development to allow development of the property as a residential subdivision. That part of the exemption is no longer applicable.

While the property may currently be used as grazing for cattle, given that the project has been in process since annexation was requested in January for development of a residential subdivision and there is an application in process for development of a Section of this property as a residential subdivision, the claim of exemption is tenuous. Staff would require as a condition of approval that a tree survey and tree preservation plan be provided as part of any final plat application.

Construction of main north/south street and a portion of Tigner Drive. The land plan that has been approved as part of both the PD zoning and the creation of the Public Improvement District on the property shows the subject streets a part of Section 1, yet the proposed preliminary plat does not include these road connections. Any platting of the property must reflect the adopted land plan.

RECOMMENDATION:

Staff recommends approval of the proposed Section 1 Preliminary Plat of Austin Colony subject to the following conditions:

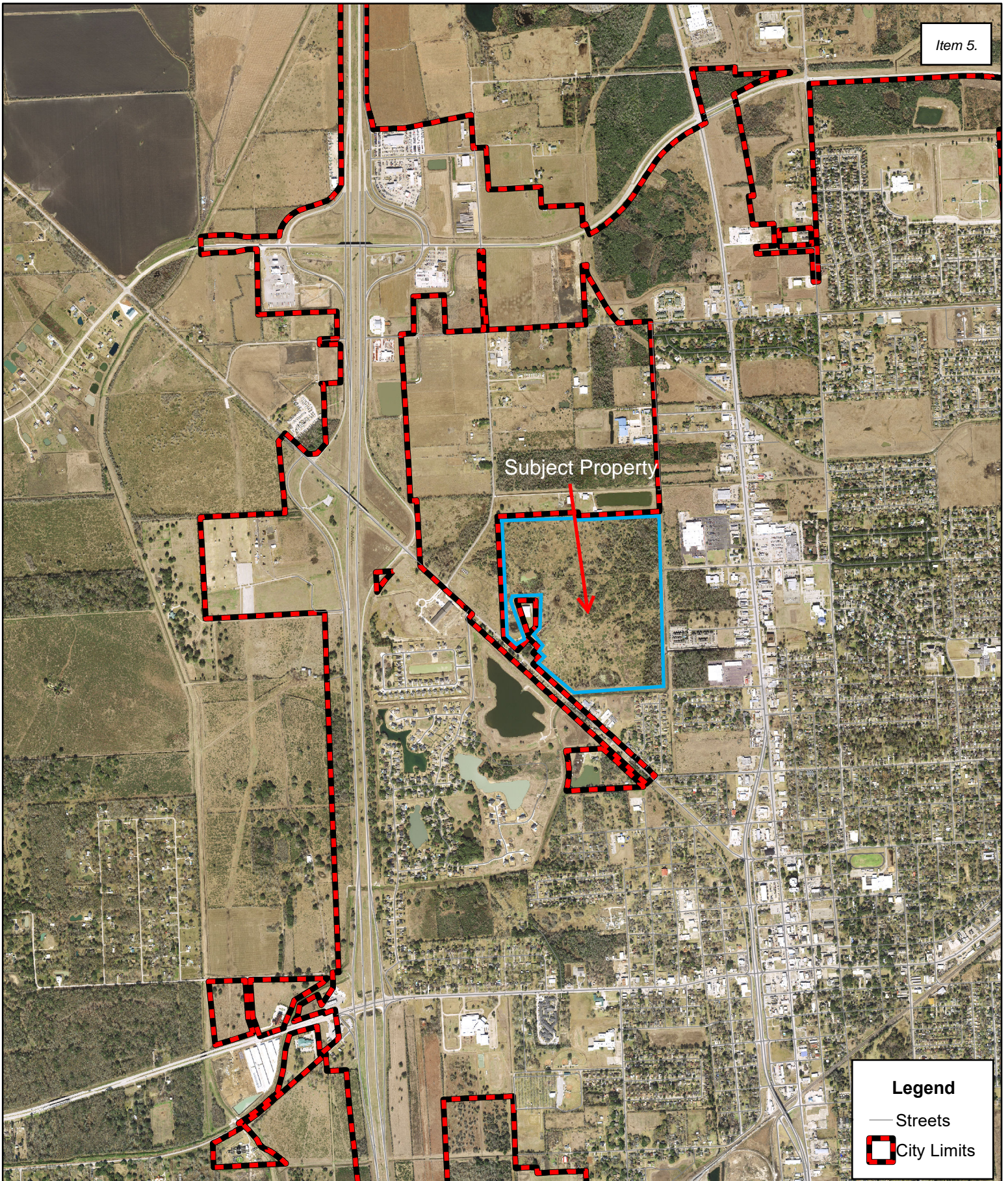
1. All comments generated as part of the preliminary plat review process are cleared prior to the submission of any final plat application; and
2. The Traffic Impact Analysis is reviewed and approved by the City Engineer prior to the submission of any final plat application; and
3. A Heritage Tree Survey/Tree Preservation Plan is reviewed and approved by the Planning and Zoning Commission and City Council prior to submission of any final plat application; and
4. That the construction plans and any final plat application for Section 1 include the main north/south street and a portion of Tigner Drive.

SUGGESTED MOTION:

I move we recommend approval of the proposed Section 1 Preliminary Plat of Austin Colony subject to the following conditions:

1. All comments generated as part of the preliminary plat review process are cleared prior to the submission of any final plat application; and
2. The Traffic Impact Analysis is reviewed and approved by the City Engineer prior to the submission of any final plat application; and
3. A Heritage Tree Survey/Tree Preservation Plan is reviewed and approved by the Planning and Zoning Commission and City Council prior to submission of any final plat application; and
4. That the construction plans and any final plat application for Section 1 include the main north/south street and a portion of Tigner Drive.

Item 5.



Subject Property

Legend

- Streets
- ▣ City Limits

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



August 12, 2021

Mr. Chris Whittaker, City Manager
City of Angleton
121 S. Velasco
Angleton, TX 77515

Attn: Mr. Javier Vasquez, P.E.
City Engineer, HDR Engineering

Subject: Engineer's Summary Letter
Austin Colony Subdivision - Sec. 1 - 42.36 Acres

Dear Mr. Whittaker:

We are pleased to prepare this Engineer's Summary report for the subject tract of land for Tejas Viejo Land Company, Mr. Sandy Rae. The 42.36 acre tract is in the Northwest area of Angleton and is bound by CR 44 (Anchor Road) to the Southwest, CR 340 (Carr Road) and two large tract residential sites to the Northwest, vacant land to the north, and Angleton Drainage District (ADD) ditch to the east with an apartment complex and vacant land across the ditch and the same ADD ditch to the south with residential and commercial across the ditch. The attached aerial exhibits further defines the area described above.

The ultimate development will be 100 residential lots with a minimum width of 50'. Included as part of the plat is Reserve "G" (7.029 acres) which places an easement over the ADD ditch along the east and south borders. The current fenced area will be honored but was never recorded as a drainage easement. The plat also includes Reserve "D" (4.050 acres) which will be a future park/amenity area and Reserve "F" (9.085 acres) which is a Detention reserve to serve Section 1 and future Sections areas. The subdivision will be separated into two blocks of 45 lots and 55 lots. All lots meet the requirements outlined for recently approved zoning of Planned Development (PD). A summary of the lot layout is shown on the Plat in Figure 2. **There is no land dedication on the property for parks. The owner requests the city to consider parkland fees in lieu of parkland dedication.**

Storm water is conveyed to the detention pond by flow in concrete roadway gutters, curb inlets and storm sewer. Stormwater enters the pond via two outfalls. The outfall in the northwest area of the pond is a 7' x 4' box culvert, and the outfall in the southeast area of the pond is a 42" RCP. Our detention design is restricted to the existing condition flow rate within Brazoria County Master Drainage Study for the Oyster Creek watersheds. Our project is within drainage basins OC 24 with an existing condition 100-year release rate of 0.45 cfs/acre. Based on this information, the developed project area (33.92 acres) will require 20.482 ac-ft of detention. We have restricted the release from the detention pond with a 15" pipe grouted into a 24" outfall pipe. The Master Drainage Plan for the Austin Colony development was approved by the ADD

DOUGLAS B. ROESLER, P.E. - Principal Engineer
300 EAST CEDAR, ANGLETON, TEXAS 77515
(979) 849-6681 • Fax (979) 849-4689

on 01/13/2021. The drainage and detention plan for Section 1 was approved by the ADD on June 10, 2021. Copies of these two approval letters are attached

This design set will be the first submittal to the city. The owner has contracted a geotechnical firm to start a study on the property. Included with this submittal are the geotechnical reports.

This property is exempt from Sec. 23-60 Heritage Tree Protection. As stated in subsection E. Item 2. Property is zoned or used for agricultural purposes.

I attached a discussion of the 6 threshold requirements for a TIA. This development does not meet the thresholds need to perform a TIA.

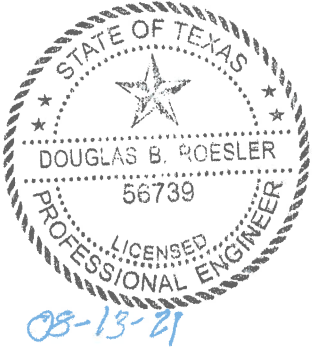
Please contact me if you have any questions or need to discuss any aspect of this Engineer's Summary Letter and attachments.

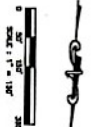
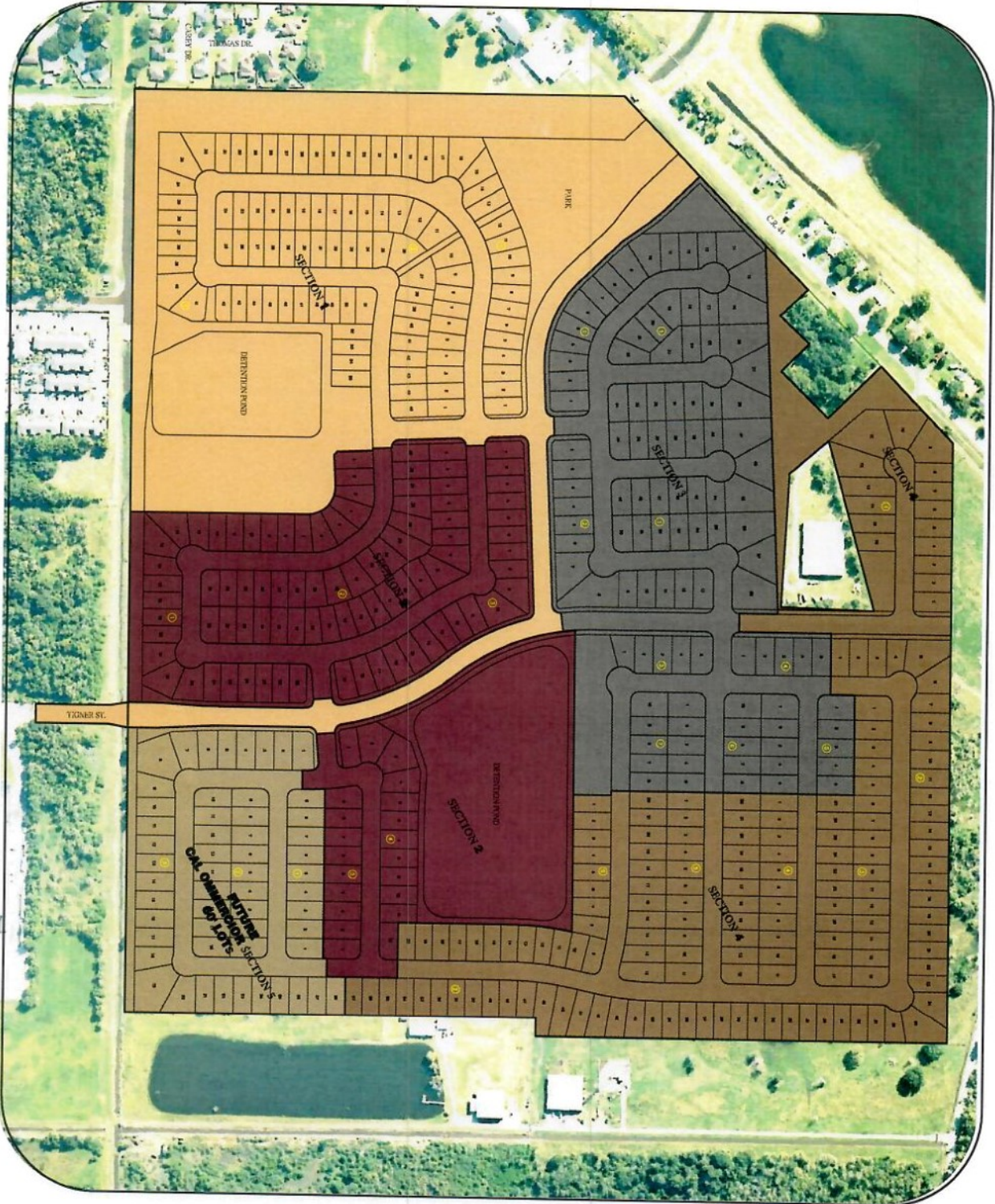
Respectfully submitted,



Douglas B. Roesler, P.E.
President, Principal Engineer

(File: 14257 / 14257 Engineers Letter)





LOT SUMMARY

- PHASE - 1**
100 LOTS
 - PHASE - 2**
108 LOTS
 - PHASE - 3**
100 LOTS
 - PHASE - 4**
109 LOTS
 - PHASE - 5**
58 LOTS
- TOTAL LOTS**
533 LOTS
- 100 - 58 LOTS
 - 219 - 55 LOTS
 - 211 - 67 LOTS

Austin Colony
Subdivision

164.50 ACRES OF LAND
3 PHASES
533 LOTS



Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.28'	500.00'	7°35'41"	N46°36'54"E	66.23'
C2	53.02'	400.00'	7°35'41"	N46°36'54"E	52.98'
C3	311.20'	370.00'	48°11'25"	N18°43'21"E	302.11'
C4	39.27'	25.00'	90°00'00"	N50°22'21"W	35.36'
C5	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C6	39.27'	25.00'	90°00'00"	S50°22'21"E	35.36'
C7	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C8	39.27'	25.00'	90°00'00"	S50°22'21"E	35.36'
C9	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C10	145.30'	90.00'	92°30'09"	N40°52'43"E	130.03'
C11	336.43'	400.00'	48°11'25"	S18°43'21"W	326.60'
C12	226.28'	1200.00'	10°48'15"	S00°01'46"W	225.95'
C13	94.33'	55.00'	98°16'18"	S43°42'15"E	83.19'
C14	86.35'	55.00'	89°57'30"	S47°51'39"E	77.75'
C15	86.43'	55.00'	90°02'30"	S42°08'21"W	77.81'
C16	514.55'	300.00'	98°16'18"	N43°42'15"W	453.76'
C17	169.71'	900.00'	10°48'15"	N00°01'46"E	169.46'
C18	66.28'	500.00'	7°35'41"	N39°01'13"E	66.23'
C19	53.02'	400.00'	7°35'41"	S39°01'13"W	52.98'
C20	361.66'	430.00'	48°11'25"	N18°43'21"E	351.10'

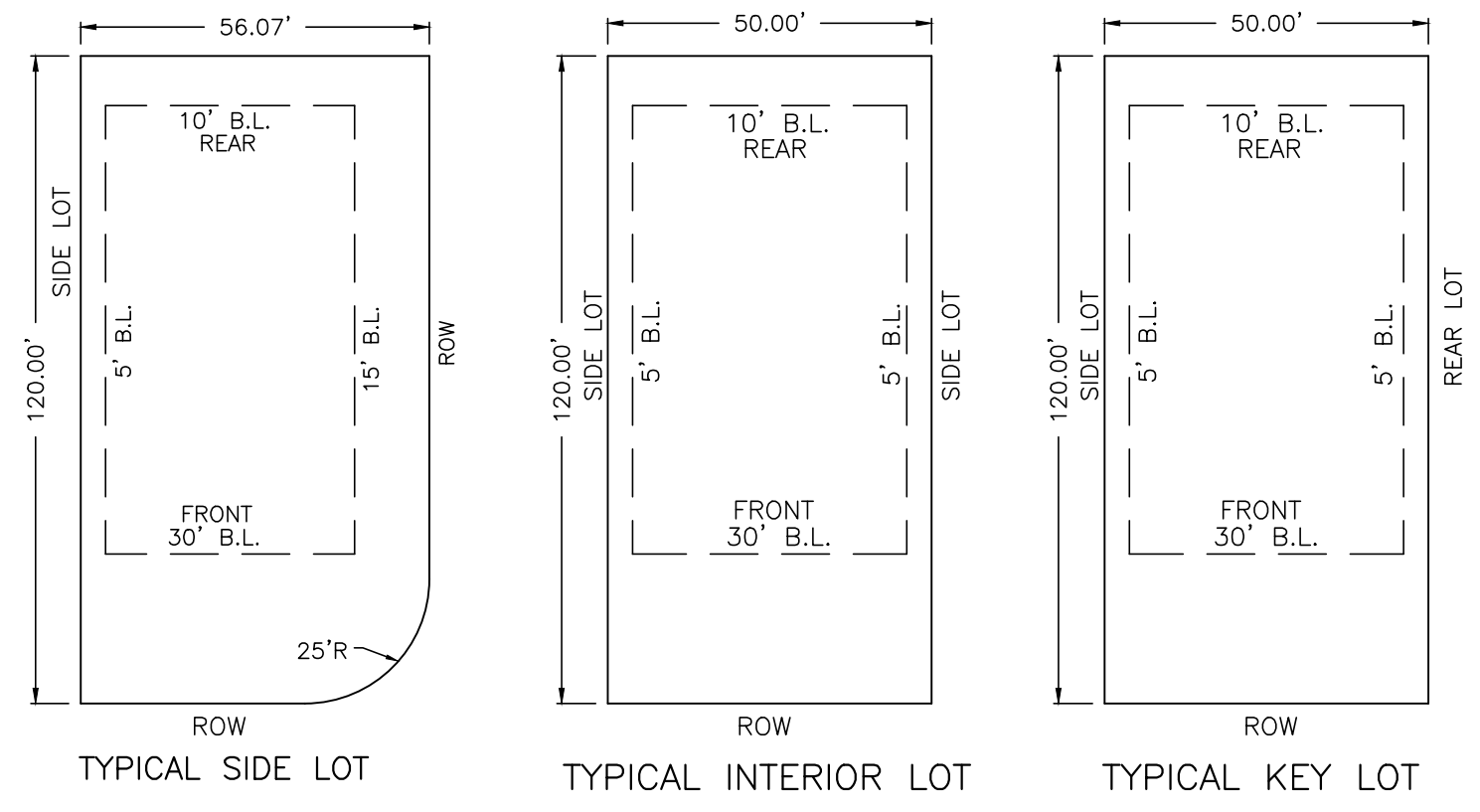
Line Table		
Line No.	Length	Direction
L1	149.81'	N42°49'04"E
L2	91.59'	N50°24'44"E
L3	154.44'	N42°49'04"E
L4	127.43'	N05°22'21"W
L5	60.00'	N05°22'21"W
L7	60.00'	N84°37'39"E
L8	90.00'	N84°37'39"E
L9	60.00'	N84°37'39"E
L10	60.00'	N84°37'39"E
L11	7.12'	N05°22'21"W
L12	115.00'	N84°37'39"E
L13	14.14'	N39°37'39"E
L14	99.88'	N05°22'21"W
L15	46.08'	S05°25'54"W
L16	6.00'	N46°17'45"E
L17	6.00'	S42°08'21"W
L18	6.00'	N47°51'39"W
L19	35.00'	N30°17'55"E
L20	109.66'	N05°25'54"E
L21	91.59'	S35°13'23"W

Line Table		
Line No.	Length	Direction
L22	90.00'	N84°37'39"E
L23	98.51'	N05°22'21"W
L24	109.66'	N05°25'54"E
L25	46.08'	N05°25'54"E
L26	98.51'	N05°22'21"W
L27	65.53'	N05°25'54"E
L28	109.66'	N05°25'54"E
L29	98.51'	N05°22'21"W
L30	61.37'	N05°25'54"E
L31	50.04'	N05°25'54"E
L32	49.01'	N03°24'44"E
L33	49.01'	N00°21'29"W
L34	49.19'	N04°04'42"W
L35	96.00'	N05°22'21"W
L36	12.73'	N39°37'39"E
L37	102.36'	S01°36'48"W
L38	14.81'	N44°55'07"E
L39	14.14'	N47°50'24"W
L40	106.67'	S02°50'24"E
L41	105.00'	N05°22'21"W

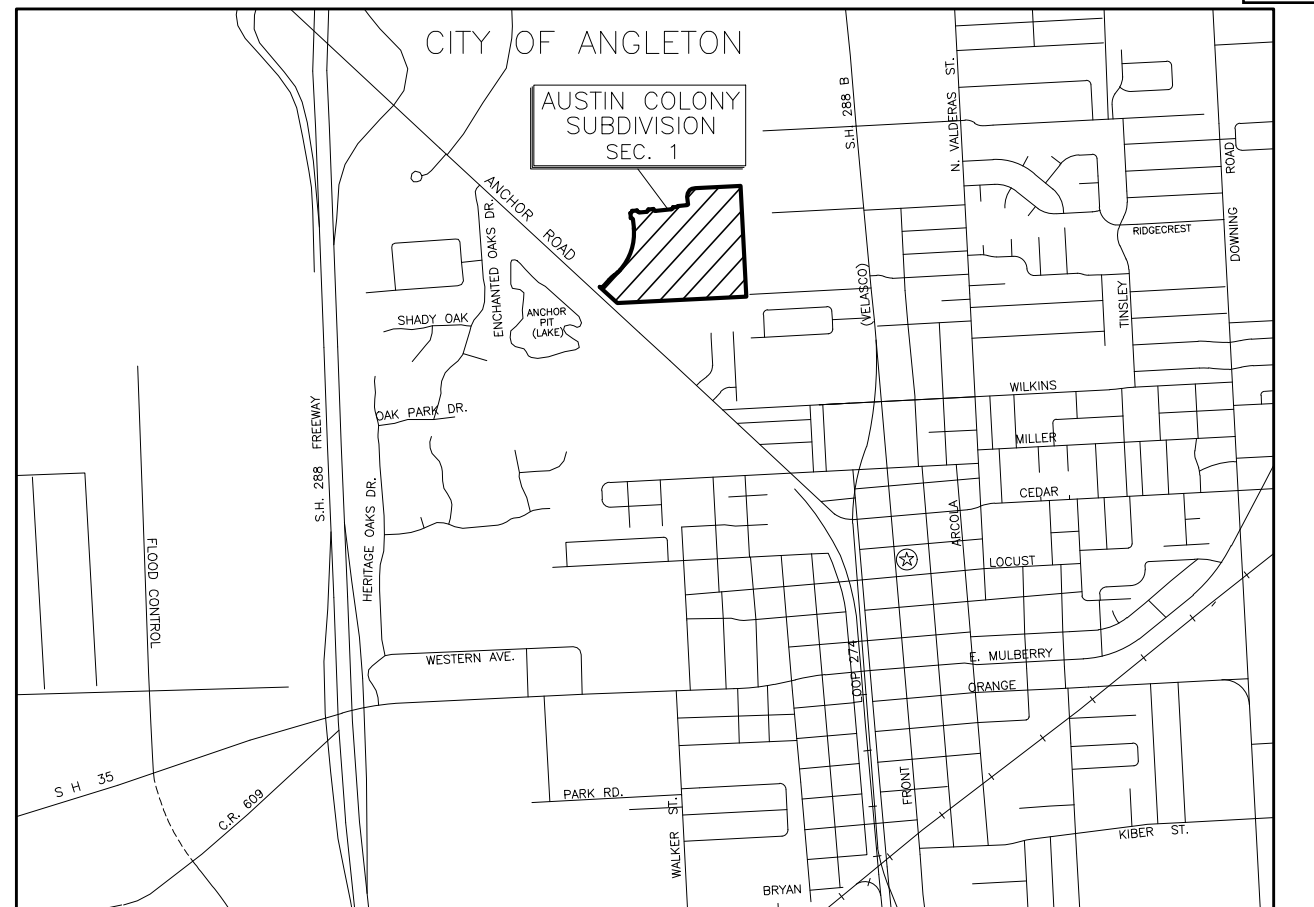
Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	39.27'	25.00'	90°00'00"	S39°37'39"W	35.36'
C22	39.27'	25.00'	90°00'00"	N50°22'21"W	35.36'
C23	164.06'	870.00'	10°48'15"	N00°01'46"E	163.81'
C24	292.33'	330.00'	50°45'17"	S19°56'44"E	282.86'
C25	49.13'	50.00'	56°17'38"	N17°10'34"W	47.17'
C26	123.35'	50.00'	141°20'41"	S59°42'05"E	94.36'
C27	49.13'	50.00'	56°17'38"	S77°46'23"W	47.17'
C28	108.05'	330.00'	18°45'36"	S83°27'36"E	107.57'
C29	11.74'	25.00'	26°54'16"	N79°23'16"W	11.63'
C30	125.53'	50.00'	143°51'02"	N42°08'21"E	95.07'
C31	11.74'	25.00'	26°54'16"	S16°20'02"E	11.63'
C32	11.76'	25.00'	26°57'26"	S10°35'49"W	11.65'
C33	125.55'	50.00'	143°52'23"	N47°51'39"W	95.07'
C34	11.76'	25.00'	26°57'26"	N73°40'53"E	11.65'
C35	42.88'	25.00'	98°16'18"	S43°42'15"E	37.81'
C36	231.94'	1230.00'	10°48'15"	N00°01'46"E	231.60'
C37	39.27'	25.00'	90°00'00"	S39°37'39"W	35.36'
C38	39.27'	25.00'	90°00'00"	N50°22'21"W	35.36'
C39	220.63'	1170.00'	10°48'15"	N00°01'46"E	220.30'
C40	9.10'	25.00'	20°50'52"	N15°51'20"E	9.05'

Line Table		
Line No.	Length	Direction
L42	90.00'	S04°25'59"E
L43	44.64'	S01°44'38"E
L44	38.20'	S00°59'05"W
L45	46.08'	S03°41'25"W
L46	122.62'	N05°25'54"E
L47	45.30'	S05°53'39"E
L48	45.32'	S23°05'24"E
L49	49.74'	N49°28'56"W
L50	46.88'	N67°27'39"W
L51	47.57'	N85°28'42"W

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C41	122.14'	50.00'	139°58'02"	S43°42'15"E	93.96'
C42	9.10'	25.00'	20°50'52"	S76°44'10"W	9.05'
C43	39.25'	25.00'	89°57'30"	N47°51'39"W	35.34'
C44	39.25'	25.00'	90°02'30"	N42°08'21"E	35.37'
C45	463.09'	270.00'	98°16'18"	S43°42'15"E	408.38'
C46	175.37'	930.00'	10°48'15"	N00°01'46"E	175.11'
C47	261.00'	455.00'	32°51'57"	N11°00'05"W	257.43'



J.D.J. VALDERAS SURVEY A-380
T.S. LEE SURVEY A-318
I.T. TINSLEY SURVEY A-375



LEGEND

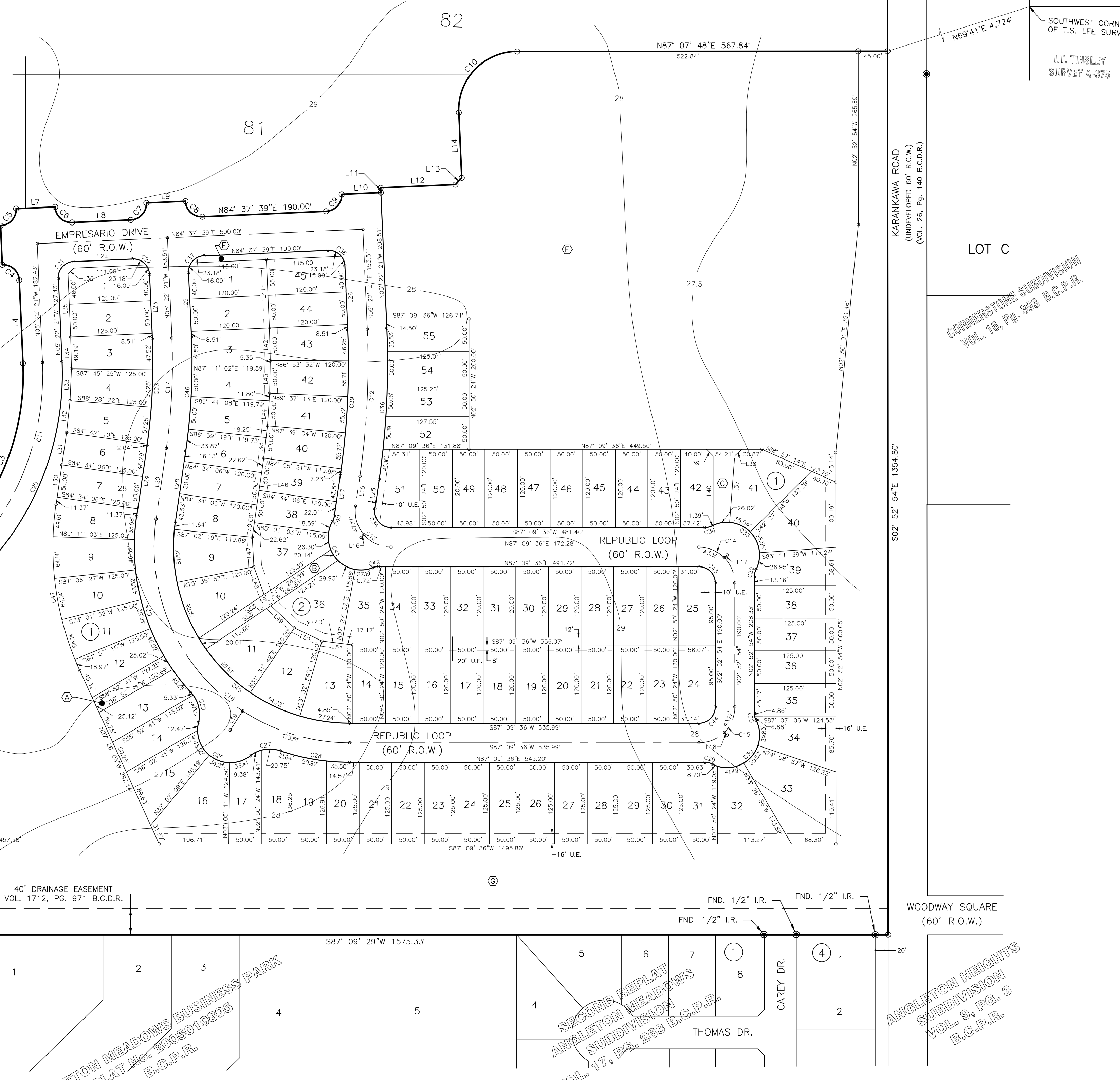
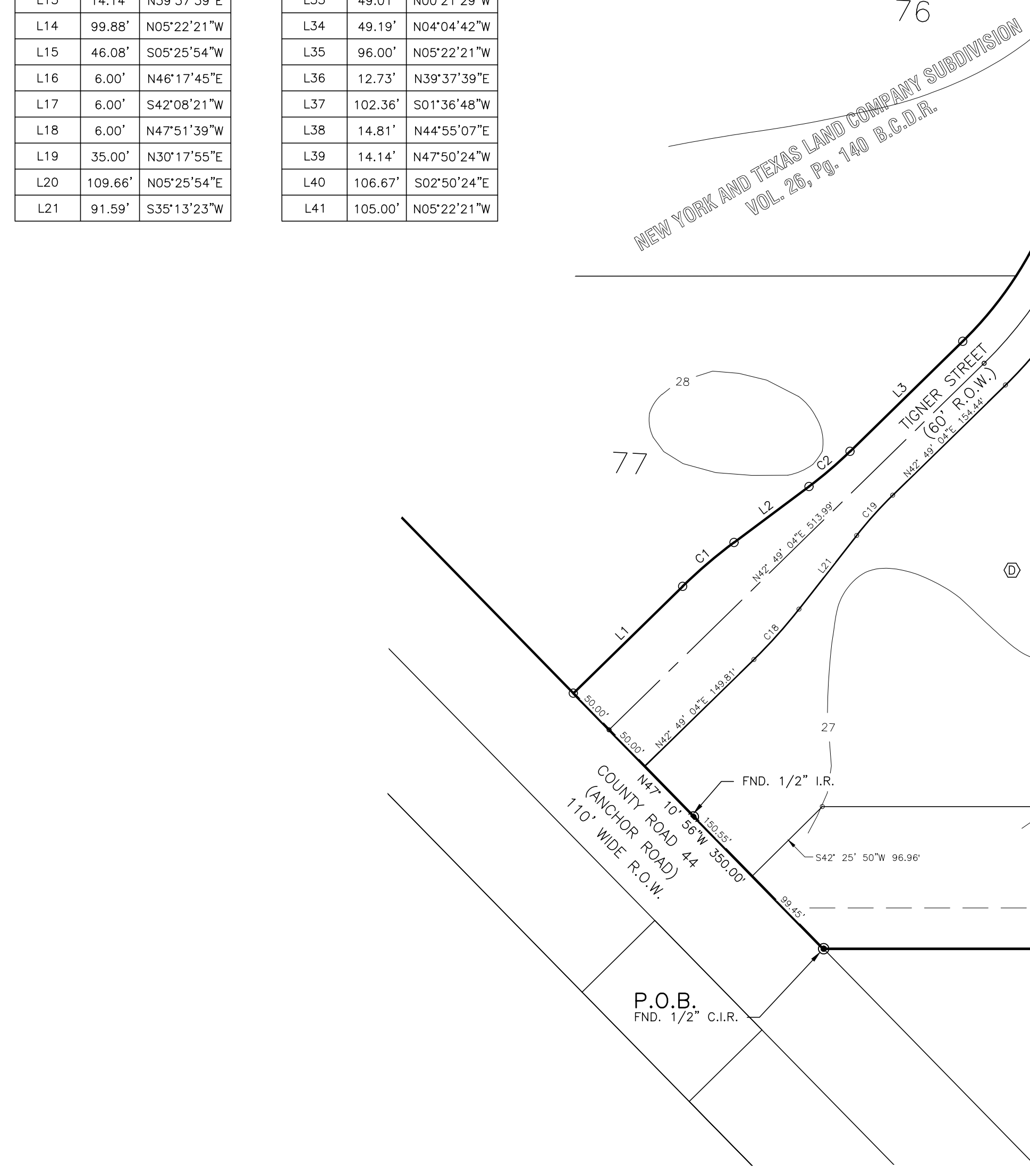
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
FND = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. Pg. = VOLUME, PAGE
W.L.E. = WATERLINE EASEMENT
U.E. = UTILITY EASEMENT

SYMBOLS

○ = SET 5/8" C.I.R. "BAKER & LAWSON"
● = FOUND 5/8" C.I.R. "BAKER & LAWSON" (UNLESS NOTED)
⊕ = (T.M.) TEMPORARY BENCHMARK

NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C040H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAN. 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.
- REFERENCE BENCHMARK:
NOS MONUMENT R1192 (PID AW1171)
A BRASS DISK STAMPED R1192, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 WESTWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: 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.
- SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.



SHEET 1 OF 2

REVISED:

PRELIMINARY REPLAT
AUSTIN COLONY SUBDIVISION SECTION 1
A 42.36 ACRE, 100-LOT, 2 BLOCK,
5 RESERVE SUBDIVISION
BEING ALL OF LOT 80 AND A PORTION OF LOTS 76, 77, 81
AND 82 OF NEW YORK AND TEXAS LAND COMPANY
SUBDIVISION
VOL. 26, PG. 140 B.C.D.R.
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

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

OWNERS:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
1306 Marshall Street
Houston, Texas 77006
woyneroo@swbell.net (713) 993-6453

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

PROJECT NO.: 14257	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 14257 PLAT SEC 1	DATE: 05/21/2021	CHECKED BY: DRR

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Tejas Viejo Land Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Austin Colony Subdivision, Section 1, 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 and parkland, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association. STATE OF TEXAS § COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

Wayne L. "Sandy" Rea, II

STATE OF TEXAS § COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Wayne L. "Sandy" Rea, II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA §

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

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

Notary Public State of Texas

ANGLETON DRAINAGE DISTRICT

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

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

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

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

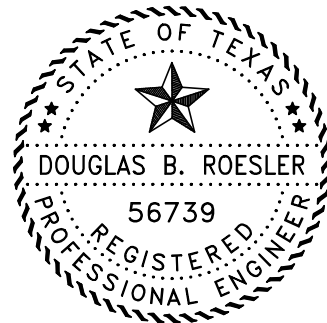
CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

KNOW ALL MEN BY THESE PRESENTS:

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



SIGNED: DOUGLAS B. ROESLER DATE PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 56739

KNOW ALL MEN BY THESE PRESENTS:

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



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

FIELD NOTES FOR 42.36 ACRE Austin Colony Subdivision Section 1

Being a tract of land containing 42.36 acres (1,845,134 square feet), located within J. De J Valderos Survey, Abstract Number (No.) 380, in Brazoria County, Texas; said 42.36 acre tract being all of Lot 80 and a portion of Lots 76, 77, 81 and 82 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a 42.36 acre tract; said 42.36 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract; from which a 1/2-inch iron rod with cap found at the common south corner of Lots 2 and 3 of said Angleton Meadows Business Park bears South 47 degrees 10 minutes 56 seconds East, a distance of 435.24 feet; THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 350.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set, for the southwest corner of the herein described tract;

THENCE, through and across said Lot 77, 76 and 81 the following twenty-five (25) courses:

- 1. North 42 degrees 49 minutes 04 seconds East, a distance of 149.81 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
2. 66.28 feet along the arc of said curve to the right, having a radius of 500.00 feet, a central angle of 07 degrees 35 minutes 41 seconds, a chord that bears North 46 degrees 36 minutes 54 seconds East, a distance of 66.23 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
3. North 50 degrees 24 minutes 44 seconds East, a distance of 91.59 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
4. 53.02 feet along the arc of said curve to the left, having a radius of 400.00 feet, a central angle of 07 degrees 35 minutes 41 seconds, a chord that bears North 46 degrees 36 minutes 54 seconds East, a distance of 52.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
5. North 42 degrees 49 minutes 04 seconds East, a distance of 154.44 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
6. 311.20 feet along the arc of said curve to the left, having a radius of 370.00 feet, a distance of 48 degrees 11 minutes 25 seconds, a chord that bears North 18 degrees 43 minutes 21 seconds East, a distance of 302.11 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
7. North 05 degrees 22 minutes 21 seconds West, a distance of 127.43 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
8. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 50 degrees 22 minutes 21 seconds West, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
9. North 05 degrees 22 minutes 21 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point at the beginning of a non-tangent curve to the left;
10. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
11. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point, at the beginning of a non-tangent curve to the left;
12. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 50 degrees 22 minutes 21 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
13. North 84 degrees 37 minutes 39 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
14. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
15. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point at the beginning of a non-tangent curve to the left;
16. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 50 degrees 22 minutes 21 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
17. North 84 degrees 37 minutes 39 seconds East, a distance of 190.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
18. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
19. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
20. North 05 degrees 22 minutes 21 seconds West, a distance of 7.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
21. North 84 degrees 37 minutes 39 seconds East, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
22. North 39 degrees 37 minutes 39 seconds East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
23. North 05 degrees 22 minutes 21 seconds West, a distance of 99.88 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
24. 145.30 feet along the arc of said curve to the right, having a radius of 90.00 feet, a central angle of 92 degrees 30 minutes 09 seconds, a chord that bears North 40 degrees 52 minutes 43 seconds East, a distance of 130.03 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
25. North 87 degrees 07 minutes 48 seconds East, a distance of 567.84 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of Karankawa Road (undeveloped sixty feet wide per Vol. 26, page 140 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said Karankawa Road, being the east line of Lots 84, 83, 82, 81 and 80, South 02 degrees 52 minutes 54 seconds East, a distance of 1,354.80 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of a twenty-foot drainage easement dedicated by the Second Replat of Angleton Meadows Subdivision recorded under Vol. 17, Page 263 of the B.C.P.R., for the southeast corner of said Lot 80 and the herein described tract;

THENCE, with the north line of said Angleton Meadows Subdivision and Angleton Meadows Business Park, and the south lines of said Lots 80 and 77, South 87 degrees 09 minutes 29 seconds West, at a distance of 20.00 feet pass a 1/2-inch iron rod found at the northeast corner of Lot 1, Block 4 of the Second Replat Angleton Meadows Subdivision, continue in all a distance of 1,575.33 feet to the POINT OF BEGINNING and containing 42.36 acres of land.

OWNERS: Wayne L. "Sandy" Rea, II Tejas Viejo Land Company 1306 Marshall Street Houston, Texas 77006 waynerrea@swbell.net (713) 993-6453

LEGEND

- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
BL = BUILDING LINE
BM = BENCHMARK
D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
VOL., Pg. = VOLUME, PAGE

SYMBOLS

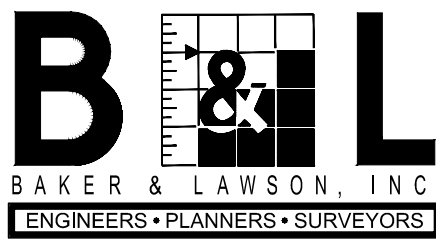
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
⊙ = FOUND MONUMENT (AS NOTED)
⚭ = (TBM) TEMPORARY BENCHMARK

RESERVE TABLE

Table with 4 columns: SYMBOL, DESCRIPTION, RESERVE USE, AREA. It lists various restricted reserve areas like 'RESTRICTED RESERVE "A"', 'RESTRICTED RESERVE "B"', etc., with their corresponding reserve uses and areas.

REVISED:

PRELIMINARY REPLAT AUSTIN COLONY SUBDIVISION SECTION 1 A 42.36 ACRE, 100-LOT, 2 BLOCK, 5 RESERVE SUBDIVISION BEING ALL OF LOT 80 AND A PORTION OF LOTS 76, 77, 81 AND 82 OF NEW YORK AND TEXAS LAND COMPANY SUBDIVISION VOL. 26, Pg. 140 B.C.D.R. LOCATED IN THE J. DE J. VALDEROS SURVEY, ABSTRACT No. 380 BRAZORIA COUNTY, TEXAS



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

Table with 3 columns: PROJECT NO., SCALE, DRAWN BY; DRAWING NO., DATE, CHECKED BY.



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

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

AGENDA CONTENT: Discuss, consider an act on a recommendation for the preliminary replat of Angleton Park Place Section 1.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and is proposing 26 lots with 1 reserve lot.

The preliminary plat was originally intended to be on the Commission's August 5, 2021 agenda but was rescheduled for this meeting at the request of the applicant. The applicant provided a response to comments on August 13, 2021. At the time of preparation of this agenda summary no additional staff comments have been received regarding the response.

That being said, the majority of the comments are minor and can be cleared by condition of approval. There are, however, two potentially major issues that will need to be finalized with any future sections of the project. These are:

Pursuant to Section 23-11.I subdivisions containing 30 or more lots must provide two points of 100-year storm compliant public access constructed to ACM standards. This requirement does not come into play with this section as there are only 26 lots. There are two other sections proposed and this requirement will be applicable to any future section.

The second issue is improvement of Gifford Road on the east side of the property. At one point in time the developer was instructed by staff that half of Gifford Road would have to be constructed as part of this project. Should a variance to Section 23.11.I not be granted with any future phase(s), then the only other plausible point for a second 100-year storm compliant public access would be cul-de-sac bulb on Lalia Loop. Using that as the second access point would require construction of Gifford Road.

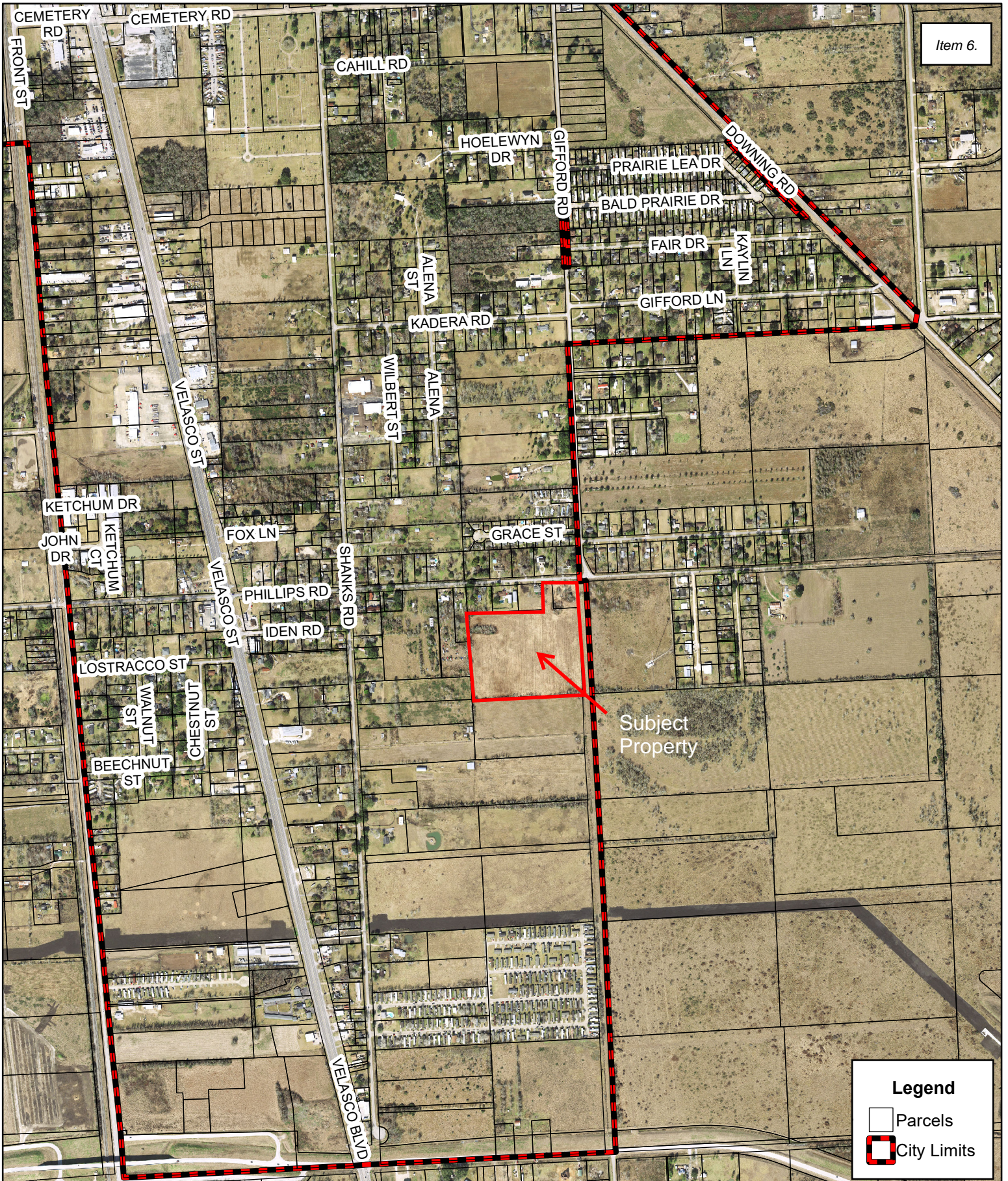
With the clearance of all staff comments the proposed preliminary replat of Section 1 otherwise meets all other requirements of the Code of Ordinances of the City of Angleton.

RECOMMENDATION:

Staff recommends approval of the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.

SUGGESTED MOTION:

I move we recommend approval of the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.



Item 6.

Legend

- Parcels
- City Limits

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

July 12, 2021

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

Re: On-Going Services
Preliminary Plat and Plan Review of Angleton Park Place Subdivision – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980 (2021)

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. Provide the point of beginning on the plat and one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117.
2. Verify additional ROW dedication (5-ft) for the platted road (future major collector (70' ROW), Gifford Rd). Cul-de-sac shown shall be designed accordingly.
3. Provide plat type and acreage in the title block (i.e. Preliminary Plat). Update title block to include total number of reserves.
4. Update the plat date shown in the title block.
5. Provide note that sidewalks shall be required in all locations that adjoin public streets on both sides of streets.
6. Verify easement location is in accordance to City requirements. Per Zoning Ordinance, all electrical distribution lines and all telephone lines shall be underground except the primary service lines to the park. Coordination shall be made with private utilities for determination of easement width.
7. Update plat to show all sidelot/backlot drainage easements provided on the engineering drawings (TYP.)
8. Verify visitor and supplemental parking requirements are met, in accordance to Zoning Ordinance Sec. 28-54.
9. Remove additional language (indicated on the review plat drawing) in the engineer's certification block of the plat.

10. Revise text shown on the Angleton Drainage District certificate and the Surveyor's certificate.
11. Provide a graphic for each lot type and depict the typical lot setback requirements.
12. Provide a plat note that all fire lane easements shall be maintained by the manufactured home park.
13. Provide topographic contours on the plat.
14. Provide all street names on the plat.
15. Notate the radius for the bumpout/knuckle roadway sections.
16. Update plat information for the Vermillion Tract shown.
17. Notate the detention pond as a reserve on the plat.

Plan Review:

General Comments:

1. A geotechnical report shall be submitted in accordance to Angleton LDC Sec. 23-124 prior to final plat approval.
2. Verify private utilities have been contacted and will service the proposed subdivision.

Cover Sheet

1. Provide the watershed information for this subdivision on the cover sheet.
2. Provide total number of lots and blocks in title block heading.
3. Provide landscape plan in accordance to Sec. 28-102 Angleton Zoning Ordinance. Verify screening requirements for the proposed subdivision in accordance to Angleton Zoning Ordinance Sec. 28-104.

Sheet 4 – P&P Bailee Boulevard STA. 0+00 to 4+42

1. For Lot 1 shown, verify sanitary sewer lead can be relocated to the opposite side of the water meter.
2. Verify median length requirements for entrance meet Angleton LDC Sec.24-11, I.

Sheet 5 – P&P Lalia Loop STA. 0+00 to 3+60

1. Verify and provide information for wastewater line conflict at SMH-4.
2. Verify water line conflict with storm pipe near STA. 1+60. Provide deflection or offset accordingly.

Sheet 6 – P&P Lalia Loop STA. 3+60 to 8+80

1. Provide callout information for the proposed fire hydrant assembly near STA 6+18.
2. Show the proposed wastewater line in the profile.

Sheet 7 – P&P Lalia Loop STA. 8+80 to 13+40

1. Verify water line callout noted in the profile. The length proposed does not match the plan.

2. Verify extension of wastewater line and MH-10 near STA. 9+00 to reduce service line penetrations into proposed manhole.
3. Verify extension of wastewater line and MH-8 near STA. 9+00 to reduce service line penetrations into proposed manhole.

Sheet 8 – P&P Lalia Loop STA. 13+40 to 18+00

1. Verify extension of wastewater line and MH-4 near STA. 14+75 to reduce service line penetrations into proposed manhole.
2. Verify and provide information for wastewater line conflict at SMH-1.
3. Verify site requirements for an access drive to the proposed lift station for maintenance and emergency access.

Sheet 9 – P&P Clark Street STA. 0+00 to 4+45

1. Verify layout of wastewater line to move proposed manhole outside sidewalk (example shown on review drawings).

Sheet 10 – P&P Cordell Street STA. 0+00 to 4+45

1. Verify layout of wastewater line to move proposed manhole outside sidewalk (example shown on review drawings).
2. Extend casing limits on the proposed water line near STA. 4+25.

Sheet 10a – P&P Outfall B STA. 0+00 to 2+20 and Outfall C STA. 0+00 to 3+00

1. Verify outfall layout for SMH-2 and update the plan accordingly (example shown on review drawings).

Sheet 12 – Detention Pond Layout & Cross Sections

1. Verify site enclosure details and emergency power per Brazoria County Requirements for the proposed storm lift station.
2. Verify minimum width for maintenance berm meets Brazoria County Requirements.
3. Verify and provide the design velocity of the proposed force main on the sheet.

Sheet 16 – SWPPP Layout and Details

1. Verify and provide additional SWPPP for existing ditch on the west side of the subdivision.

Sheet 23 – Storm Water Lift Station Detail

1. Verify and provide the system curve for the proposed storm lift station. The system curve shall show what the proposed lift station will pumping operation will be at firm capacity and shall consider head losses calculated for the site.
2. Verify and provide information on pump operation for controls shown. This shall include information at what elevations the pumps will turn off and on and when the detention pond operates in gravity flow.

The proposed plat and plans are incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Angleton Park Place Subdivision plat and plans be revised and resubmitted.

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

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Javier Vasquez', written in a cursive style.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10283980 (2021))

Attachments

Preliminary Plat Review:

1. Provide the point of beginning on the plat and one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117.

ADDED

2. Verify additional ROW dedication (5-ft) for the platted road (future major collector (70' ROW), Gifford Rd). Cul-de-sac shown shall be designed accordingly.

ADDED TO PLAT AND SITE PLAN, AND AFFECTED PLAN SHEETS

3. Provide plat type and acreage in the title block (i.e. Preliminary Plat). Update title block to include total number of reserves.

ADDED

4. Update the plat date shown in the title block.

ADDED

5. Provide note that sidewalks shall be required in all locations that adjoin public streets on both sides of streets.

ADDED

6. Verify easement location is in accordance to City requirements. Per Zoning Ordinance, all electrical distribution lines and all telephone lines shall be underground except the primary service lines to the park. Coordination shall be made with private utilities for determination of easement width.

UTILITY EASEMENT RELOCATED TO REAR OF LOT.

7. Update plat to show all sidelot/backlot drainage easements provided on the engineering drawings (TYP.)

ADDED

8. Verify visitor and supplemental parking requirements are met, in accordance to Zoning Ordinance Sec. 28-54.

THE DEVELOPER WILL PROVIDE 4 PARKING SPACES ON EACH LOT IN LIEU OF SUPPLEMENTAL PARKING. THE SITE PLAN HAS BEEN UPDATED. THE DRIVEWAYS AND SIDEWALKS WILL BE INSTALLED WITH UTILITY AND ROAD IMPROVEMENTS.

9. Remove additional language (indicated on the review plat drawing) in the engineer's certification block of the plat.

ADDED

10. Revise text shown on the Angleton Drainage District certificate and the Surveyor's certificate.

ADDED

11. Provide a graphic for each lot type and depict the typical lot setback requirements.

12. Provide a plat note that all fire lane easements shall be maintained by the manufactured home park.

ADDED

13. Provide topographic contours on the plat.

ADDED

14. Provide all street names on the plat.

ADDED

15. Notate the radius for the bumpout/knuckle roadway sections.

ADDED

16. Update plat information for the Vermillion Tract shown.

ADDED

17. Notate the detention pond as a reserve on the plat.

CHANGED LABEL

Plan Review:

General Comments:

1. A geotechnical report shall be submitted in accordance to Angleton LDC Sec. 23-124 prior to final plat approval.

TOLUNAY WONG WAS CONTRACTED FOR THE GEOTECHNICAL STUDY.

2. Verify private utilities have been contacted and will service the proposed subdivision.

UTILITIES MOVED TO REAR OF SUBDIVISION

Cover Sheet

1. Provide the watershed information for this subdivision on the cover sheet.

ADDED

2. Provide total number of lots and blocks in title block heading

ADDED

3. Provide landscape plan in accordance to Sec. 28-102 Angleton Zoning Ordinance. Verify screening requirements for the proposed subdivision in accordance to Angleton Zoning Ordinance Sec. 28-104.

ADDED TO SHEET 24. WOODEN FENCE ADDED TO PROPERTY BOUNDARY.

Sheet 4 – P&P Bailee Boulevard STA. 0+00 to 4+42

1. For Lot 1 shown, verify sanitary sewer lead can be relocated to the opposite side of the water meter.

SERVICE LEAD RELOCATED

2. Verify median length requirements for entrance meet Angleton LDC Sec.24-11, I.
THERMOPLASTIC STRIPING SPECIFIED FOR MEDIAN.

Sheet 5 – P&P Lalia Loop STA. 0+00 to 3+60

1. Verify and provide information for wastewater line conflict at SMH-4.
ADDED
2. Verify water line conflict with storm pipe near STA. 1+60. Provide deflection or offset accordingly.
OFFSET ADDED

Sheet 6 – P&P Lalia Loop STA. 3+60 to 8+80

1. Provide callout information for the proposed fire hydrant assembly near STA 6+18.
ADDED
2. Show the proposed wastewater line in the profile.
HATCHING ADDED TO SANITARY SEWER PROFILE

Sheet 7 – P&P Lalia Loop STA. 8+80 to 13+40

1. Verify water line callout noted in the profile. The length proposed does not match the plan.
EXTRA CALLOUT REMOVED
2. Verify extension of wastewater line and MH-10 near STA. 9+00 to reduce service line penetrations into proposed manhole.
MH-10 RELOCATED. STATION AND OFF SET REVISED
3. Verify extension of wastewater line and MH-8 near STA. 9+00 to reduce service line penetrations into proposed manhole.
MH-8 RELOCATED. STATION AND OFFSET REVISED

Sheet 8 – P&P Lalia Loop STA. 13+40 to 18+00

1. Verify extension of wastewater line and MH-4 near STA. 14+75 to reduce service line penetrations into proposed manhole.
MH-4 RELOCATED
2. Verify and provide information for wastewater line conflict at SMH-1.
ADDED
3. Verify site requirements for an access drive to the proposed lift station for maintenance and emergency access.
ACCESS DRIVE ADDED

Sheet 9 – P&P Clark Street STA. 0+00 to 4+45

1. Verify layout of wastewater line to move proposed manhole outside sidewalk (example shown on review drawings).

MH 3 AND MH-4 RELOCATED

Sheet 10 – P&P Cordell Street STA. 0+00 to 4+45

1. Verify layout of wastewater line to move proposed manhole outside sidewalk (example shown on review drawings).

MH7 AND MH-8 RELOCATED.

2. Extend casing limits on the proposed water line near STA. 4+25.

CASING EXTENDED

Sheet 10a – P&P Outfall B STA. 0+00 to 2+20 and Outfall C STA. 0+00 to 3+00

1. Verify outfall layout for SMH-2 and update the plan accordingly (example shown on review drawings).

SMH-2 RELOCATED. OUTFALL CHANGED TO TYPE B.

Sheet 12 – Detention Pond Layout & Cross Sections

1. Verify site enclosure details and emergency power per Brazoria County Requirements for the proposed storm lift station.

FENCE ADDED.

2. Verify minimum width for maintenance berm meets Brazoria County Requirements.

POND RESHAPED TO WIDEN BERM TO 10' WIDE. CROSS SECTIONS REVISED ON SHEET 10A AND SHEET 12. DETENTION VOLUME RECALCULATED FOR NEW POND.

3. Verify and provide the design velocity of the proposed force main on the sheet.

VELOCITY ADDED TO SHEET 12. FORCEMAIN RESIZED TO 6"

Sheet 16 – SWPPP Layout and Details

1. Verify and provide additional SWPPP for existing ditch on the west side of the subdivision.

HYDROMULCH SPECIFIED ON DITCH 1 OUTFALL. THE ADD HAS REVIEW THE OUTFALL FOR DITCH 1 AND WILL REQUIRE A RCP OUTFALL.

Sheet 23 – Storm Water Lift Station Detail

1. Verify and provide the system curve for the proposed storm lift station. The system curve shall show what the proposed lift station will pumping operation will be at firm capacity and shall consider head losses calculated for the site.

Revised Pump Detail provided

2. Verify and provide information on pump operation for controls shown. This shall include information at what elevations the pumps will turn off and on and when the detention pond operates in gravity flow.

PUMPING SEQUENCE ADDED TO SHEET 12

ADDITION NOTES:

The owner intends to phase the project into three phases. The comments above were addressed prior to the owners decision to phase the project. The phase I plan and plans are provided in this submittal.

- LEGEND**
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.L. = BUILDING LINE
 - BM = BENCHMARK
 - D.E. = DRAINAGE EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - Vol., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
 - U.E. = UTILITY EASEMENT

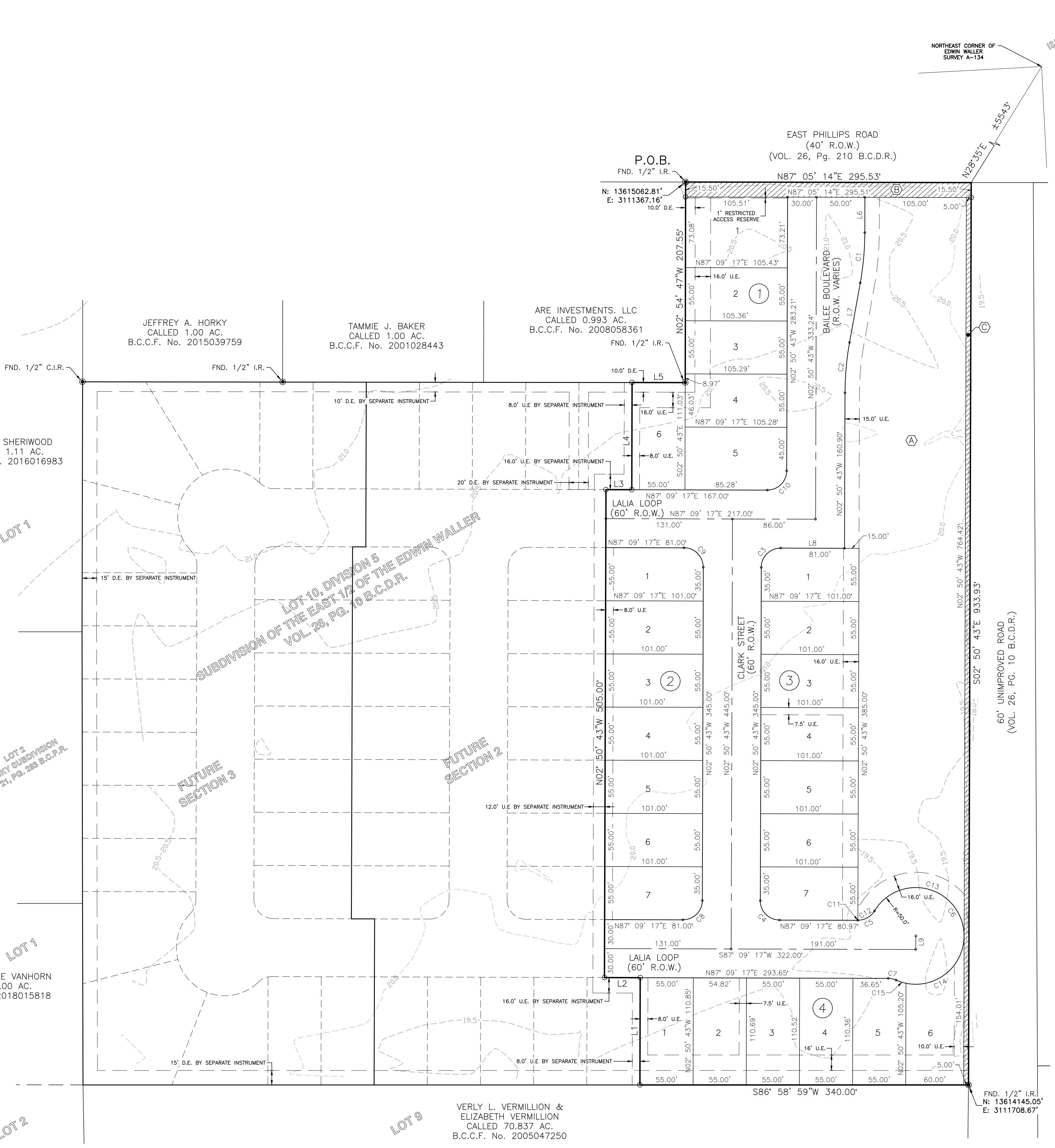
- SYMBOLS**
- = SET 5/8" C.I.R. "BAKER & LAWSON"
 - = FOUND 5/8" C.I.R. "BAKER & LAWSON" (UNLESS NOTED)
 - ⊕ = (TBM) TEMPORARY BENCHMARK

Curve Table

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	52.36'	300.00'	10°00'00"	N02°09'17"E	52.29'
C2	52.36'	300.00'	10°00'00"	S02°09'17"W	52.29'
C3	31.42'	20.00'	90°00'00"	S42°09'17"W	28.28'
C4	31.42'	20.00'	90°00'00"	S47°50'43"E	28.28'
C5	20.61'	20.00'	59°03'01"	N57°37'46"E	19.71'
C6	229.46'	50.00'	262°56'45"	N20°25'22"W	74.93'
C7	8.34'	20.00'	23°53'44"	N80°53'51"W	8.28'
C8	31.42'	20.00'	90°00'00"	N42°09'17"E	28.28'
C9	31.42'	20.00'	90°00'00"	N47°50'43"W	28.28'
C10	31.42'	20.00'	90°00'00"	N42°09'17"E	28.28'
C11	0.03'	20.00'	0°05'44"	S87°06'25"W	0.03'
C12	20.58'	20.00'	58°57'17"	S57°34'55"W	19.68'
C13	130.07'	50.00'	149°03'01"	N77°22'14"W	96.37'
C14	88.61'	50.00'	101°32'13"	N47°55'23"E	77.46'
C15	10.78'	50.00'	12°21'31"	S75°07'45"E	10.76'

Line Table

Line No.	Length	Direction
L1	111.02'	N02°50'43"W
L2	37.00'	S87°09'17"W
L3	26.72'	N87°09'17"E
L4	110.94'	N02°50'43"W
L5	55.00'	N87°03'19"E
L6	36.48'	N02°50'43"W
L7	62.68'	N07°09'17"E
L8	66.00'	N87°09'17"E
L9	14.00'	S02°50'43"E

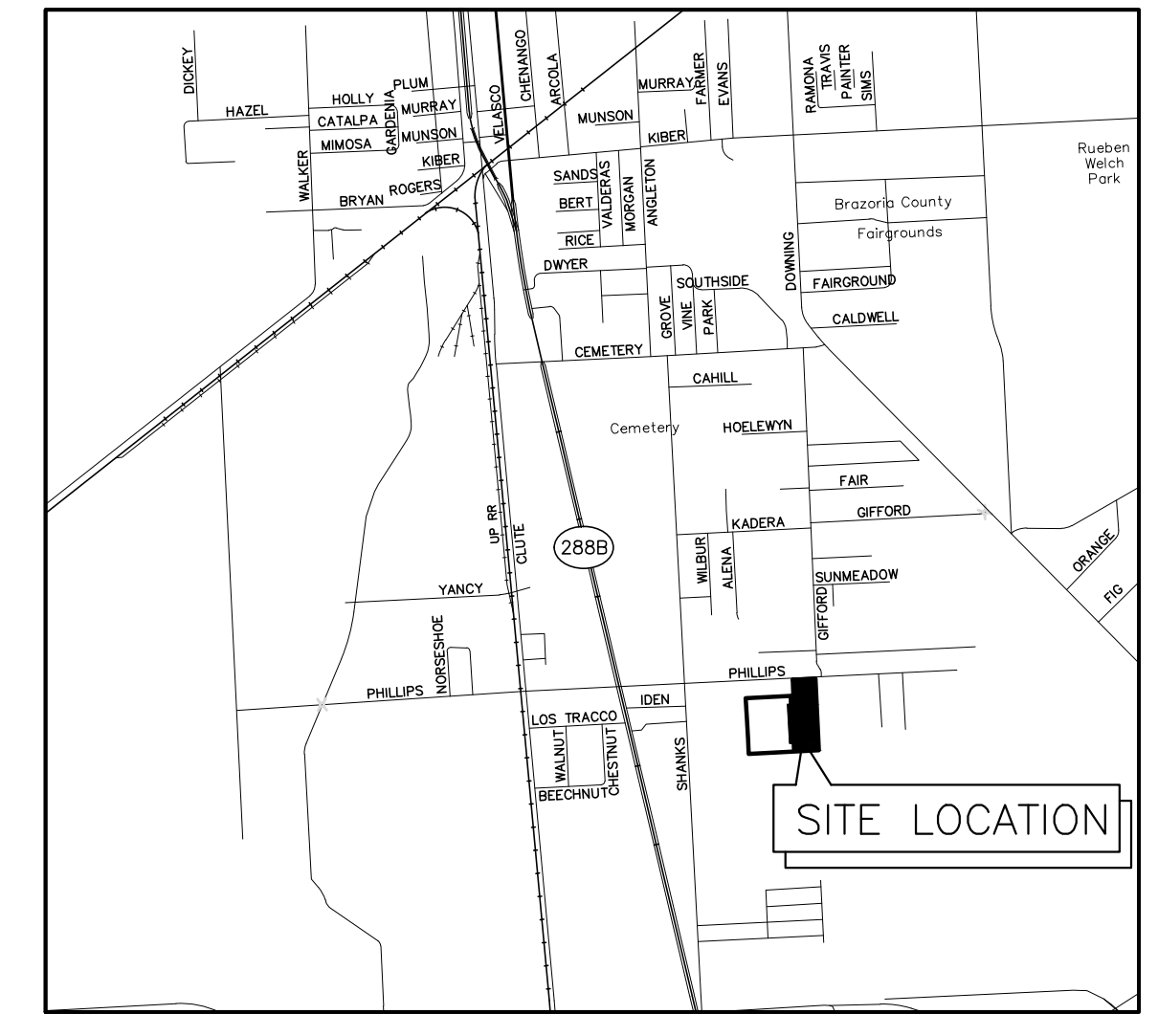
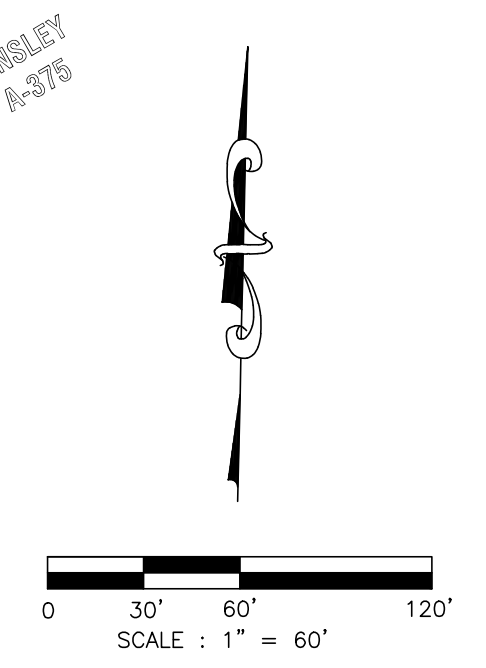


RESERVE/DEDICATION TABLE

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1,806 AC.
(B)	R.O.W. DEDICATION		0.105 AC.
(C)	R.O.W. DEDICATION		0.105 AC.

PAGE 1 OF 2

OWNERS:
MIKE MORGAN
1915 N 288B
FREEPORT, TEXAS 77541



- NOTES:**
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 - FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN WARNING; THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.
 - BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.
 - TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY. TBM = 24.82'
 - THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
 - NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
 - NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
 - NOTICE: 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.
 - SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
 - FRONT SETBACKS SHALL BE 25', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 15' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS.

REVISED:

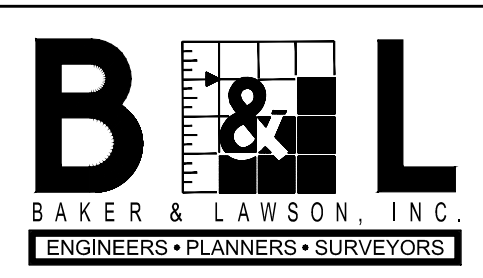
PRELIMINARY REPLAT

ANGLETON PARK PLACE

SUBDIVISION SECTION 1

A 7.447 ACRE, 26-LOT, 4 BLOCK, 1 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 210 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134 CITY OF ANGLETON BRAZORIA COUNTY, TEXAS



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

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 08/17/2021	CHECKED BY: DRR

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

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.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

MIKE MORGAN
OWNER/MANAGER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared MIKE MORGAN 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS ____ DAY OF _____, 20____ BY THE ANGLETON DRAINAGE DISTRICT.

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

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

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

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

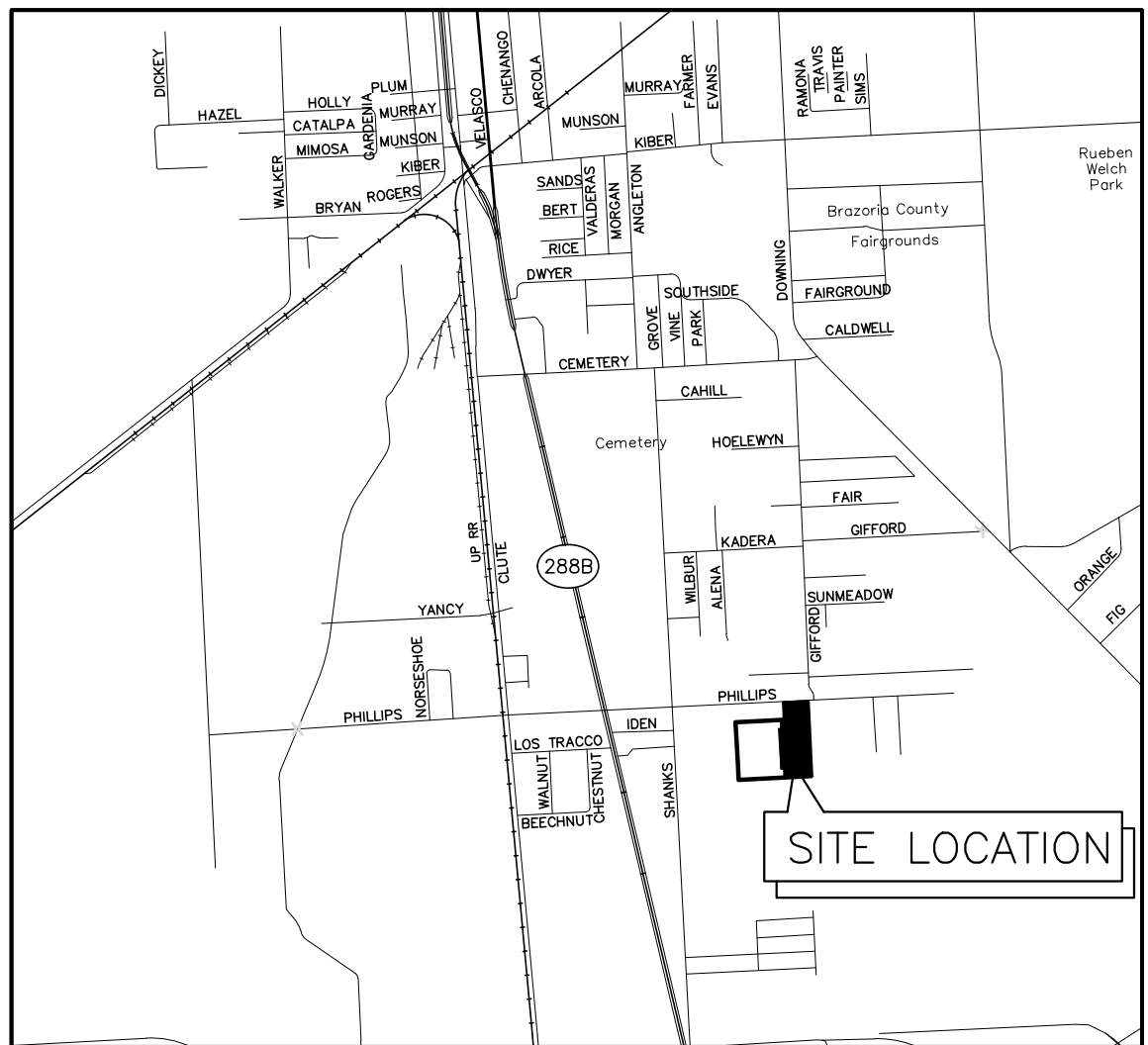
SIGNED: DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

FIRE LANES AND FIRE EASEMENTS:

THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING: "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER

OWNERS:
MIKE MORGAN
1915 N 288B
FREEPORT, TEXAS 77541



VICINITY MAP

Table with 4 columns: BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4. Each block has a Parcel Table with columns: LOT NO., AREA S.F. Rows 1-6 for each block.

FIELD NOTES FOR 7.447 ACRES

Being a tract of land containing 7.447 acres (328,211 square feet), located within Edwin Waller League, Abstract Number (No.) 134, in Brazoria County, Texas; Said 7.447 acre tract being a portion of Lot 10, Division 5 of the Subdivision East One-Half of the Edwin Waller League recorded under Volume (Vol.) 26, Page 210 Brazoria County Deed Records (B.C.D.R.), being a portion of a called 16.72 acre tract recorded in the name of Angleton Park Place, LLC under B.C.C.F. No. 2016023917, Said 7.447 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod found on the south right-of-way (R.O.W.) line of East Phillips Road (40-foot wide per Vol. 26, Pg. 210 B.C.D.R.), on the north line of said Lot 10, at the northeast corner of a called 0.993 acre tract recorded in the name of ARE Investments, LLC under B.C.C.F. No. 2008058361, for the northwest corner of said 16.72 acre tract and the herein described tract;

THENCE, with the south R.O.W. line of said East Phillips Road, being the north line of said Lot 10, North 87 degrees 05 minutes 14 seconds East, a distance of 295.53 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of the R.O.W. intersection of said East Phillips Road, and a 60-foot unimproved road (Vol. 26, Pg. 10 B.C.D.R.), for the northeast corner of said Lot 10 and the herein described tract;

THENCE, with the west R.O.W. line of said unimproved road, being the east line of said Lot 10, South 02 degrees 50 minutes 43 seconds East, a distance of 933.93 feet to a 1/2-inch iron rod found at the northeast corner of Lot 9 of said Subdivision East One-Half of the Edwin Waller League, for the southeast corner of said Lot 10 and the herein described tract;

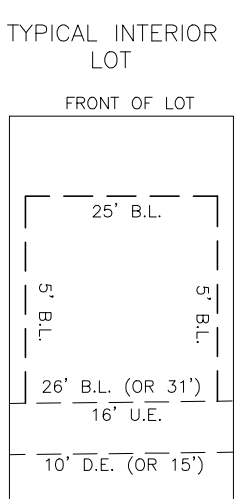
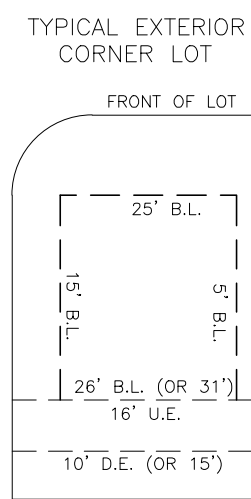
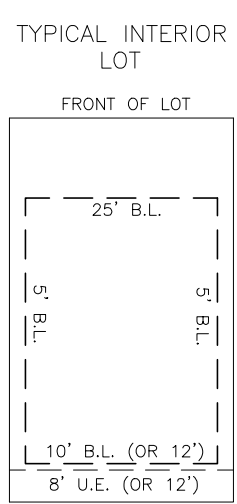
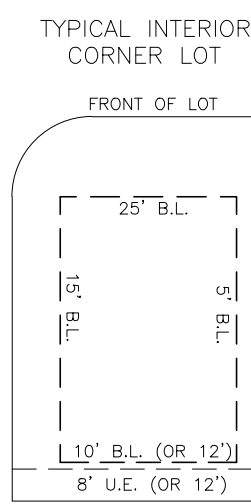
THENCE, with the common line of said Lots 9 and 10, South 86 degrees 58 minutes 59 seconds West, a distance of 340.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 10 the following five (5) courses:

- 1. North 02 degrees 50 minutes 43 seconds West, a distance of 111.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 87 degrees 09 minutes 17 seconds West, a distance of 37.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 02 degrees 50 minutes 43 seconds West, a distance of 505.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. North 87 degrees 09 minutes 17 seconds East, a distance of 26.72 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. North 02 degrees 50 minutes 43 seconds West, a distance of 110.94 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, for a northwesterly corner of the herein described tract;

THENCE, with the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, North 87 degrees 03 minutes 19 seconds East, a distance of 55.00 feet to a 1/2-inch iron rod found at the southeast corner of said 0.993 acre tract, for an interior corner of said 16.72 acre tract and the herein described tract;

THENCE, with the east line of said 0.993 acre tract, being the west line of said 16.72 acre tract, North 02 degrees 54 minutes 47 seconds West, a distance of 207.55 feet to the POINT OF BEGINNING, containing 7.447 acres of land.



PRELIMINARY REPLAT
ANGLETON PARK PLACE
SUBDIVISION SECTION 1
A 7.447 ACRE, 26-LOT, 4 BLOCK,
1 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 210 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT No. 134
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

Table with 3 columns: PROJECT NO.: 14320, DRAWING NO.: 14320 PLAT, SCALE:, DATE: 08/17/2021, DRAWN BY: BT, CHECKED BY: DRR



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Asst. Director of Development Services

AGENDA CONTENT: Discuss, consider, and act on the Preliminary Replat for the Brazoria County Courthouse Campus Expansion. The subject property spans six city blocks surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the west, and E. Locust Street to the south and is in the Central Business District (CBD) zoning district.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a preliminary replat of 11.361 acres in the Central Business District (CBD) zoning district. Staff comments were provided to the applicant on August 26, 2021, and at the time of preparation of this agenda summary comments were received by the City satisfying the City's request for a lighting plan and relocation of a dumpster. The applicant must satisfy all comments from the City Engineer.

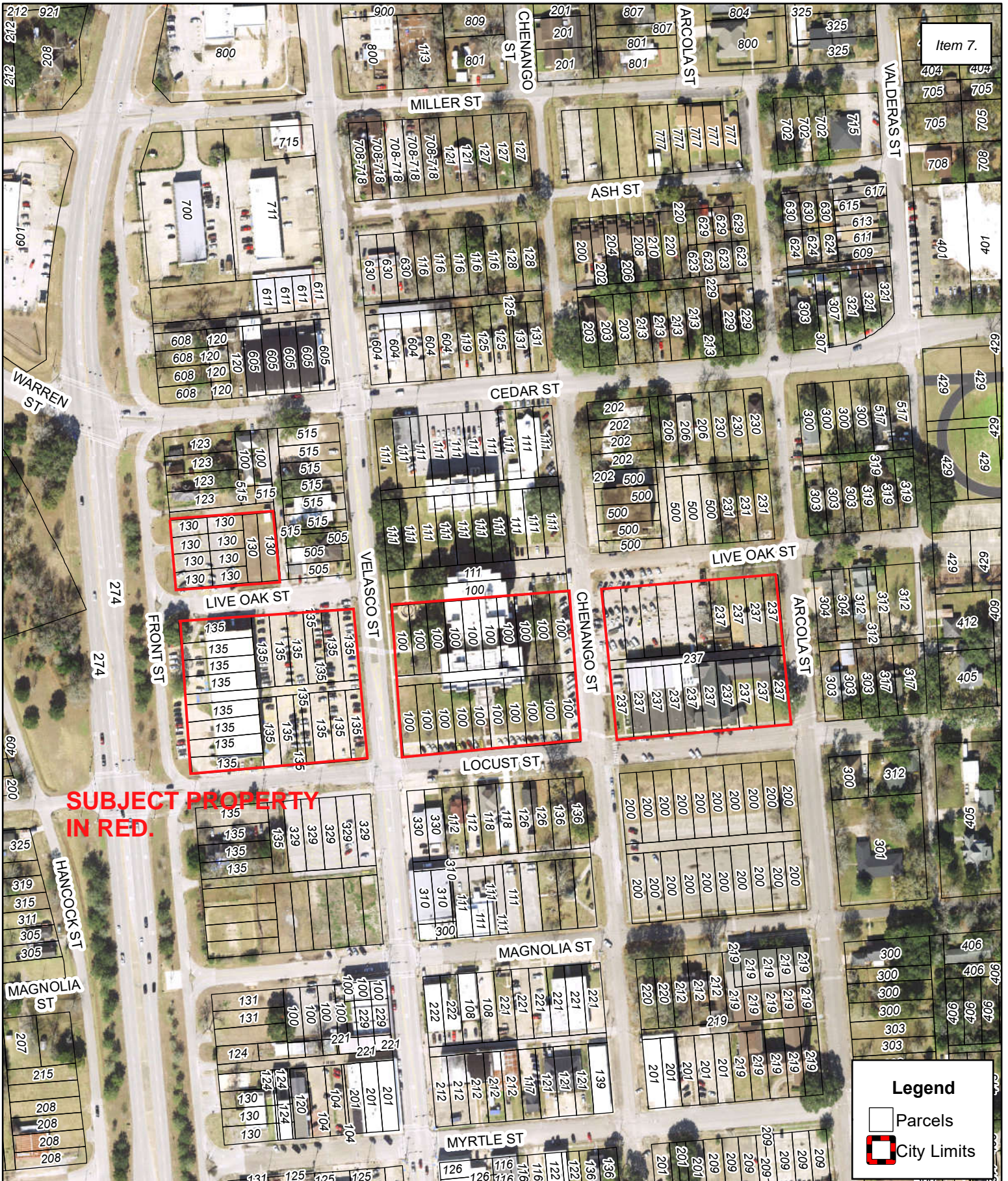
Attached are the comments from City staff and the City Engineer. While there is a list of outstanding comments that need to be cleared, staff feels this can be accomplished prior to the City Council meeting on September 27, 2021.

RECOMMENDATION:

Staff recommends approval of the Preliminary Replat of the Brazoria County Courthouse Campus Expansion. Subject to the condition that all comments are cleared prior to the September 27, 2021, City Council Meeting.

SUGGESTED MOTION:

I move we recommend approval of the Preliminary Replat of the Brazoria County Courthouse Campus Expansion. Subject to the condition that all comments are cleared prior to the September 27, 2021, City Council Meeting.



**SUBJECT PROPERTY
IN RED.**

Legend

- Parcels
- City Limits

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

August 19, 2021

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

Re: On-Going Services
Plat Review of Brazoria County Complex Subdivision Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980 (2021)

Dear Mr. Reeves:

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

Plat Review:

1. Provide the plat type in the plat titleblock (i.e., preliminary plat).
2. Include plat notes found in Sec. 23-115 - Standard Language for Special Plat Elements, Part L.
3. Include a plat note that the proposed subdivision is located in the "Original Town Detention Free Area" per Ord. No. 2013-O-7B.
4. For proposed tracts shown, depict the existing lot lines, easements, and record information on the plat in a lesser bold type and n dashed linetypes.(TYP)
5. Show building line setbacks in accordance to the current Zoning Ordinance, Ch. 28 Code of Ordinances.
6. The drainage and detention plat certificate is only used if detention is required. Remove certificate and if applicable, a drainage easement certificate shall be used. If no drainage easements proposed, no certificate will be required.
7. Provide a tie to the original abstract survey to the corner of the plat. Provide a tie to each of the tracts within the subdivision and show the bearing and distance on the plat drawing.
8. Verify ordinance terminology referenced: Abandon and Closure of a Portion of Live Oak Street.
9. Verify ordinance terminology referenced: Abandon and Closure of a Portion of Chenango Street. The file number is to be updated prior to final plat.

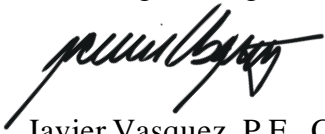
10. Include a proposed drainage easement for existing storm water along area noted in the abandoned Chenango Street section. Verify location of storm sewer and provide a 20-ft minimum width for the easement.
11. Verify and label alleys where noted. Include the block 33 adjacent to Arcola Street on the plat.
12. Provide a point of beginning on the plat drawing for each plat segment.
13. For Unrestricted Reserve "B", verify location of existing sanitary sewer and provide a 20-ft minimum width utility easement for the existing sanitary sewer in this lot.
14. For Unrestricted Reserve "A", verify the course along the south line of the tract matches the metes and bounds description.
15. For Unrestricted Reserve "A", verify and provide an easement for the proposed water line along Front Street.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Brazoria County Complex Subdivision Plat be revised and resubmitted.

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

Sincerely,

HDR Engineering, Inc.



Javier Vasquez, P.E., CFM
Civil Engineer

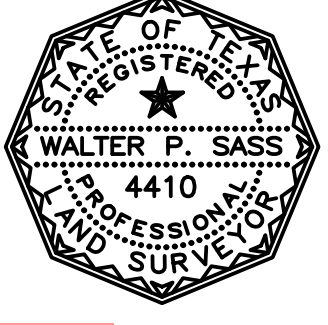
cc: Files (10283980 (2021))

Attachments

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT L.M. MATT SEBESTA, JR. COUNTY JUDGE OF THE COUNTY OF BRAZORIA, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, does hereby adopt this plat designating the herein above described property as BRAZORIA COUNTY COMPLEX, 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 parklands shown thereon. The streets, alleys and parklands 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 constructions, 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.

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

KNOW ALL MEN BY THESE PRESENTS: That I, JAMES C. PEYTON, do hereby certify that the 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.



This statement only used if detention is required. Remove certificate and if applicable, drainage easement certificate shall be used. If no drainage easements proposed, no certificate will be required

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

OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS § COUNTY OF BRAZORIA § The owner of land shown on this plat, in person, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed.

L.M. MATT SEBESTA, JR. COUNTY JUDGE OF THE COUNTY OF BRAZORIA, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS STATE OF TEXAS § COUNTY OF BRAZORIA § BEFORE ME, the undersigned authority, on this day personally appeared L.M. MATT SEBESTA, JR. 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 and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas County of BRAZORIA My commission expires: _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL: APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

BILL GARWOOD, Chairman, Planning and Zoning Commission

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS § COUNTY OF BRAZORIA § This instrument was acknowledged before me on the _____ day of _____, 2021.

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

Notary Public State of Texas

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

DESCRIPTION OF A 2,410-ACRES (105,000 SQ. FT.) TRACT OF LAND SITUATED IN THE J.D. VALDEZAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS Being a description of a 2,410-acre (105,000 Square Foot) tract of land situated in the J.D. Valderas Survey, A-380, Brazoria County, Texas. Sold 2,410-acre tract being all of Lots 1-20, Block 7 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1689, Page 395 of the Brazoria County Deed Records (B.C.D.R.), Volume 1689, Page 395, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates, and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 0.6749-ACRES (29,400 SQ. FT.) TRACT OF LAND SITUATED IN THE J.D. VALDEZAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS Being a description of a 0.6749-acre (29,400 Square Foot) tract of land situated in the J.D. Valderas Survey, A-380, Brazoria County, Texas. Sold 0.6749-acre tract being all of Lots 5-8, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1715, Page 299, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates, and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 8.276-ACRES (360,500 SQ. FT.) TRACT OF LAND SITUATED IN THE J.D. VALDEZAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS Being a description of an 8.276-acre (360,500 Square Foot) tract of land situated in the J.D. Valderas Survey, A-380, Brazoria County, Texas. Sold 8.276-acre tract being all of Blocks 13, 27 and 28 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, and being that portion of Live Oak Street lying between the intersection of Live Oak Street and Velasco Street, the intersection of Live Oak Street and Chenango Street (between said Blocks 13 and 14), and being that portion of Chenango Street lying between the intersection of Live Oak Street and Chenango Street, Volume 1238, Page 871, B.C.D.R., Volume 1162, Pages 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No. 2018045599, and B.C.C.F. No. 2018045599) and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates, and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 0.6749-ACRES (29,400 SQ. FT.) TRACT OF LAND SITUATED IN THE J.D. VALDEZAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS Being a description of a 0.6749-acre (29,400 Square Foot) tract of land situated in the J.D. Valderas Survey, A-380, Brazoria County, Texas. Sold 0.6749-acre tract being all of Lots 5-8, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1715, Page 299, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates, and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT L.M. MATT SEBESTA, JR. COUNTY JUDGE OF THE COUNTY OF BRAZORIA, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, does hereby adopt this plat designating the herein above described property as BRAZORIA COUNTY COMPLEX, 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 parklands shown thereon. The streets, alleys and parklands 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 constructions, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

L.M. MATT SEBESTA, JR.
COUNTY JUDGE OF THE COUNTY OF BRAZORIA,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared L.M. MATT SEBESTA, JR. 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
County of BRAZORIA

My commission expires: _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 2021.

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

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

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

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

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

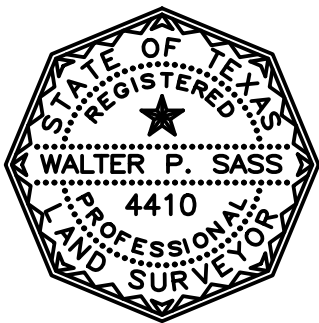
THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

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

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410



DESCRIPTION OF A 2,410-ACRES (105,000 SQ. FT.) TRACT OF LAND SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS
Being a description of a 2,410-acre (105,000 Square Foot) tract of land situated in the J. De Valderas Survey, A-380, Brazoria County, Texas, Solid 2,410-acre tract being all of Lots 1-20, Block 7 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1689, Page 395 of the Brazoria County Deed Records (B.C.D.R.), Volume 1639, Page 975, B.C.D.R., Volume 1696, Page 587, B.C.D.R., Volume 1443, Page 785, B.C.D.R., and Volume 1765, Page 639, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 0.6749-ACRES (29,400 SQ. FT.) TRACT OF LAND SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS
Being a description of a 0.6749-acre (29,400 Square Foot) tract of land situated in the J. De Valderas Survey, A-380, Brazoria County, Texas, Solid 0.6749-acre tract being all of Lots 5-8, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1526, Page 142, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

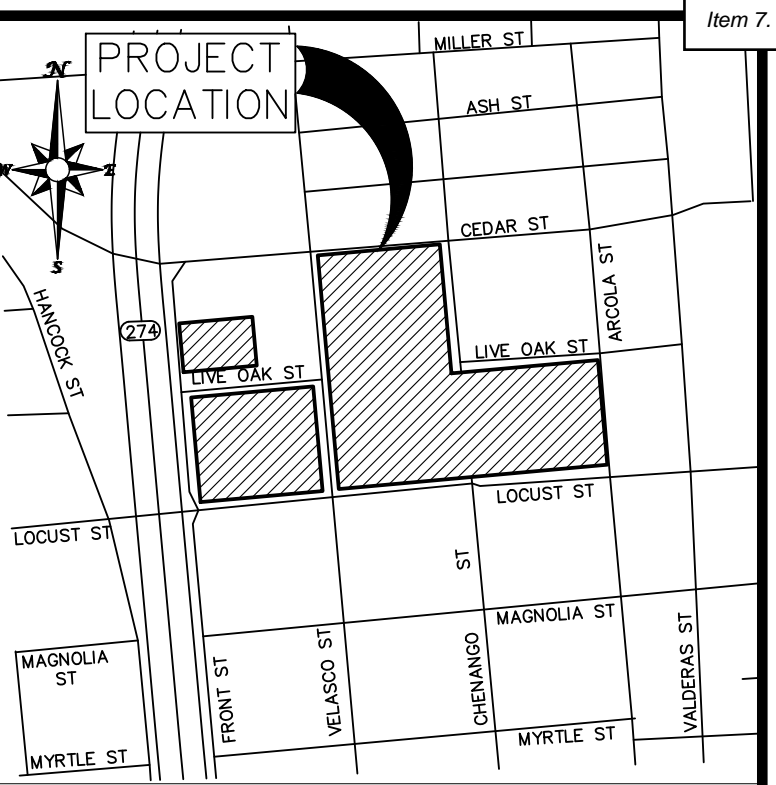
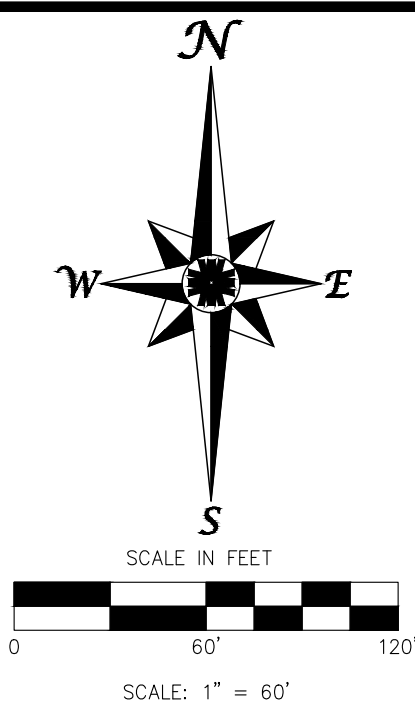
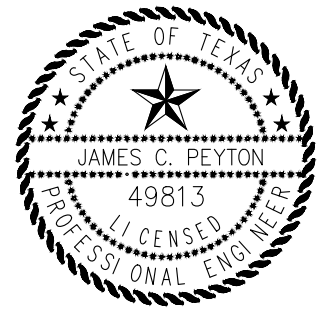
DESCRIPTION OF A 8.276-ACRES (360,500 SQ. FT.) TRACT OF LAND SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS
Being a description of an 8.276-acre (360,500 Square Foot) tract of land situated in the J. De Valderas Survey, A-380, Brazoria County, Texas, Solid 8.276-acre tract being all of Blocks 13, 27 and 28 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1235, Page 877, B.C.D.R., Volume 1162, Page 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No. 2018047374, B.C.C.F. No. XXXXXXXXX and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 13,626.18928-ACRES (5,106,549.77) ACRES (228,400 SQ. FT.) TRACT OF LAND SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS
Being a description of a 13,626.18928-acre (5,106,549.77) tract of land situated in the J. De Valderas Survey, A-380, Brazoria County, Texas, Solid 13,626.18928-acre tract being all of Lots 1-4, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1526, Page 142, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

DESCRIPTION OF A 8.276-ACRES (360,500 SQ. FT.) TRACT OF LAND SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, BRAZORIA COUNTY, TEXAS
Being a description of an 8.276-acre (360,500 Square Foot) tract of land situated in the J. De Valderas Survey, A-380, Brazoria County, Texas, Solid 8.276-acre tract being all of Blocks 13, 27 and 28 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1715, Page 299 of the Brazoria County Deed Records (B.C.D.R.), Volume 1235, Page 877, B.C.D.R., Volume 1162, Page 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No. 2018047374, B.C.C.F. No. XXXXXXXXX and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.0000978096, all distances are surface.

KNOW ALL MEN BY THESE PRESENTS: That I, James C. Peyton, do hereby certify that the 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.

James C. Peyton
Registered Professional Engineer
Texas Registration No. 49813



VICINITY MAP N.T.S. Key Map No. 828-N

- LEGEND
- A.E. - AERIAL EASEMENT
 - B.L. - BUILDING LINE
 - C.I.R. - CAPPED IRON ROD
 - D.E. - DRAINAGE EASEMENT
 - F.C. NO. - FILM CODE NUMBER
 - B.C.C.F. NO. - BRAZORIA COUNTY CLERK FILE NUMBER
 - B.C.D.R. - BRAZORIA COUNTY DEED RECORD
 - B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
 - I.R. - IRON ROD
 - P.G. - PAGE
 - O.P.R.P.H.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS
 - R.O.W. - RIGHT-OF-WAY
 - STM. S. ESMT. - STORM SEWER EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - SQ.FT. - SQUARE FEET
 - VOL. - VOLUME
 - U.E. - UTILITY EASEMENT
 - W.L.E. - WATERLINE EASEMENT

- NOTES:
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale: 0.999870364.
 - Basis of bearings being the Texas State Plane coordinate system (South Central Zone No. 4204).
 - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48039C0445K, effective date of December 30, 2020, the surveyed property lies within zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain.
 - Project Benchmark: Trimble Continuous Operating Reference (CORS) Station (HAGS_1012), Trimble Net R9 located at Advanced Geodetic Surveys, Inc. (AGS) 23111 FM 1462, Damon, TX 77430 near the intersection of FM 762. Elevation=78.32' NAD 83 NAVD 88
- Site Benchmarks:
- BM1 - A 5/8" I.R. set at the intersection of Live Oak St. and Chenango St. Elevation=27.77' NAD 83 NAVD 88
 - BM2 - A 5/8" I.R. set at the intersection of Live Oak St. and Velasco St. Elevation=27.40'

BRAZORIA COUNTY COMPLEX

A SUBDIVISION OF 11.3609 (494,881 SQ. FT.) ACRES, SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER: BRAZORIA COUNTY
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
451 N Velasco Street, Suite 230
Angleton, TX 77515-442

SURVEYOR: WEISSER Engineering & Surveying
1950 Park Row | Houston, Texas 77064
1.8 P.E. Reg. No. F-48 | T&E P.L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 2, 2021

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Asst. Director of Development Services

AGENDA CONTENT: Discuss, consider, and act on a site plan for the proposed Brazoria County Courthouse Campus Expansion project.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

The subject property is located in downtown Angleton and spans six city blocks, or approximately 11.36 acres and is surrounded by Cedar Street to the north, Front Street to the west, E. Locust Street to the south, and Arcola Street to the east. The subject properties are all within the Central Business District (CBD) zoning district.

Pursuant to Section 28-26.(a).(2).b.3, a site plan shall be required for all nonresidential, multifamily, and single-family attached developments within any zoning district. After City staff review, Section 28-26. 6.(c).(6).a.3 requires the City Manager to recommend approval, approval with conditions or denial of the site plan to the Planning and Zoning Commission. If the site plan is denied by the Planning and Zoning Commission, the denial may be appealed to the City Council.

Attached are a location map and site plan package for the proposed Brazoria County Courthouse Campus Expansion project of approximately 494,881 square feet. After review, staff provided the following comments on August 27, 2021:

Pursuant to Sections 28-26.(a).(2).b.3 and b.5 a site plan is required to be reviewed and approved by the Planning and Zoning Commission.

1. Section 28-59.(d).(4) permits a maximum 'floor-to-area ratio' (FAR) of 4:1. Please provide a FAR calculation.
2. Please reorientate the dumpster to the west of the existing West Annex Building so that access is not taken directly from W. Live Oak Street and the gates are not oriented towards the street.
3. Please provide a lighting plan.

At the time of preparation of this agenda summary, adequate responses to City staff comments were received from the applicant and are considered to be satisfied. Responses to the comments are attached.

RECOMMENDATION:

Staff recommends approval of the proposed site plan.

SUGGESTED MOTION:

I move we approve the proposed site plan.



SITE PLAN / DEVELOPMENT PERMIT APPLICATION

Date: 7/21/2021

TYPE OF APPLICATION: **SITE PLAN** _____ **ACREAGE**

COMMERCIAL

_____ **RESIDENTIAL**

_____ **DEVELOPMENT PERMIT / FILL / EROSION CONTROL PLAN**

_____ **COMMERCIAL** _____ Valuation (See Page 3 description)

_____ **RESIDENTIAL** _____ Valuation (See Page 3 description)

Address, or location, of property: Generally located on the southside of East live Oak and North Chenango Street.

Name of Applicant: Clay Forister, PE, CFM - Assistant County Engineer Phone: 979-864-1265

Name of Company: Brazoria County Phone: _____

E-mail: clayf@brazoria-county.com

Name(s) of Owner(s) of Property: Brazoria County

Address: Generally located on the south side of Live Oak Street and N Chenango Street

Phone: _____ E-mail: _____

I HEREBY REQUEST approval of the development 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 and that all statements contained herein, and attached hereto, are true and correct to the best of my knowledge and belief. I agree to reimburse the City of Angleton for plan review expenses incurred by the City of Angleton by the City Engineer and any other professional, should such additional review be required, prior to the issuance of permits.

Signature(s) of Owner / Agent for Owner (Applicant): L.M. "Matt" Sebesta, Jr.
DocuSigned by:
75F2125F5BF04F8...

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and legal description): _____

_____, or

See Attached.

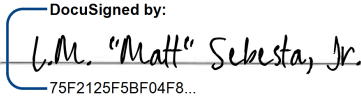
I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF AGENT/APPLICANT: Clay Forister, PE, CFM - Assistant County Engineer

ADDRESS: 451 N. Velsaco St. Suite 230, Angleton, TX 77515

APPLICANT/AGENT PHONE: 979-864-1265 E-MAIL: clayf@brazoria-county.com

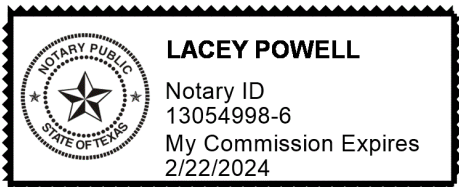
PRINTED NAME OF OWNER: Brazoria County

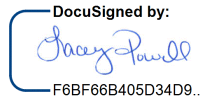
SIGNATURE OF OWNER:  DATE: Jul 26, 2021

NOTARIAL STATEMENT FOR PROPERTY OWNER(S):

Sworn to and subscribed before me this 26th day of July, 2021.

(SEAL)





Notary Public for the State of Texas
Commission Expires: 2/22/2024

Application Submittal Information:

- 1) Legal Description / Copy of Plat;
- 2) Completed Application Form;
- 3) Authorization of Property Ownership Form (if applicable);
- 4) **Site Plan:** One copy of the site plan and supporting plans; PDF files of the same;
Development Permit: One copy of all plan, reports, studies, TCEQ NOI and a PDF of the same.

APPLICATION FEES:**SITE PLAN APPLICATION FEE:**

None, except for professional review deposits, as set out below.

DEVELOPMENT PERMIT FEE:

\$0.008 x the value of the contract + \$75.00.

Prior to the issuance of Development Permit, the subdivider or developer, or their contractor, shall present evidence of the issuance of a Notice of Intent (NOI) from TCEQ for projects that are 1.0 acre in area or larger, and submit a statement of the valuation of land clearing, grubbing, and earth moving expenses. The Development Permit Fee shall be 0.008 x the value of the contract, to include all site work, materials, profit, and overhead plus \$75.00 for issuing the permit. Change orders that exceed the original amount permitted shall be based on the same fee structure set out above.

CITY ENGINEER REVIEW DEPOSIT:

*Plan Review Fee by City Engineer, when City Engineer review is required. (If the cost of the review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits). **\$250.00 deposit**

OUTSIDE CONSULTANT REVIEW DEPOSIT (IF REQUIRED):

*Plan Review Fee by Outside Consultants, such as legal review, special building or fire plan review, as necessary. (If the cost of review exceeds the deposit, the balance will be billed upon approval and will be due prior to the issuance of permits). **\$250.00 deposit**



TX BBG CONSULTING, INC.

July 21, 2021

Planning & Zoning Commission
City of Angleton

Re: **Letter of Intent of Site Plan Approval**
237 E Locust St Angleton, Texas 77515

Dear Mayor, Council, Commission, and Staff,

On behalf of Brazoria County, this site plan application is for the renovation of the existing West Annexation Building, the addition and renovation of the existing courthouse, new Emergency Operations Center, and new Administration Building. These buildings incorporate landscaping and details that will be an asset to the Central Business District. These benefits are not found merely in the buildings, but in the increased workforce that will be within these new buildings, as well as their patronage to City of Angleton businesses. This project is critical for providing services to the community and demonstrates the continued investment of Brazoria County into the City of Angleton.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Evan DuVall

Evan DuVall, AICP
Partner
BBG Consulting

Summary of Brazoria County Courthouse Campus Expansion

The Brazoria County Courthouse Campus Expansion project entails 6 unique architectural components and their associated site developments:

- Administration Building – New Construction
- Justice Center
 - 1940's Courthouse – Renovation
 - 1976 Addition – Renovation
 - Justice Center Expansion – New Construction
- West Annex – Renovation
- Emergency Operations Center (EOC) – New Construction

The project will occur in distinct phases with construction beginning on the Administration Building and EOC in the 4th Quarter of 2021. The Administration Building is anticipated to be completed in May of 2023 with the EOC completion taking place by July 2022. The project will kick off with demolition of the vacant church located on Locust St.

Upon completion of the Administration Building, work on the 1976 Addition renovation and construction of the Justice Center Expansion will begin. This work is estimated to be completed by July 2024. The West Annex will be renovated in the interim and is estimated to be complete by December 2023.

Administration Building

The Administration Building will be a newly constructed 5-story, 140,000 SF building primarily intended to host County service departments (e.g. Tax Assessor-Collector, County Clerk Records, etc), administrative departments of the County, and public assembly spaces such as Jury Empaneling, Commissioners Court, and other associated spaces.

The Administration Building will serve as the primary point of entry and security screening for the public through an entrance located on the southwest side of the building. Parking will be facilitated through a driveway located on Locust St. between Chenango St. and Arcola St. Additional parking is available at a previously constructed parking lot on the block defined by Locust, Arcola, Magnolia, and Chenango. A service entrance and the Tax Office drive-through window lanes will be located mid-block between Chenango and Arcola on Live Oak St.

A mechanical courtyard will be located on the east end of the building and enclosed with architectural screening components. The majority of HVAC and associated systems will be located on the roof in a penthouse structure.

Justice Center

The Brazoria County Justice Center will include a complex of 3 buildings housing County courts and district courts along with judicial support functions. The 1940's Courthouse is a historical building that will remain largely in its current state for a period of time until other construction is complete. The 1976 Addition will be stripped down to its structural skeleton and re-clad with same stone and metal panels to be used on the Administration Building and Justice Center Expansion.

The Justice Center Expansion will entail construction of a new 5-story structure attached to the east end of the 1976 Addition. In its final state, the two structures will be unified into a single 148,000 SF building connected to the Administration Building across Chenango St. via a 2-story skybridge.

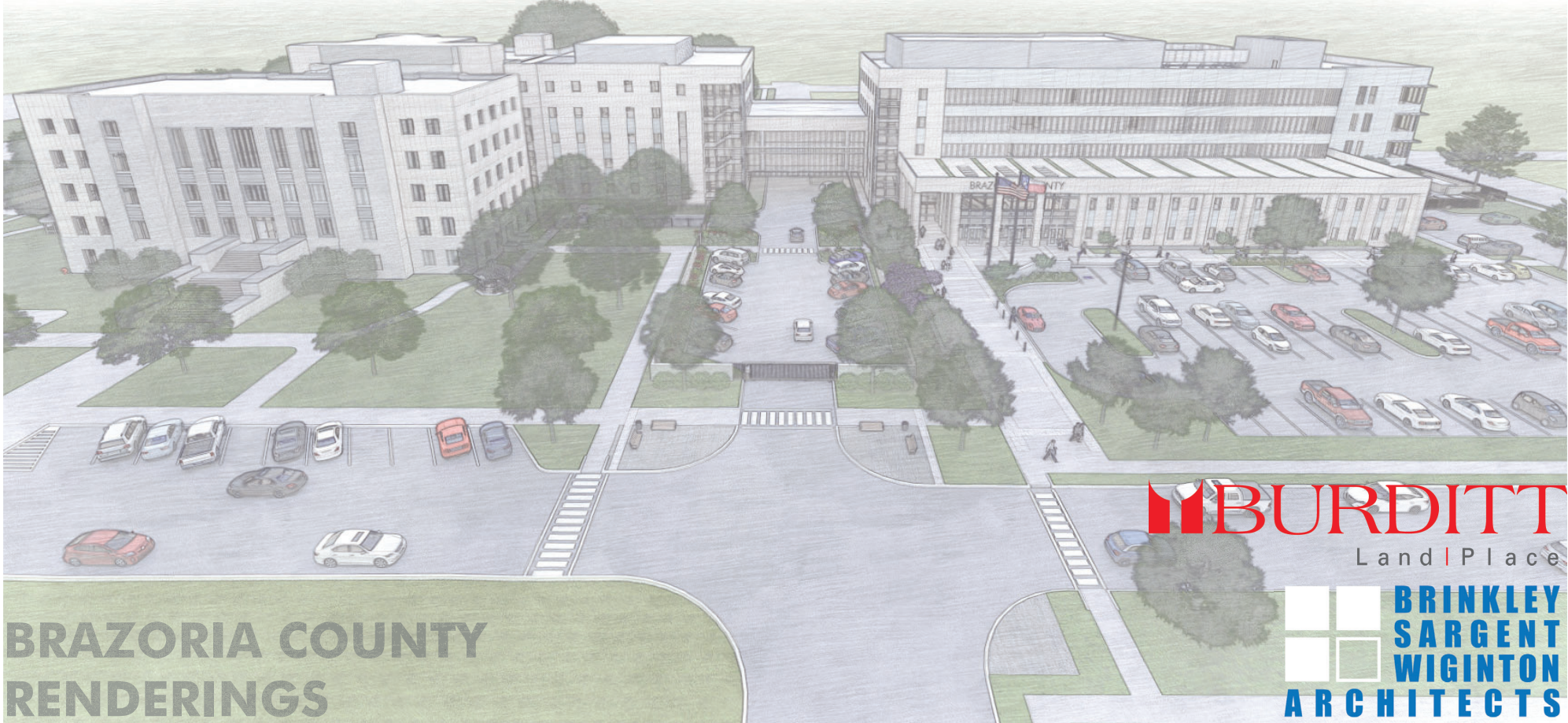
Chenango St. will be closed between Live Oak St. and Locust St. forming a secure parking plaza for elected officials and judges. A secure gated entrance for the sally port and detention area of the Justice Center will be located on Chenango at Live Oak intersection. The current Information Systems building to the north of the 1976 Addition will be demolished and the site returned to a natural state.

West Annex & Emergency Operations Center (EOC)

The existing West Annex building will be renovated to accommodate primarily developmental departments such as engineering, fire marshal, and environmental health. Service departments that are currently located in the West Annex will ultimately relocate to the Administration Building.

A new single-story, 14,000 SF Emergency Operations Center (EOC) will be constructed to the north of the West Annex to house Emergency Management operations.

The crosswalk on Velasco St. between the West Annex property and the courthouse will be enhanced with lighting and prominent street markings. The median will also be reconstructed with pavers for traffic calming and general aesthetic improvement.





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, LLC. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





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EXTERIOR PERSPECTIVES





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SEAL

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CONSTRUCTION DOCUMENTS

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

DRAWN BY:
CTW, KB

CHECKED BY:
CTW

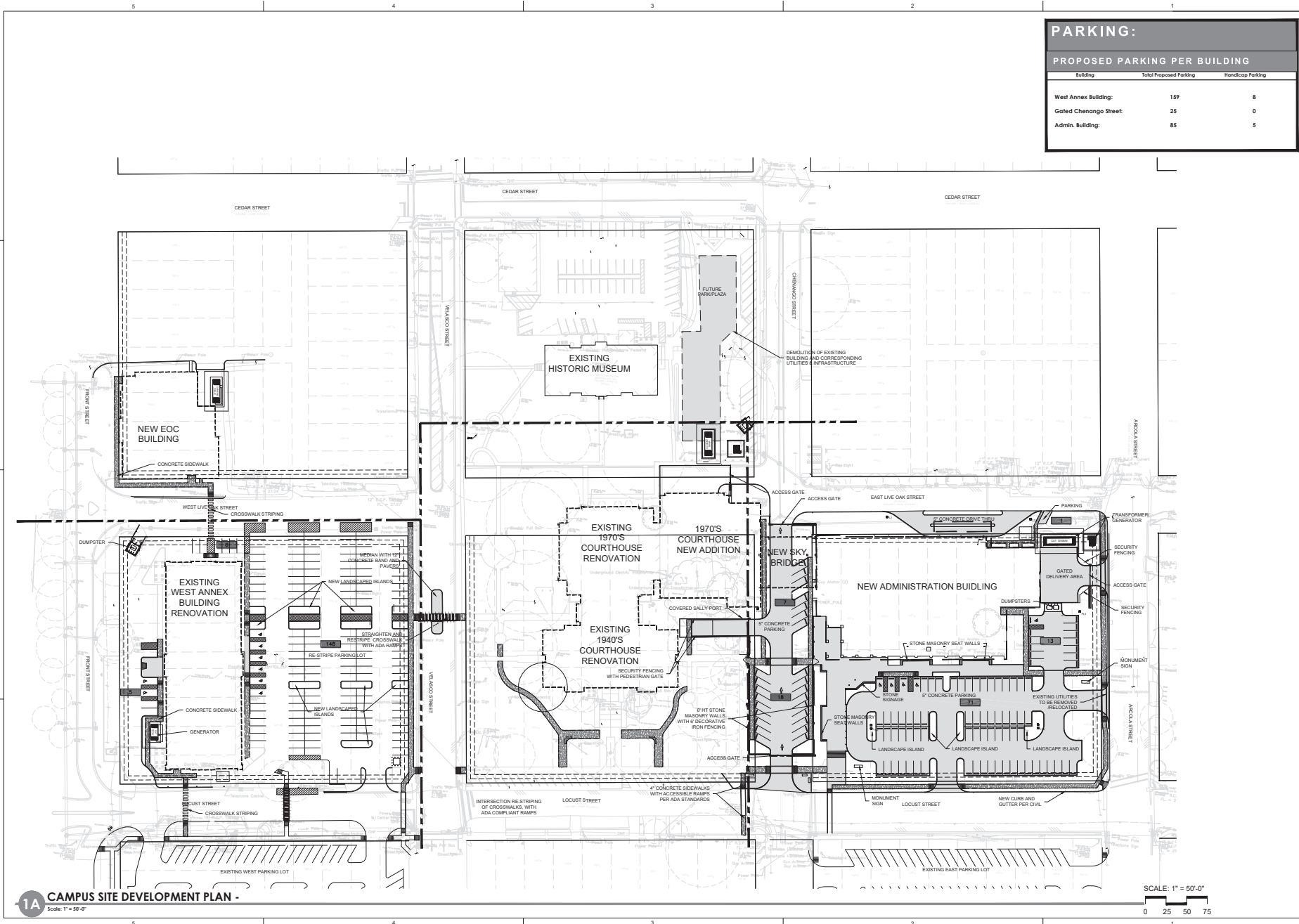
SHEET NO:

OVERALL SITE DEVELOPMENT PLAN

5.L100

COPYRIGHT © 2020

PARKING:		
PROPOSED PARKING PER BUILDING		
Building	Total Proposed Parking	Handicap Parking
West Annex Building:	159	8
Gated Chenango Street:	25	0
Admin. Building:	85	5



1A CAMPUS SITE DEVELOPMENT PLAN
Scale: 1" = 50'-0"

SCALE: 1" = 50'-0"
0 25 50 75

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HEREIN, AS AN INSTRUMENT
OF PROFESSIONAL SERVICE,
IS THE PROPERTY OF THE
ARCHITECT & IS NOT TO BE
USED IN WHOLE OR IN
PART, WITHOUT THE
AUTHORIZATION OF
BURDITT CONSULTANTS, L.L.C.

SEAL

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF REVIEW AND
AGENCY APPROVAL, NO COMMENT
UNDER THE AUTHORITY OF
CLAUDIA T. WALKER, RLA
UNDISPATCHED TO 2/8/20 (1/18/20)
THIS DOCUMENT IS NOT
TO BE USED FOR
CONSTRUCTION PURPOSES

**CONSTRUCTION
DOCUMENTS**

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES

No.	Description	Date

DRAWN BY:

CTW, KB

CHECKED BY:

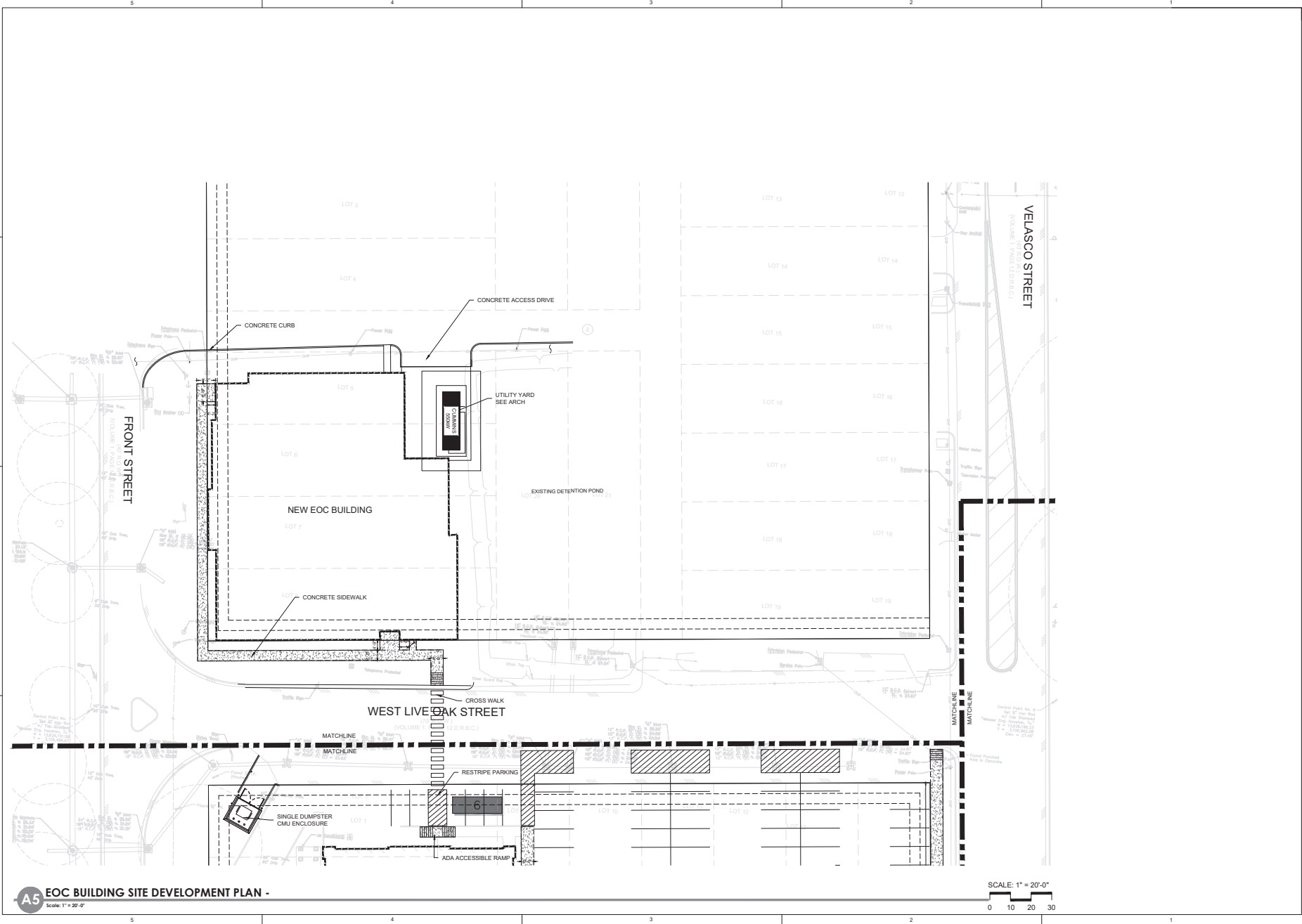
CTW

SHEET NO.:

**ENLARGED
SITE PLAN -
BLOCK 8**

5.L101

COPYRIGHT © 2020



A5 EOC BUILDING SITE DEVELOPMENT PLAN -
Scale: 1" = 20'-0"

SCALE: 1" = 20'-0"



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CONSTRUCTION DOCUMENTS

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

DRAWN BY:

CTW, KB

CHECKED BY:

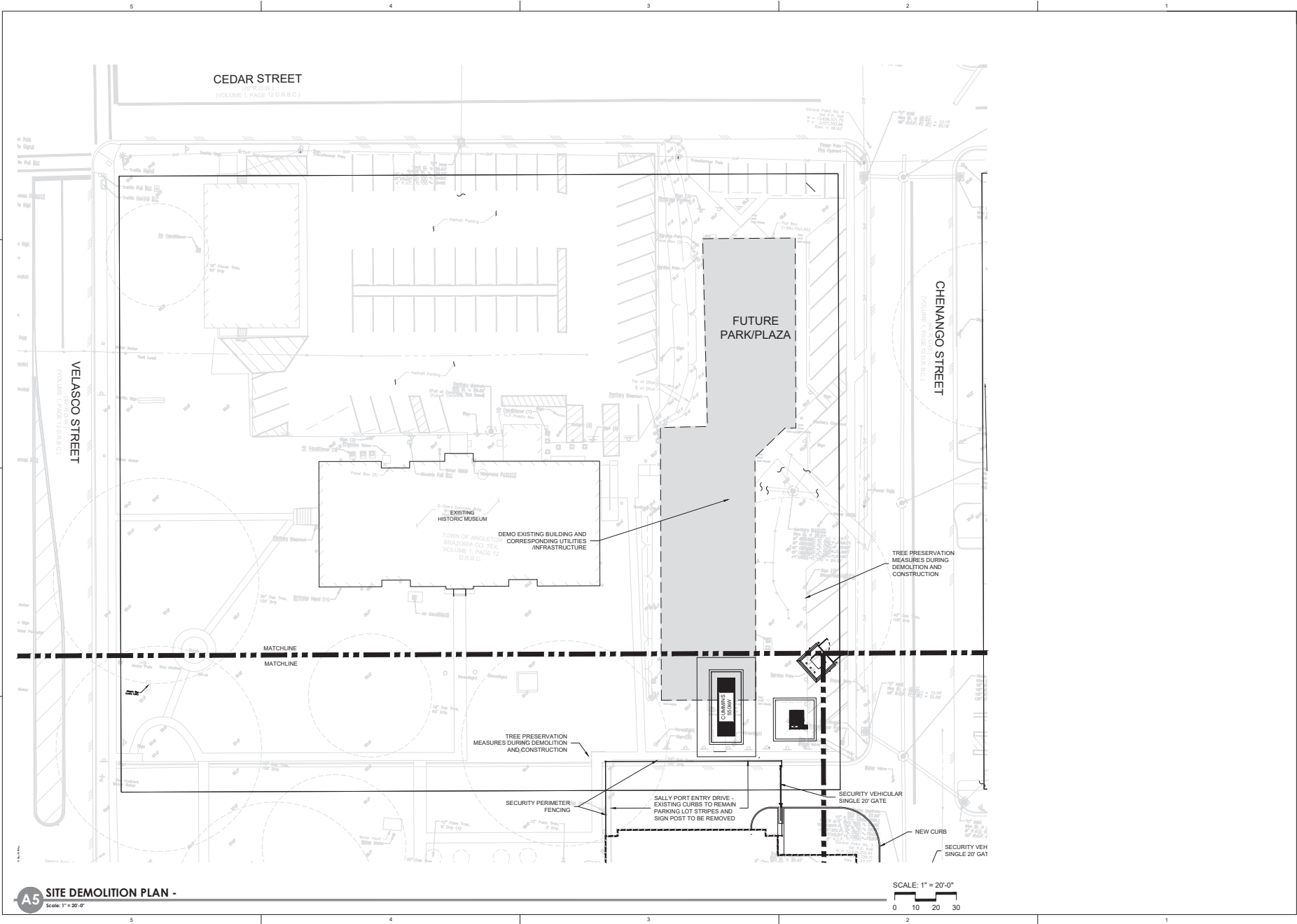
CTW

SHEET NO.:

ENLARGED SITE PLAN - BLOCK 13

5.L102

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A5 SITE DEMOLITION PLAN -
Scale: 1" = 20'-0"

SCALE: 1" = 20'-0"



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CONSTRUCTION DOCUMENTS

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

DRAWN BY:

CTW_KB

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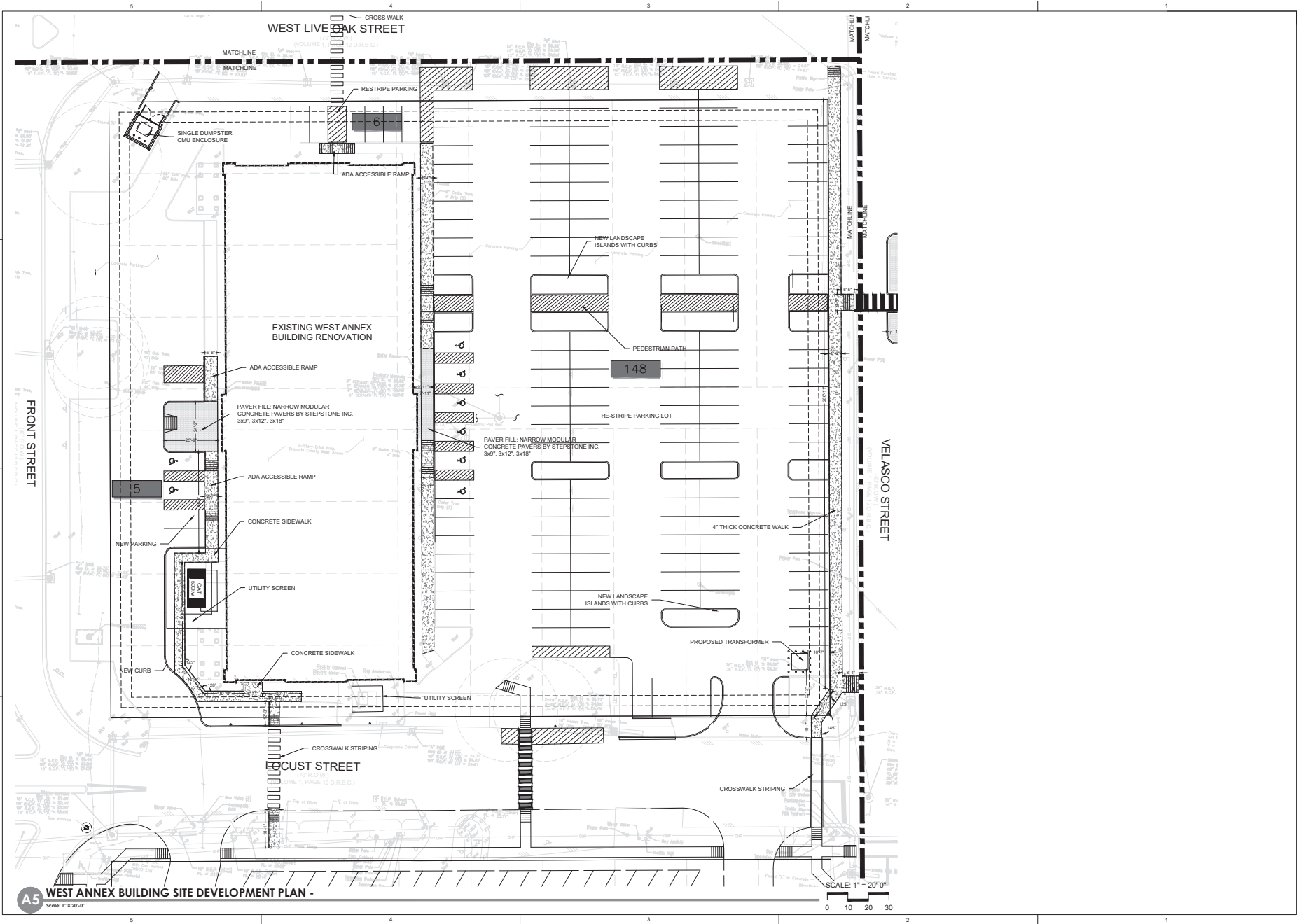
CTW

SHEET NO.:

ENLARGED SITE PLAN - BLOCK 7

5.L103

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A5 WEST ANNEX BUILDING SITE DEVELOPMENT PLAN
Scale: 1" = 20'-0"

SCALE: 1" = 20'-0"

0 10 20 30

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**CONSTRUCTION
DOCUMENTS**

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

DRAWN BY:
CTW, KB

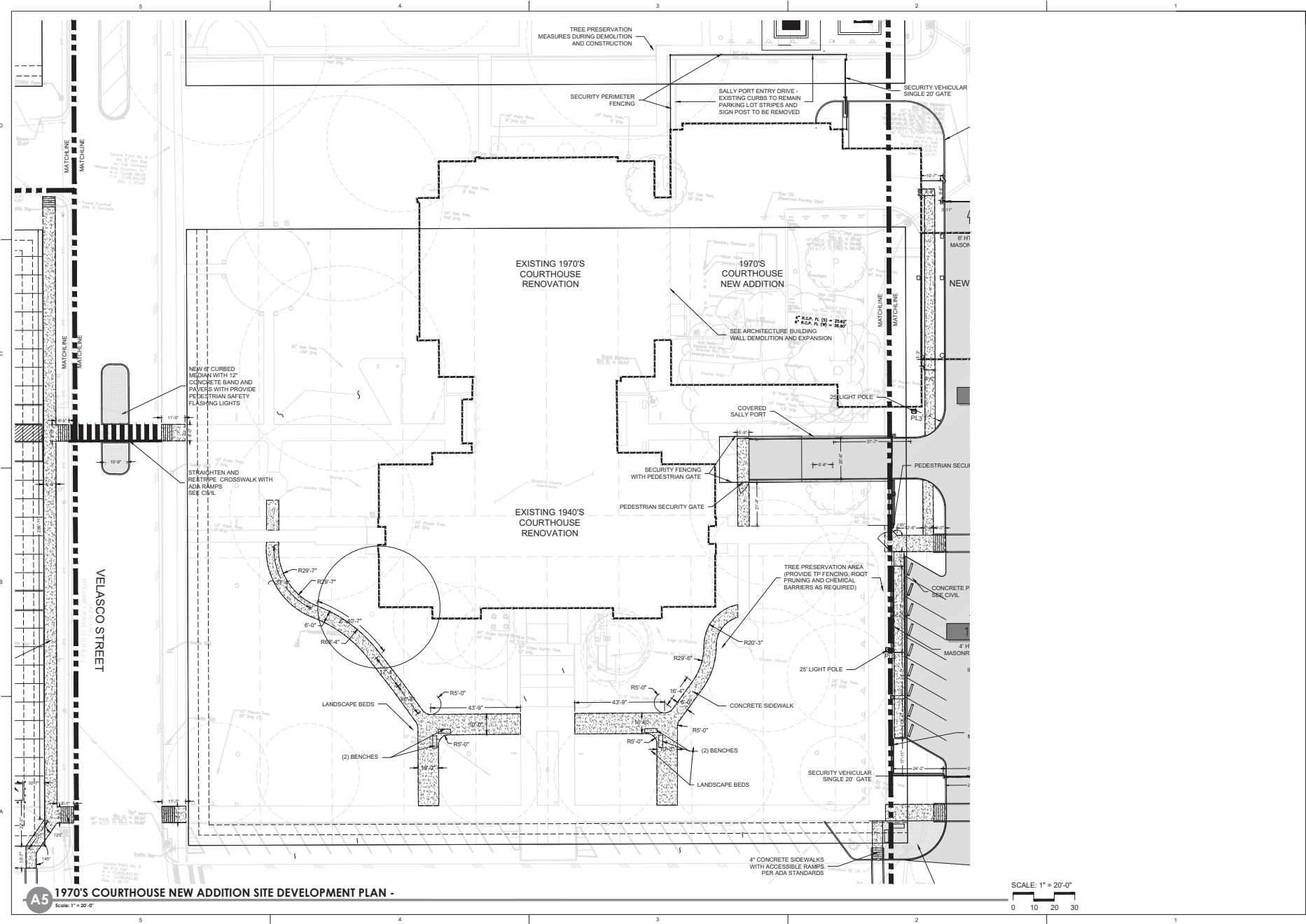
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CTW

SHEET NO.:

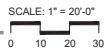
**ENLARGED
SITE PLAN -
BLOCK 14**

5.L1.04

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A5 1970'S COURTHOUSE NEW ADDITION SITE DEVELOPMENT PLAN -
Scale: 1" = 20'-0"



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**CONSTRUCTION
DOCUMENTS**

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

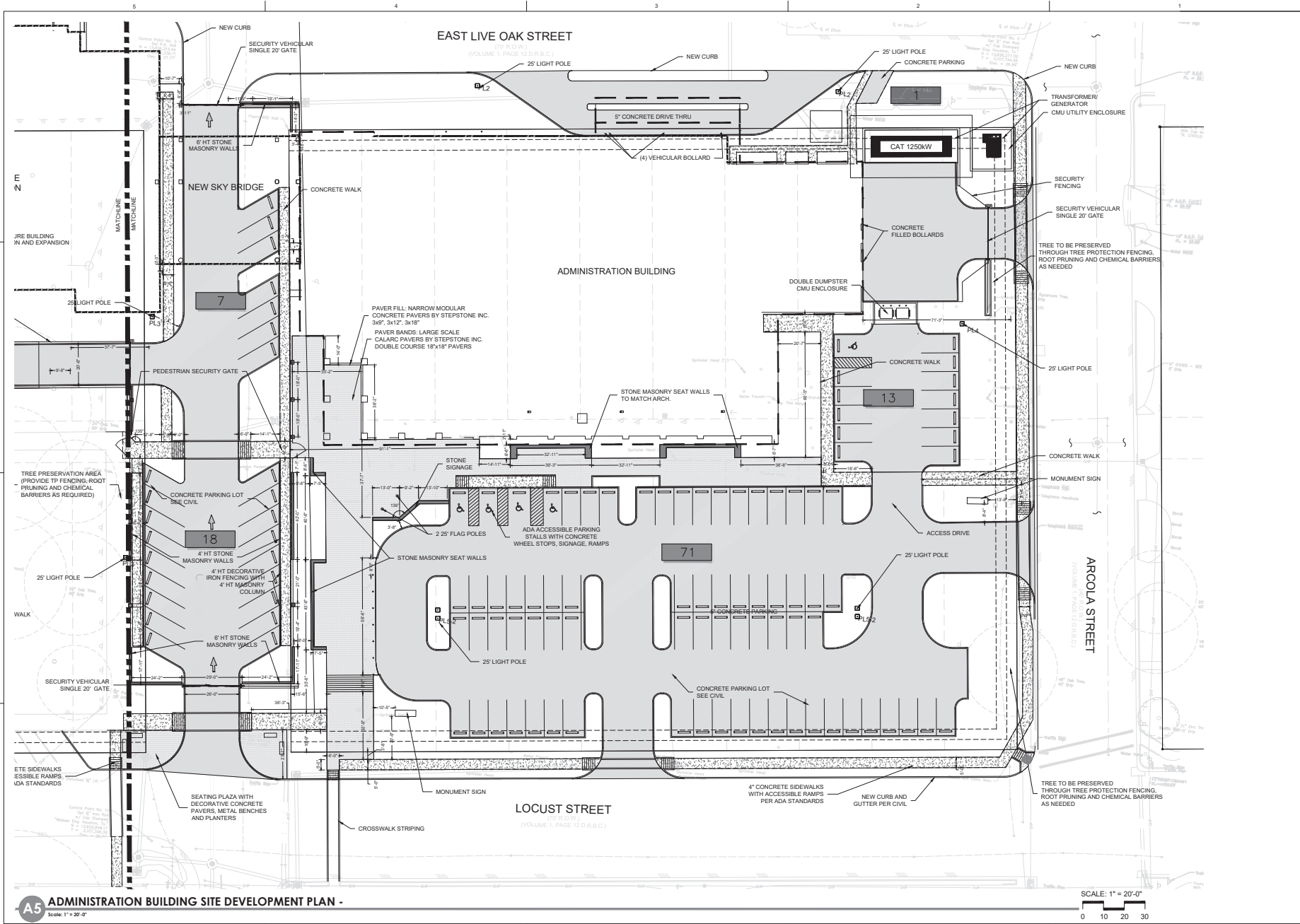
ISSUANCES		
No.	Description	Date

DRAWN BY:
CTW, KB

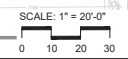
CHECKED BY:
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SHEET NO.:

**ENLARGED
SITE PLAN -
BLOCK 27
5.L105**



A5 ADMINISTRATION BUILDING SITE DEVELOPMENT PLAN -
Scale: 1" = 20'-0"



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CONSTRUCTION DOCUMENTS

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

DRAWN BY:

CTW_KB

CHECKED BY:

CTW

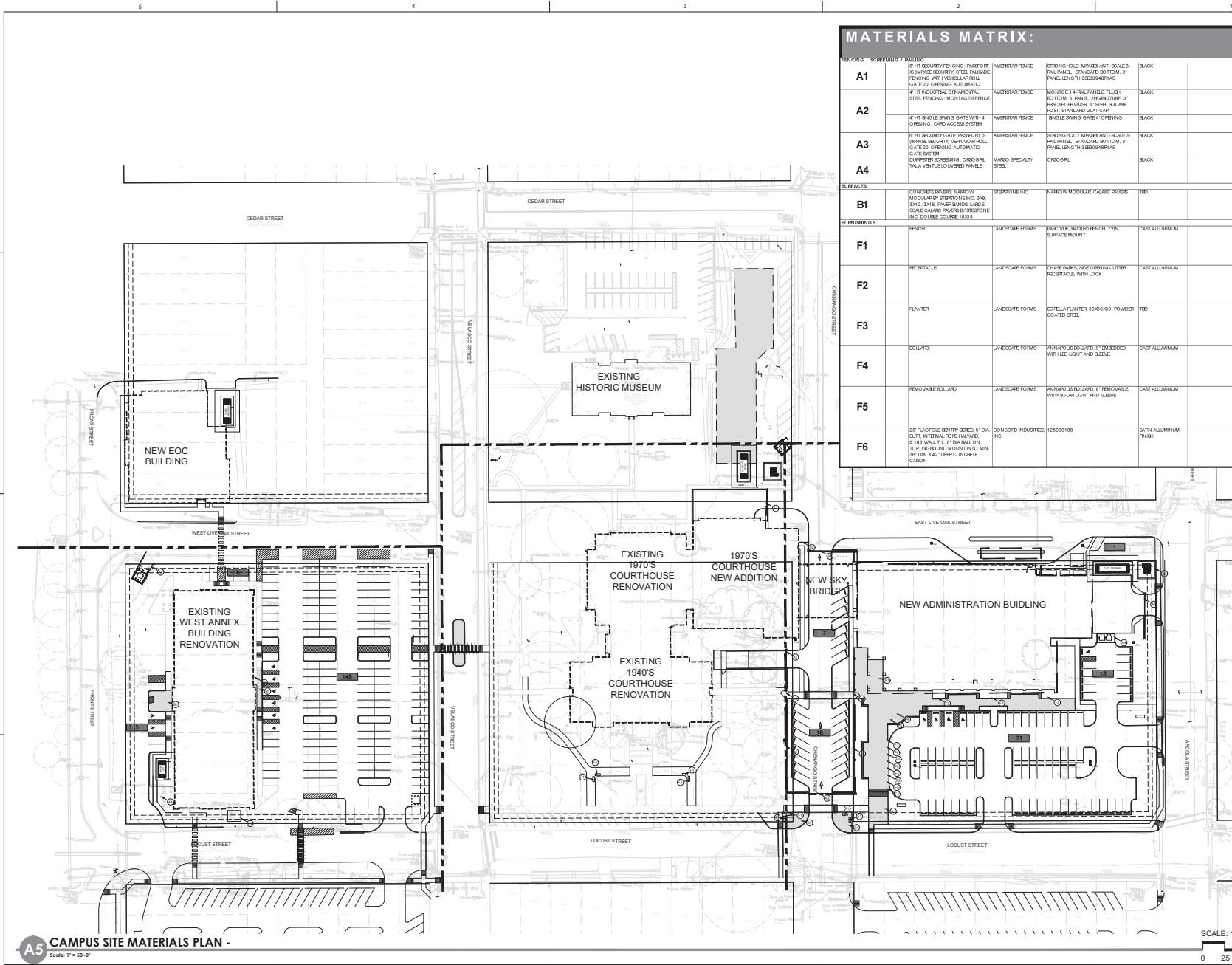
SHEET NO.:

OVERALL SITE MATERIALS PLAN

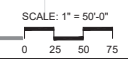
5.L.106

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MATERIALS MATRIX:					
FENCING / SCREENING / RAILING					
A1	6" FT SECURITY FENCING: PASPORT IS IMPACT SECURITY STEEL PALISADE FENCING WITH VERTICAL ROLL-GATE 20' OPENING AUTOMATIC 1" FT ACCESSORY ORNAMENTAL STEEL FENCING - MONTAGE II FENCE	AMBER/BLACK FENCE	SPRINK-HOLD IMPACT ANTI-SCALE 3-1/2" PANEL, STANDARD BOTTOM, 8' PANEL LENGTH 3380548R-AS	BLACK	INSTALL PER MANUFACTURER; RECOMMENDATIONS: SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.
A2	6" FT SINGLE SWING GATE WITH 4' OPENING, CARD ACCESS SYSTEM	AMBER/BLACK FENCE	MONTAGE II 4-1/2" PANEL, FLUSH BOTTOM, 6' PANEL, 3-1/2" RISE, 3" BRACKET BOTTOM, 3" STEEL SQUARE POST, STANDARD GLAT CAP	BLACK	INSTALL PER MANUFACTURER; RECOMMENDATIONS: SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.
A3	6" FT SECURITY GATE PASPORT IS IMPACT SECURITY VERTICAL ROLL-GATE 20' OPENING AUTOMATIC GATE SYSTEM	AMBER/BLACK FENCE	SPRINK-HOLD IMPACT ANTI-SCALE 3-1/2" PANEL, STANDARD BOTTOM, 8' PANEL LENGTH 3380548R-AS	BLACK	INSTALL PER MANUFACTURER; RECOMMENDATIONS: SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.
A4	6" FT SECURITY SCREENING: ORNOSIL TAJA VENTUS LOWELED PANELS	IMRSD SPECIALTY STEEL	ORNOSIL	BLACK	INSTALL PER MANUFACTURER; RECOMMENDATIONS: SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.
B1	CONCRETE RIVERS: NARROW/MODULAR (SPACING INC. 3/8" 3/4", 3/4", 3/4", RIVER BANDS LARGE SCALE CALLED RIVERS BY STONE INC. DOUBLE COURSE 18X18)	STEPSTONE INC.	NARROW/MODULAR CALRAD RIVERS	TED	INSTALL PER MANUFACTURER; RECOMMENDATIONS: SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO INSTALLATION.
F1	BENCH	LANDSCAPE FORMS	PARK VUE SACRED BENCH 72IN. SURFACE MOUNT	CABT ALUMINUM	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
F2	RECYCLABLE	LANDSCAPE FORMS	GRAB-PANES SEAT OPENING UTILITY RECEPTACLE WITH LOCK	CABT ALUMINUM	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
F3	PLANTER	LANDSCAPE FORMS	SOHELLA PLANTER 30X30X30, POWDER COATED STEEL	TED	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
F4	BOLLARD	LANDSCAPE FORMS	ANAPOLIS BOLLARD, 6" BEMBOOD, WITH LED LIGHT AND SLEEVE	CABT ALUMINUM	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
F5	REMOVABLE BOLLARD	LANDSCAPE FORMS	ANAPOLIS BOLLARD, 6" REMOVABLE, WITH SOLAR LIGHT AND SLEEVE	CABT ALUMINUM	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.
F6	2" BLACK GUNNITE REBAR, 6" DIA. 800T, INTERNAL ROD W/ALUMINUM 2-1/8" WALL TH. 4" DIA BALL ON TOP, HORIZONTAL MOUNT INTO W/IN. 36" DIA. 4x4" DEEP CONCRETE CARBON	CONCORDE INDUSTRIES INC.	CONCORDE INDUSTRIES 125000188	SATIN ALUMINUM FINISH	INSTALL PER MANUFACTURER; RECOMMENDATIONS: PROVIDE CUTSHEET FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION.



A5 CAMPUS SITE MATERIALS PLAN -
Scale: 1" = 50'-0"



BURDITT
LAND | PLACE | STUDIO
310 Longview
Corpus, TX 77504
Tel: (336) 756-3041
Fax: (336) 539-3240

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DESIGN
DEVELOPMENT

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:

1376.005

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21

DRAWN BY:

CW, KB

CHECKED BY:

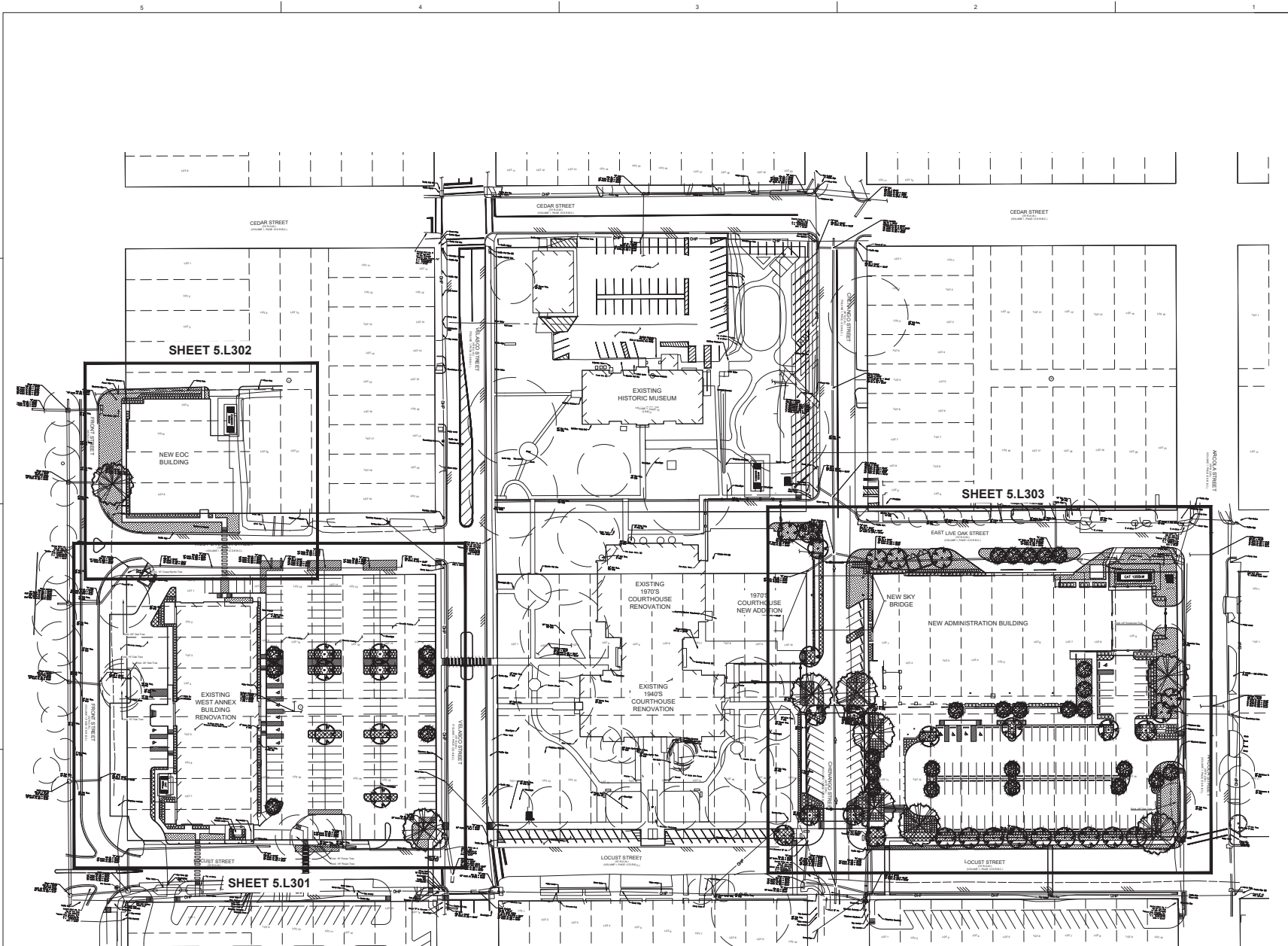
CW

SHEET NO.:

OVERALL
LANDSCAPE
PLAN

5.L300

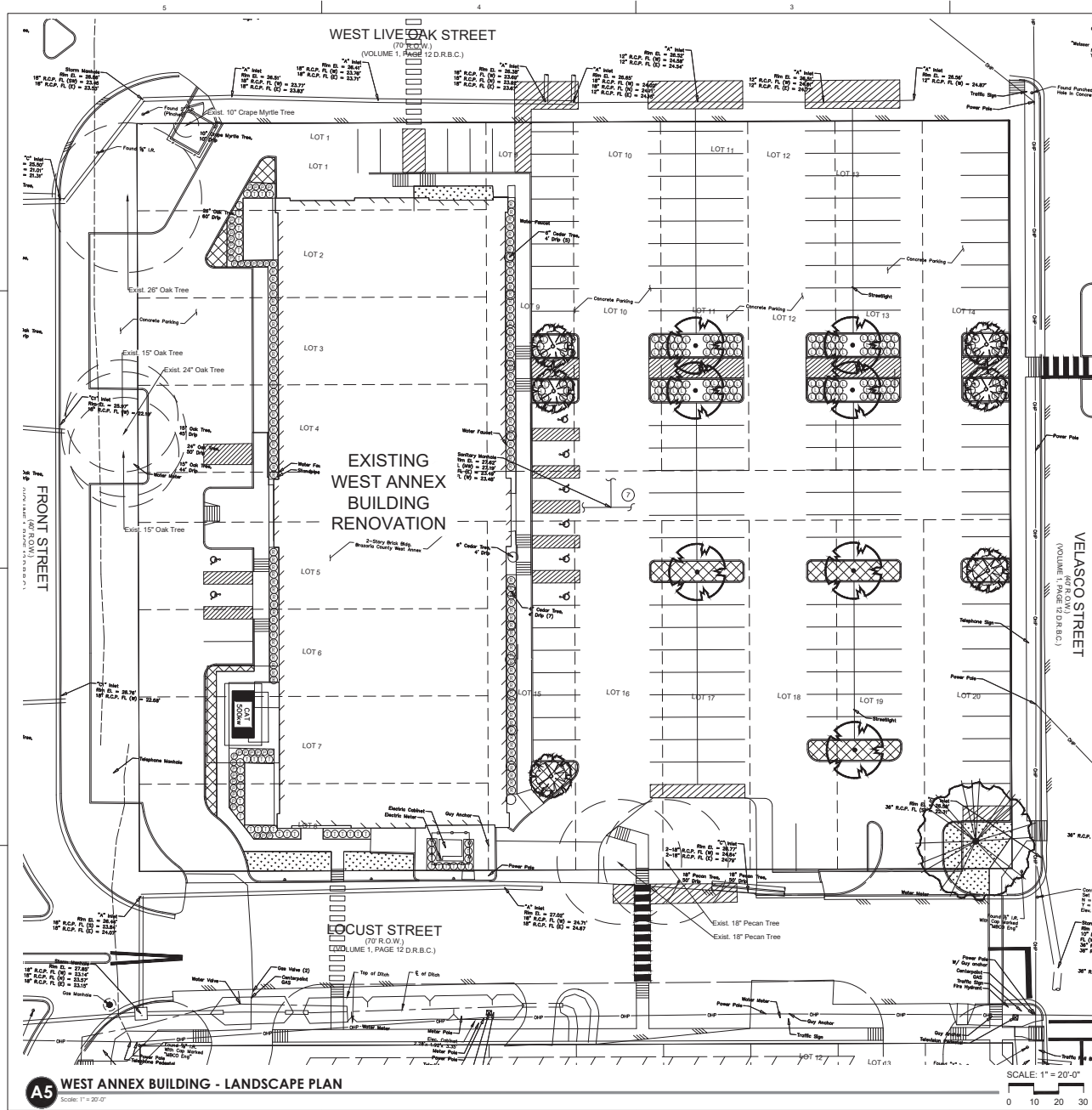
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A5 OVERALL LANDSCAPE PLAN
Scale: 1" = 50'-0"

SCALE: 1" = 50'-0"
0 25 50 75

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21



TREES				
ACCENT TREES				
Symbol	Size / Type	Description	Qty.	
	2" Cal., 45 Gal. Ornamental tree	TEXAS REDBUD <i>Cercis canadensis</i> var. <i>texensis</i> (spacing as shown)	8	
	2" Cal., 45 Gal. Ornamental tree	SWEET OLIVE <i>Canarium fragrans</i> (spacing as shown)	7	
	3" Cal., 95 Gal. Shade tree	LIVE OAK <i>Quercus virginiana</i> (spacing as shown)	1	

SHRUBS AND GROUNDCOVERS				
ACCENT PLANTINGS				
Symbol	Size / Type	Description	Qty.	
	5 gal. Shrub	TEXAS SAGE <i>Leucophyllum frutescens</i> Silverado (36 inches on center spacing)	47	
	3 gal. Shrub	PITOSPORUM <i>Pittosporum tobira</i> Wheeler's Dwarf (30 inches on center spacing)	35	
	3 gal. Shrub	INDIAN HAWTHORN <i>Raphanocarpus Georgia</i> Pastor (24 inches on center spacing)	112	
	1 gal. Groundcover	NEW GOLD LANTANA <i>Lantana 'New Gold'</i> (36 inches on center spacing)	152	
	1 gal. Groundcover	ADAM JASMINE <i>Trachelospermum asiaticum</i> (18 inches on center spacing)	3,070 sf	
	Solid Groundcover	SOD <i>Zoysia</i>	1,388 sf	

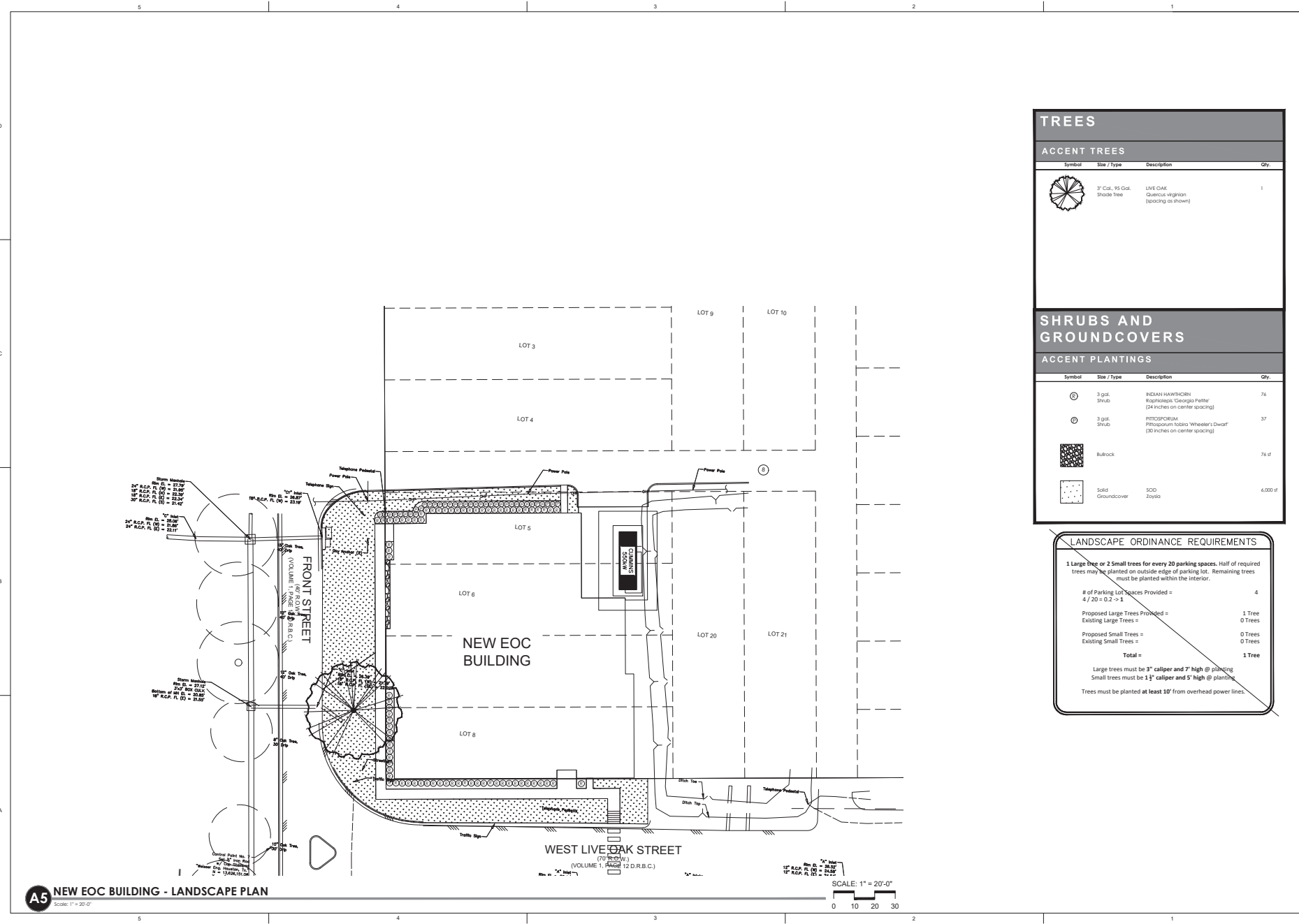
LANDSCAPE ORDINANCE REQUIREMENTS	
1 Large tree or 2 Small trees for every 20 parking spaces. Half of required trees may be planted on outside edge of parking lot. Remaining trees must be planted within the interior.	
4 of Parking Lot Spaces Provided = 183 / 20 = 9.15 → 10	183
Proposed Large Trees Provided =	1 Tree
Existing Large Trees =	6 Trees
Proposed Small Trees =	17 Trees
Existing Small Trees =	1 Tree
Total =	25 Trees
Large trees must be 3" caliper and 7' high @ planting	
Small trees must be 1 1/2" caliper and 5' high @ planting	
Trees must be planted at least 10' from overhead power lines.	

A5 WEST ANNEX BUILDING - LANDSCAPE PLAN
Scale: 1" = 20'-0"

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21

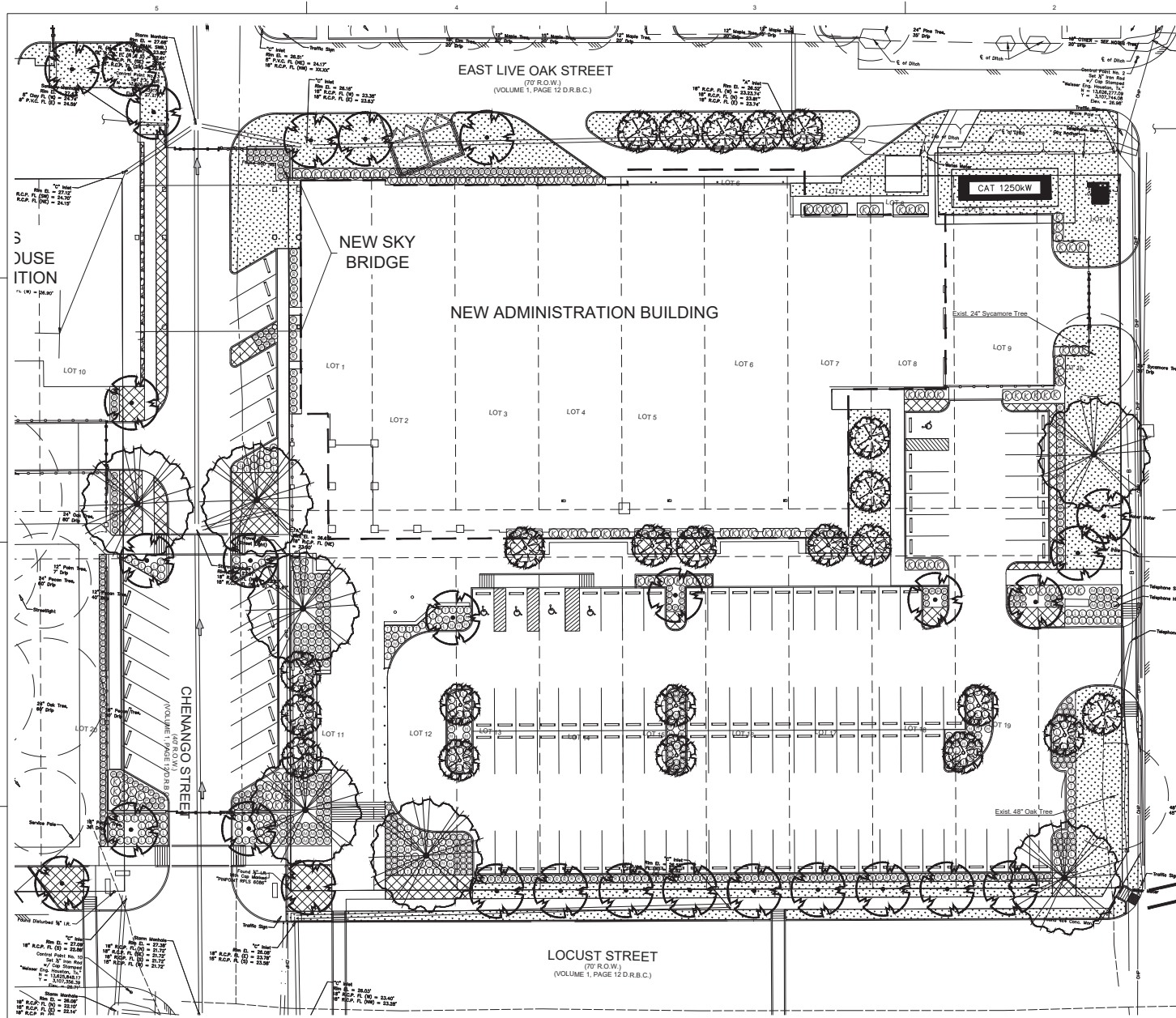
TREES				
ACCENT TREES				
Symbol	Size / Type	Description	Qty.	
	3" Cal., 15 Gal. Shade tree	LIVE OAK Quercus virginiana (spacing as shown)	1	
SHRUBS AND GROUNDCOVERS				
ACCENT PLANTINGS				
Symbol	Size / Type	Description	Qty.	
	3 gal. Shrub	INDIAN HAWTHORN Raphanophora 'Georgia Petter' (24 inches on center spacing)	76	
	3 gal. Shrub	PTISPODIUM Pittosporum tobira 'Wheeler's Dwarf' (30 inches on center spacing)	37	
	Bulboc		75 sf	
	Solid Groundcover	SOO Zoyala	6,000 sf	

LANDSCAPE ORDINANCE REQUIREMENTS	
1 Large tree or 2 Small trees for every 20 parking spaces. Half of required trees may be planted on outside edge of parking lot. Remaining trees must be planted within the interior.	
# of Parking Lot Spaces Provided =	4
4 / 20 = 0.2 -> 1	
Proposed Large Trees Provided =	1 Tree
Existing Large Trees =	0 Trees
Proposed Small Trees =	0 Trees
Existing Small Trees =	0 Trees
Total =	1 Tree
Large trees must be 3" caliper and 7' high @ planting	
Small trees must be 1 1/2" caliper and 5' high @ planting	
Trees must be planted at least 10' from overhead power lines.	



A5 NEW EOC BUILDING - LANDSCAPE PLAN
Scale: 1" = 20'-0"

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21



TREES

ACCENT TREES				
Symbol	Size / Type	Description	Qty.	
	2' Cal., 45 Gal. Ornamental tree	TEXAS REDBUD Cercis canadensis var. texensis (spacing as shown)	23	
	2' Cal., 45 Gal. Ornamental tree	SWEET OLIVE Olea europaea (spacing as shown)	28	
	3' Cal., 95 Gal. Shade tree	LIVE OAK Quercus virginiana (spacing as shown)	7	

SHRUBS AND GROUNDCOVERS

ACCENT PLANTINGS				
Symbol	Size / Type	Description	Qty.	
	5 gal. Shrub	RED YUCCA Hesperaloe parviflora (36 inches on center spacing)	77	
	5 gal. Shrub	TEXAS SAGE Leucophyllum fulvescens 'Silverado' (36 inches on center spacing)	30	
	1 gal. Shrub	GULF COAST MINT Mentzelia capillaris (18 inches on center spacing)	133	
	3 gal. Shrub	PITTOSPORUM Pittosporum tobira 'Wheeler's Dwarf' (30 inches on center spacing)	212	
	5 gal. Shrub	KNOCKOUT ROSE Rosa radicans (48 inches on center spacing)	126	
	3 gal. Shrub	UPRIGHT ROSEMARY Rosmarinus officinalis (30 inches on center spacing)	92	
	3 gal. Shrub	INDIAN HAWTHORN Raphanocarpus 'Georgia Peltie' (24 inches on center spacing)	142	
	1 gal. Groundcover	NEW GOLD LANTANA Lantana x 'New Gold' (36 inches on center spacing)	194	
	1 gal. Groundcover	ASIAN JASMINE Trachelium asiaticum (18 inches on center spacing)	4,190 sf	
	Solid	SOD Bermuda	17,930 sf	
	Bulboc		181 sf	

LANDSCAPE ORDINANCE REQUIREMENTS

1 Large tree or 2 Small trees for every 20 parking spaces. Half of required trees may be planted on outside edge of parking lot. Remaining trees must be planted within the interior.

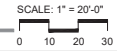
of Parking Lot Spaces Provided = 8
127 / 20 = 6.35 -> 7

Proposed Large Trees Provided = 7 Trees
Existing Large Trees = 2 Trees

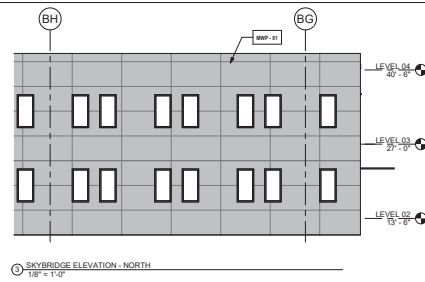
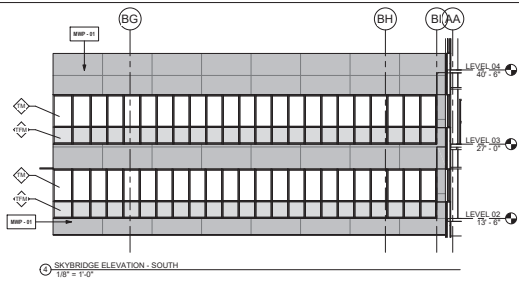
Proposed Small Trees = 54 Trees
Existing Small Trees = 0 Trees

Total = 63 Trees

Large trees must be 3" caliper and 7' high @ planting
Small trees must be 1 1/2" caliper and 5' high @ planting
Trees must be planted at least 10' from overhead power lines.



A5 ADMINISTRATION BUILDING - LANDSCAPE PLAN
Scale: 1" = 20'-0"



GLAZING SCHEDULE (EXTERIOR)
 SP - SPANDREL PANEL
 T - INSULATED GLAZING
 TF - INSULATED GLAZING, FROSTED (#3)
 TM - INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
 TFM - INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

GENERAL NOTES

Item 8.

BRINKLEY SARENT WIGINTON ARCHITECTS
 5000 QUINN DRIVE, STE 600
 DALLAS, TEXAS 75236
 (214) 350-9500

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EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	FINISH
SP	SPANDREL PANEL	SPANDREL PANEL
T	INSULATED GLAZING	INSULATED GLAZING
TF	INSULATED GLAZING, FROSTED (#3)	INSULATED GLAZING, FROSTED (#3)
TM	INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT	INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
TFM	INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT	INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

KEYNOTES

100% Design Development

BRAZORIA COUNTY CAMPUS COURTHOUSE EXPANSION - ADMINISTRATION BUILDING

111 E Locust St., Angleton, TX 77515

PROJECT NUMBER: 1376.005

REV	DESCRIPTION	DATE
1	100% DD	03/20/2021
2	100% DD	06/01/2021

ISSUANCES

No.	Description	Date
1	100% DD	03/20/2021
2	100% DD	06/01/2021

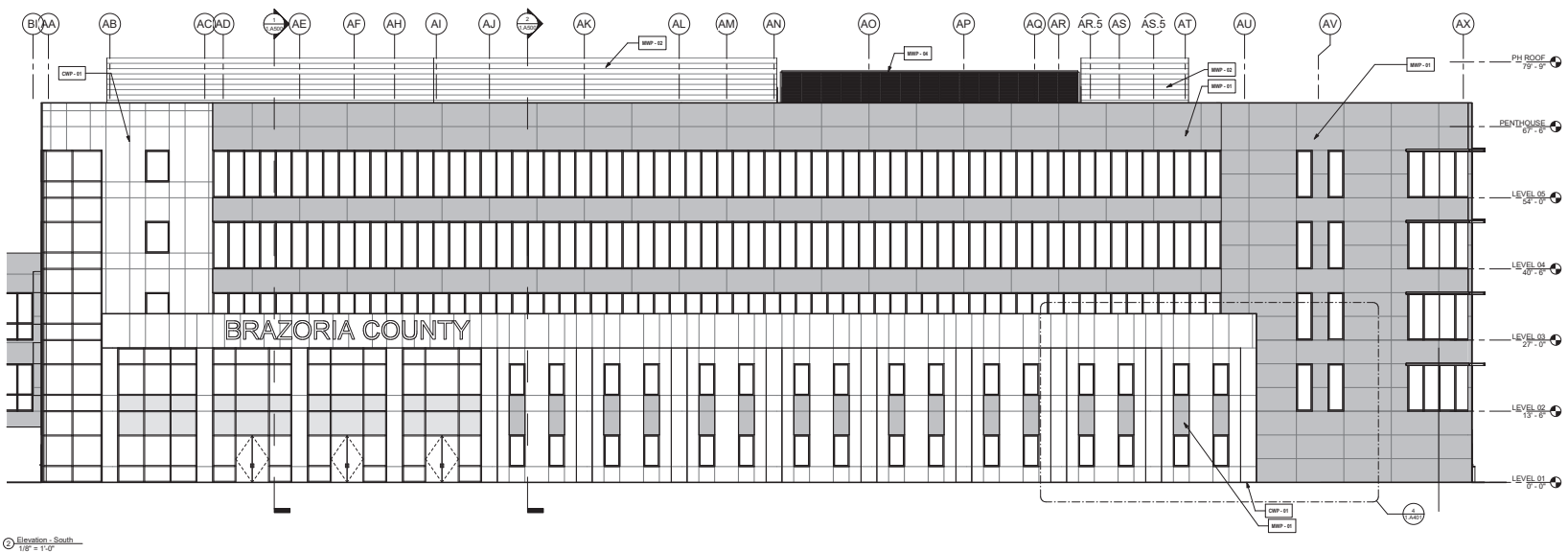
REVISIONS

No.	Description	Date

DESIGNED BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____

SHEET NO. 106
 EXTERIOR ELEVATIONS 400

11.2021



GLAZING SCHEDULE (EXTERIOR)
 SP - SPANDREL PANEL
 T - INSULATED GLAZING
 TF - INSULATED GLAZING, FROSTED
 TM - INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
 TFM - INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

Item 8.

BURDITT
 CONSULTANTS
 5000 QUINN DRIVE, STE 800
 DALLAS, TEXAS 75254
 (214) 261-9000

**BRIMLEY
 SARENT
 WIGINTON
 ARCHITECTS**
 5000 QUINN DRIVE, STE 800
 DALLAS, TEXAS 75254
 (214) 261-9000

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EXTERIOR FINISH SCHEDULE	
MARK	DESCRIPTION
CWP-01	CERAMIC WALL PANELS
EXP-01	EXTERIOR PAINT
MWP-01	METAL WALL PANELS
MWP-02	CORUGATED POLYESTER METAL WALL PANEL
MWP-03	ALUMINUM EQUIPMENT CASES
MWP-04	CORUGATED PERFORATED METAL PANEL
EXP-02	EXTERIOR FINISH

NATHAN S. BRANDET, AIA
 BRANDET ARCHITECTS
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100% Design
 Development

BRAZORIA COUNTY CAMPUS COURTHOUSE
 EXPANSION - ADMINISTRATION BUILDING

111 E Locust St., Angleton, TX 77515

PROJECT NUMBER
 1376.005

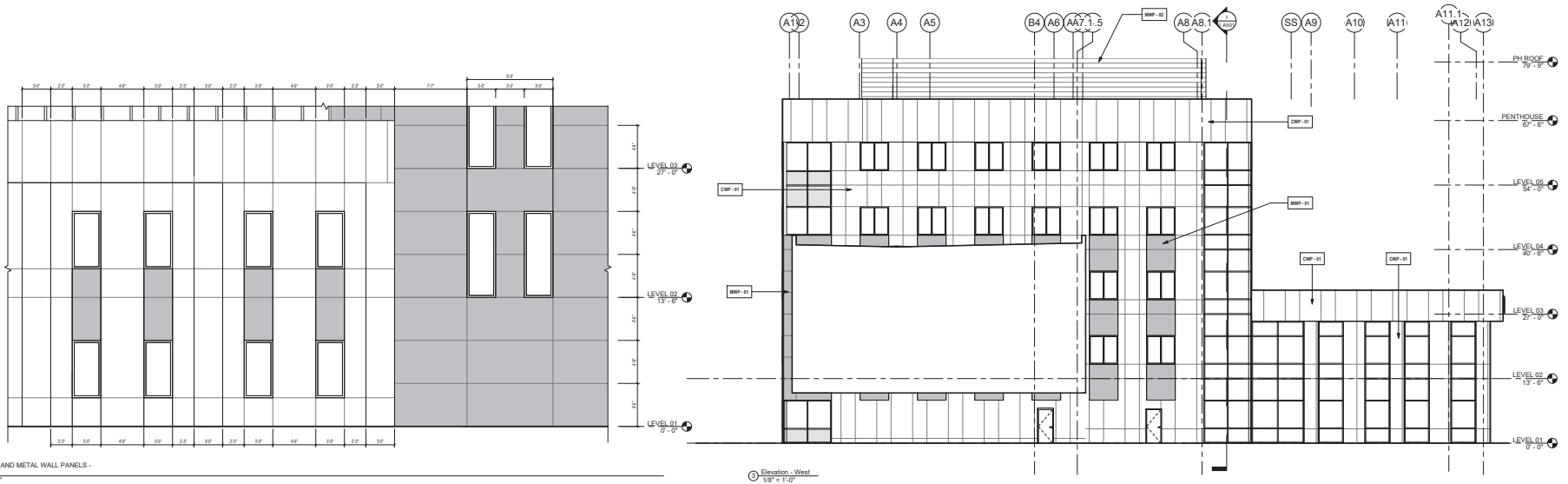
ISSUANCES		
No.	Description	Date
1	100 - 50%	03/22/2021
2	100 - 100%	06/01/2021

REVISIONS		
No.	Description	Date

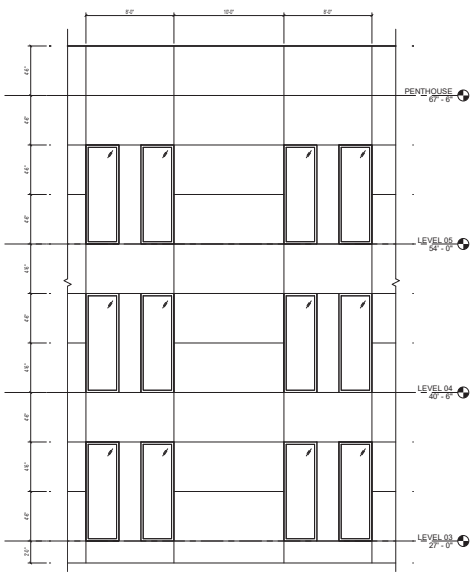
DESIGNED BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____

SHEET NO.
 EXTERIOR
 ELEVATIONS

107 401



CERAMIC AND METAL WALL PANELS - SOUTH
 1/4" = 1'-0"



METAL WALL PANELS - NORTH
 1/4" = 1'-0"



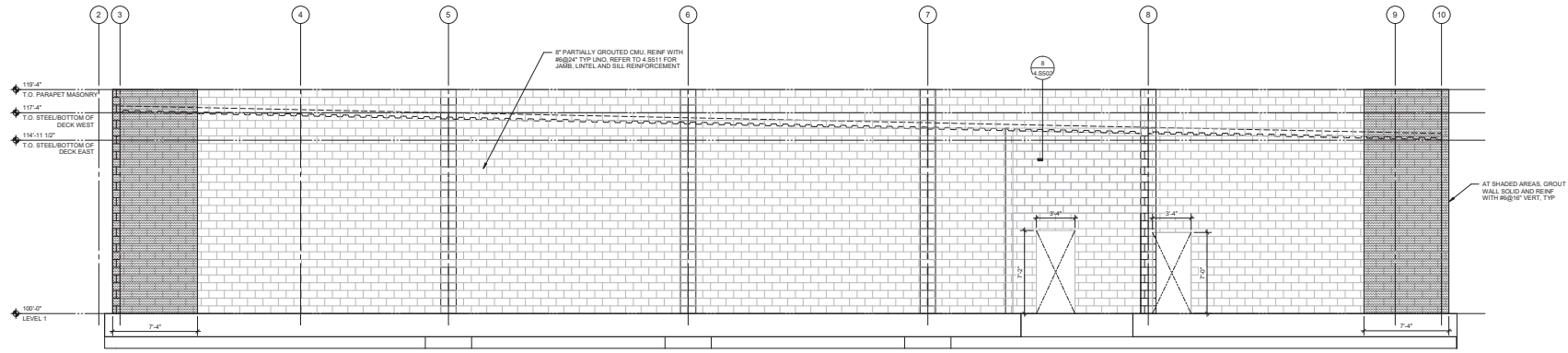
Elevation - East
 1/8" = 1'-0"

REVISIONS		
No.	Description	Date

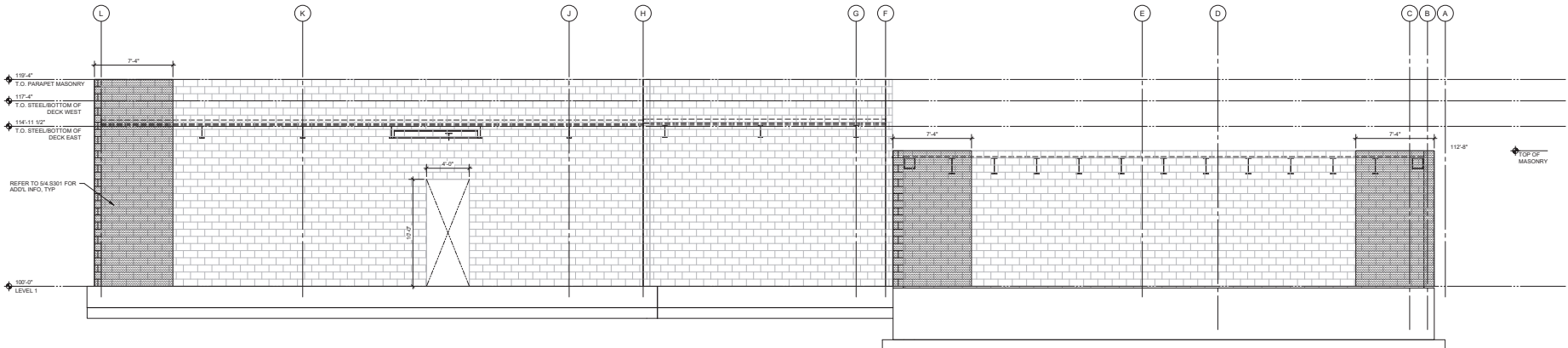
ISSUANCES		
No.	Description	Date

PROJECT NUMBER:
21923.03

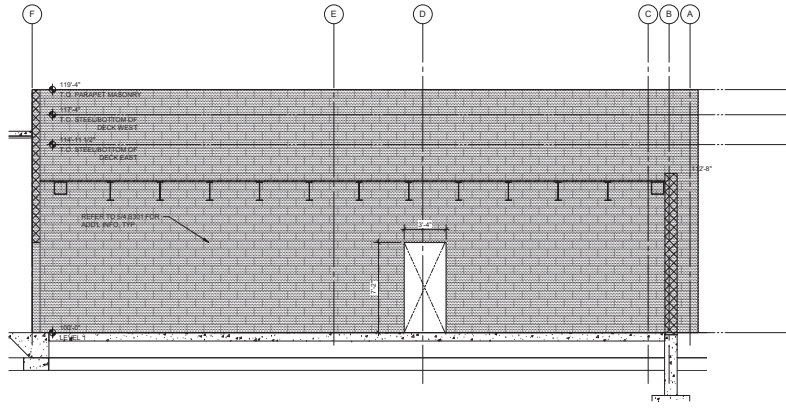
SHEET NO.
**BUILDING
ELEVATIONS**



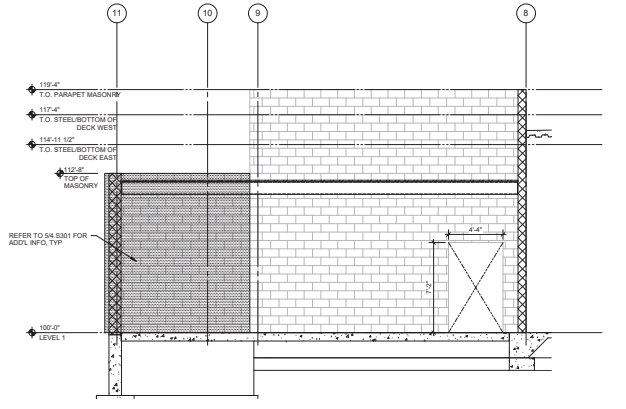
5 ELEVATION - SOUTH WALL
14' x 1'-0"



10 ELEVATION - EAST WALL
14' x 1'-0"



13 ELEVATION - WEST WALL AT MECHANICAL YARD
14' x 1'-0"



11 ELEVATION - SOUTH WALL AT MECHANICAL YARD
14' x 1'-0"

Item 8.

**BRINKLEY
BURDITT
ARCHITECTS**
5000 QUORUM DRIVE, STE 600
DALLAS, TEXAS 75244
972-965-9970

**BURDITT
LAND PLANNING**
310 Longmire
Copper, TX 77304
Tel: (281) 756-3041
Fax: (281) 539-3240

**THIS PROJECT & THE IDEAS HEREIN,
AS AN INSTRUMENT OF
PROFESSIONAL SERVICE, IS THE
PROPERTY OF THE ARCHITECT & IS
NOT TO BE USED IN WHOLE OR IN
PART WITHOUT THE
AUTHORIZATION OF BRINKLEY
BURDITT ARCHITECTS, INC.**

INTERIM REVIEW ONLY
Documents included: Not intended
for permit, bidding or construction.
Engineer: ADAM JOHNSON
P.E. Seal No.: 101153
Date: 05/19/2021
Walter P. Moore and Associates, Inc.
TSPC Firm Registration No. 1856

**DESIGN
DEVELOPMENT**

**BRAZORIA COUNTY COURTHOUSE
CAMPUS EMERGENCY OPERATIONS
CENTER**
N. Front St., Angleton, Texas 77515

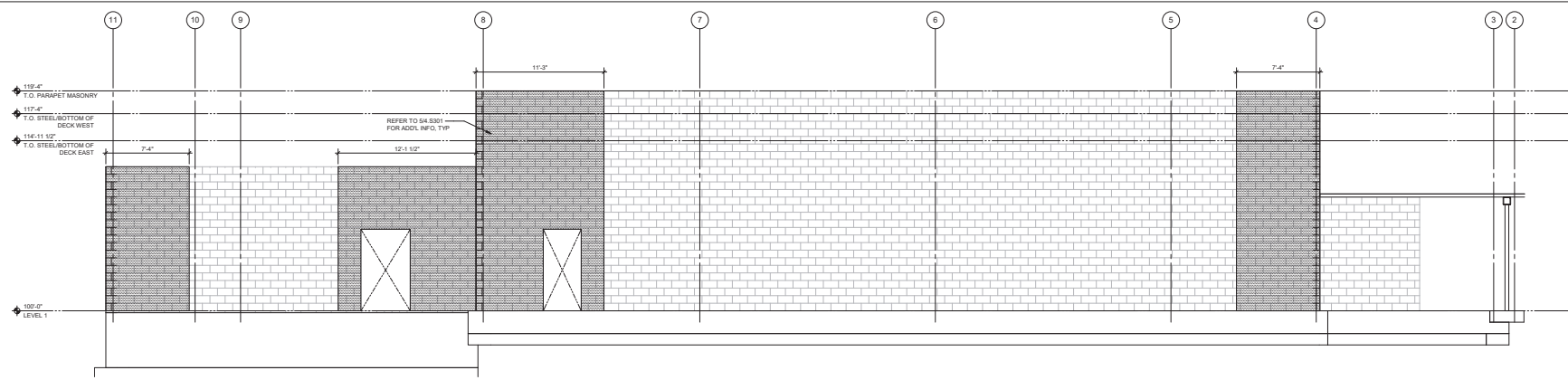
REVISIONS		
No.	Description	Date

ISSUANCES		
No.	Description	Date
50%	DESIGN DEV.	3/26/2021
100%	DESIGN DEV.	5/19/2021

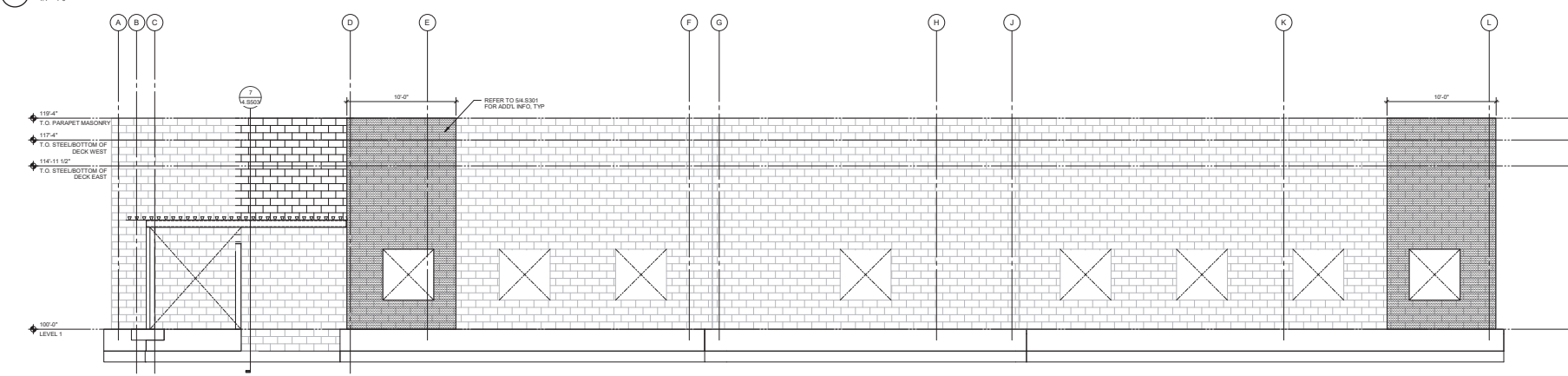
PROJECT NUMBER:
21923.03

SHEET NO.:
**BUILDING
ELEVATIONS**

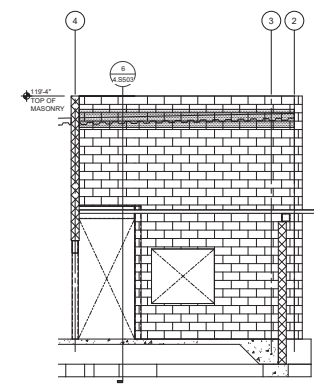
4-2302
109



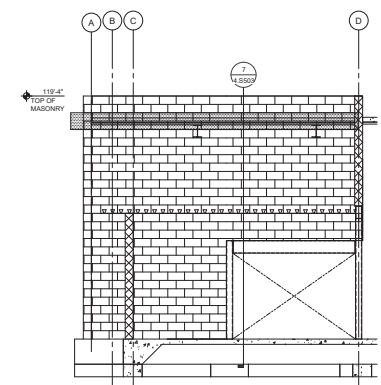
5 ELEVATION - NORTH WALL
1/4" = 1'-0"



10 ELEVATION - WEST WALL
1/4" = 1'-0"



12 ELEVATION - SOUTH WALL AT ENTRY
1/4" = 1'-0"



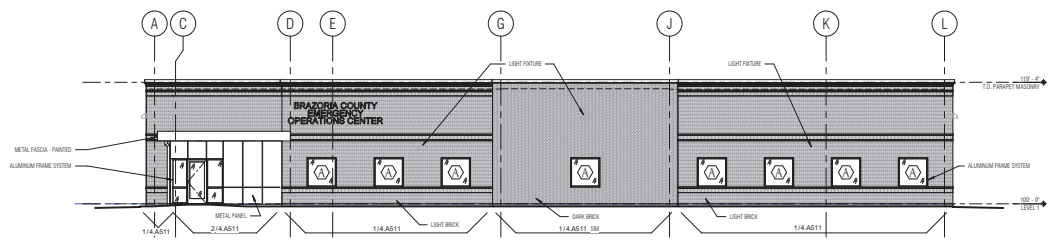
11 ELEVATION - EAST WALL AT ENTRY
1/4" = 1'-0"

REVISIONS		
No.	Description	Date

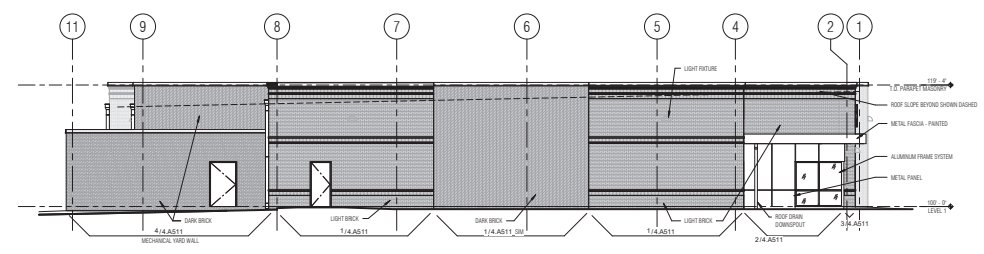
SUBMITTALS		
No.	Description	Date

PROJECT NUMBER:
21923.03

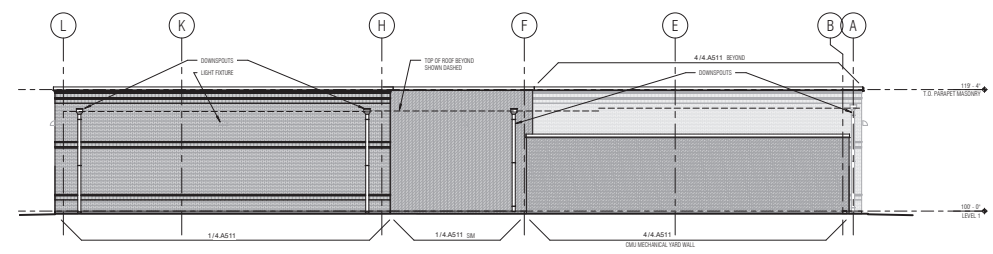
SHEET NO.
BUILDING ELEVATIONS



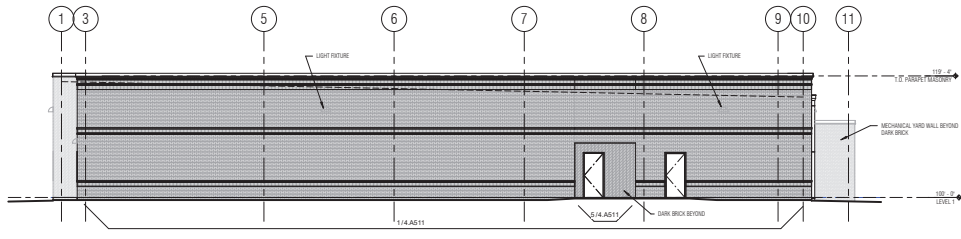
4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



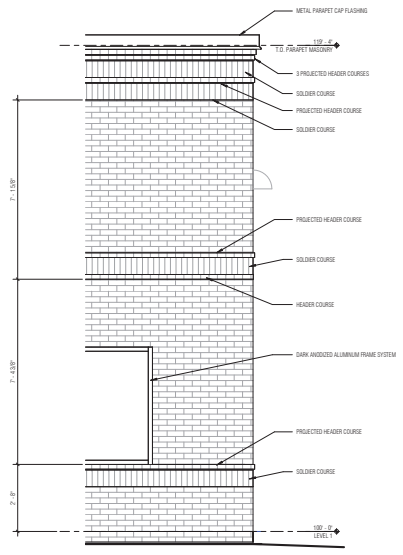
3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



5 BRICK PATTERN
 SCALE: 1/2" = 1'-0"

GLAZING SCHEDULE		EXTENSION
NO.	TYPE	
01	SPANNED PANEL	1/2" ALUMINUM FRAME SYSTEM
02	INSULATED GLAZING	
03	INSULATED GLAZING	
04	INSULATED GLAZING	
05	INSULATED GLAZING	
06	INSULATED GLAZING	

SHEET NOTES:
 1. ALL EXTERIOR GLAZING TYPE "I" UNLESS NOTED OTHERWISE

THIS PROJECT IS THE GREAT
DESIGN, AS AN INSTRUMENT
OF PROFESSIONAL SERVICE
IN THE PROPERTY OF THE
ARCHITECT IS NOT TO BE
USED IN ANY OTHER
MANNER WITHOUT THE
WRITTEN APPROVAL OF
BURKLEY BENTON P.C.T.S. INC.



100% DESIGN
DEVELOPMENT

BRAZORIA COUNTY JUSTICE CENTER EXPANSION
111 E Locust St, Angleton, TX 77515

GLAZING SCHEDULE

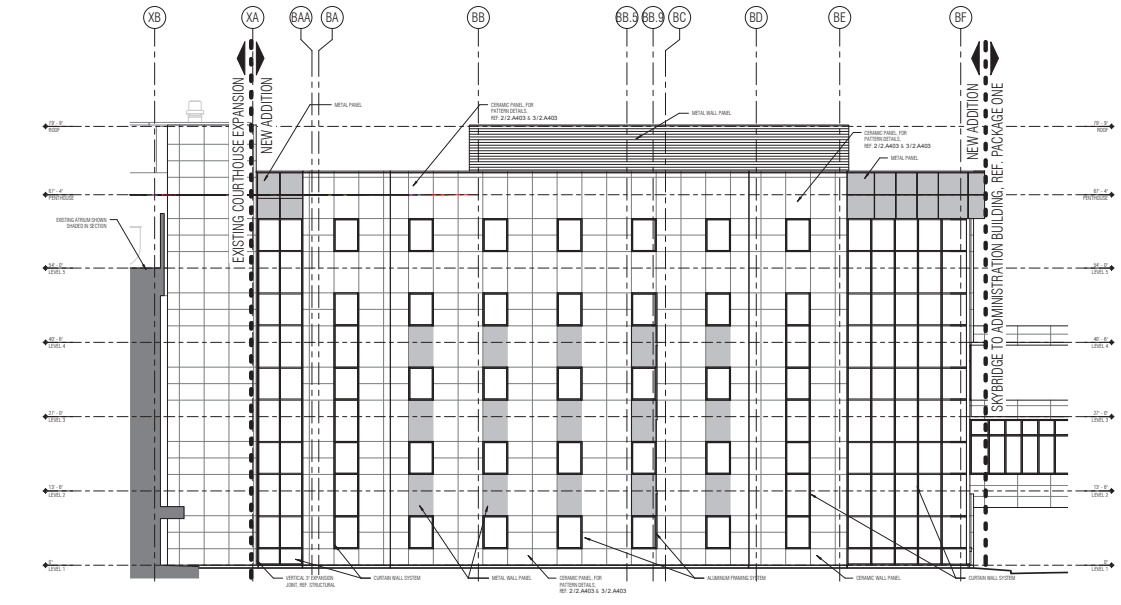
NO.	TYPE
1	SPANDREL PANEL, SOLID CHROME FINISH
2	INSULATED GLAZING
3	INSULATED GLAZING, PROJECT (4")
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPYGLASS

SHEET NOTES
1. ALL EXTERIOR GLAZING TO BE UNLESS NOTED OTHERWISE



1 SOUTH ELEVATION - EXISTING HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"

EXISTING HISTORIC COURTHOUSE.
MORTAR JOINTS AND SEALANT JOINTS
TO BE REPOINTED, AND THE CLEANING
OF THE FACADE, STONE, WINDOWS
AND FRAMING, AND METAL PANELS.



2 SOUTH ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISS	08-26-21
02	CD - 100%	08-19-21

PROJECT NUMBER
21923
DESIGNED BY
Author
CHECKED BY
Checker
SHEET NO.

BUILDING
ELEVATIONS

THIS PROJECT IS THE CREATION OF A NEW BUILDING AS AN INSTRUMENT OF PROFESSIONAL SERVICE BY BURDITT LAND PLANNING ARCHITECTS AND THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN APPROVAL OF BURDITT LAND PLANNING ARCHITECTS, INC.



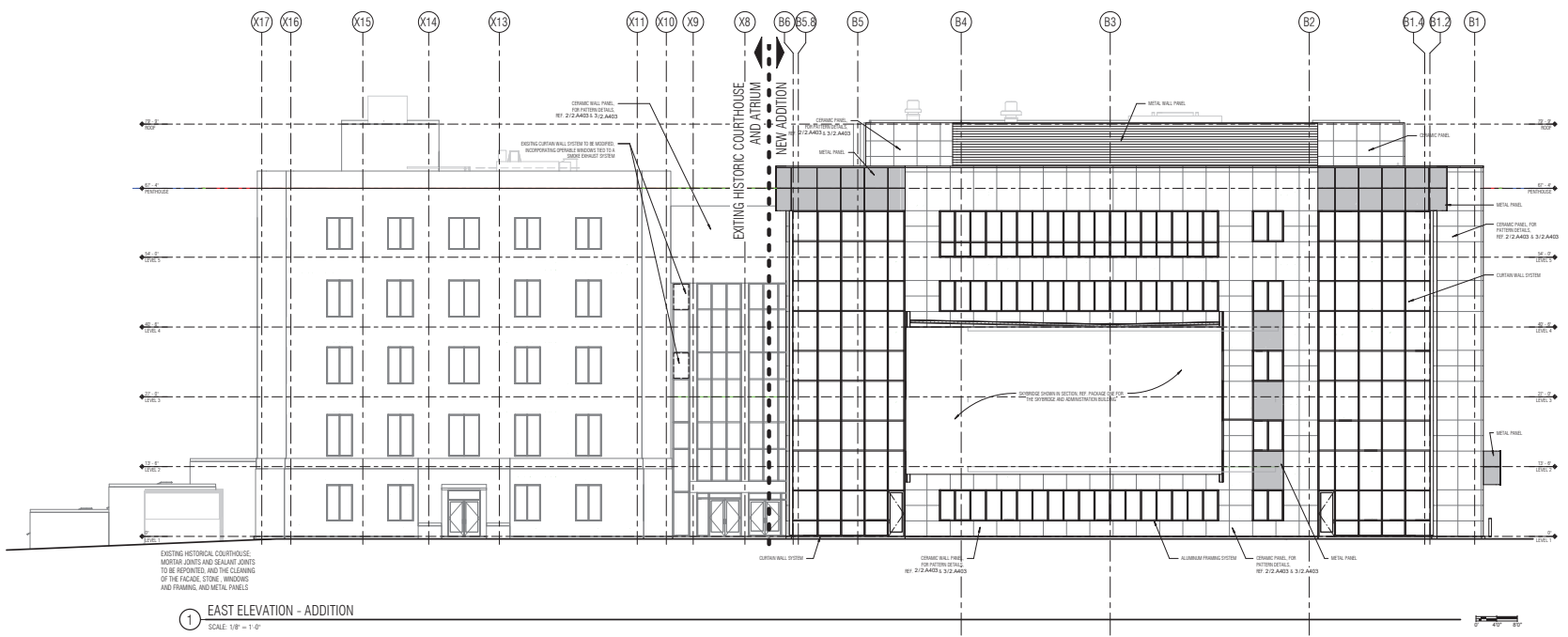
100% DESIGN DEVELOPMENT

BRAZORIA COUNTY JUSTICE CENTER EXPANSION
111 E Locust St, Angleton, TX 77515

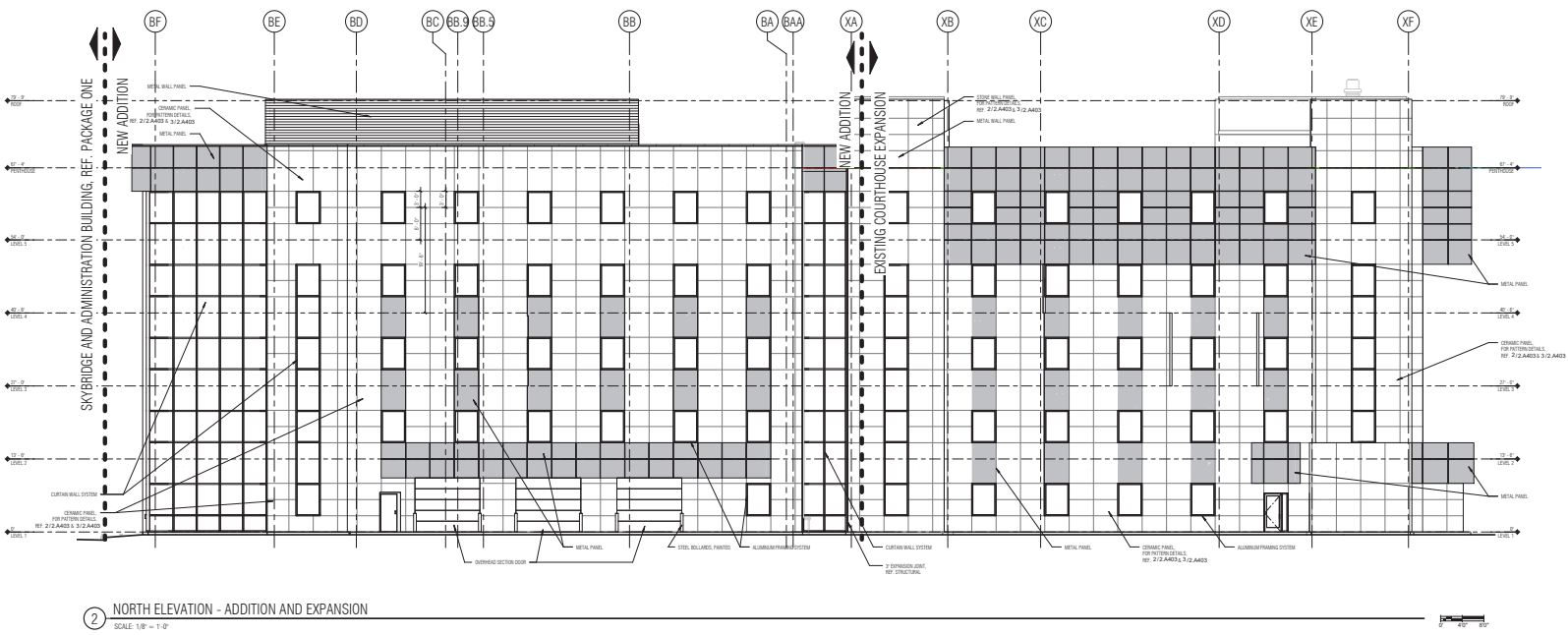
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SOLID CONCRETE
2	INSULATED GLAZING
3	INSULATED GLAZING, PROTECTED (4")
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPOOFY

NOTE: 1 - ALL EXTERIOR GLAZING TO BE UNGLAZED SPANDRELS



1 EAST ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - ADDITION AND EXPANSION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISSUE FOR PERMIT	08-28-21
02	ISSUE FOR CONSTRUCTION	08-28-21

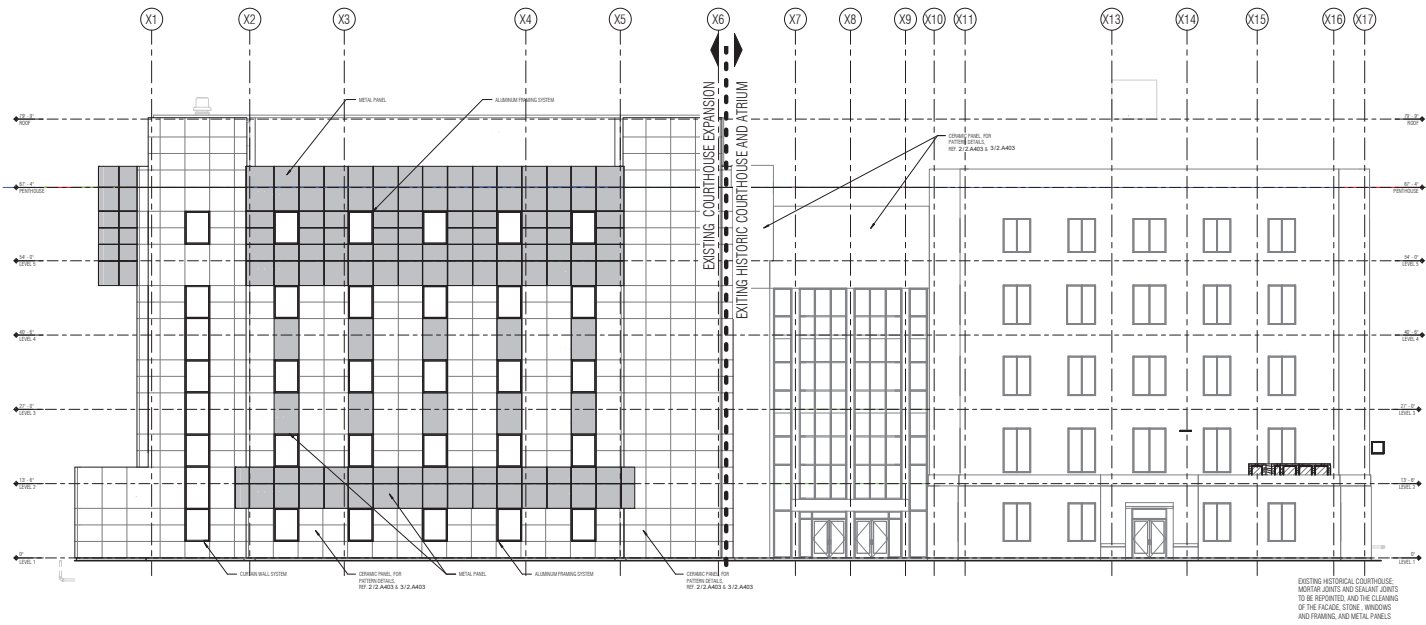
PROJECT NUMBER: 21923
 DRAWN BY: [Blank]
 AUTHOR: [Blank]
 CHECKED BY: [Blank]
 CHECKER: [Blank]
 SHEET NO.: [Blank]

BUILDING ELEVATIONS

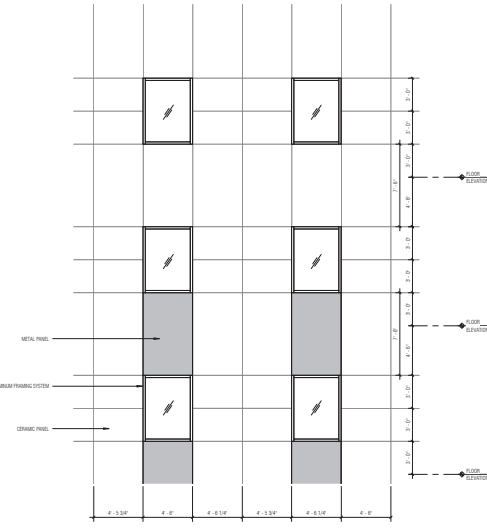
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SOLID CERAMIC PANEL
2	INSULATED GLAZING
3	INSULATED GLAZING, PROJECTED (IGU)
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, COLORED LAMINATED FOR IMPACT RESISTANCE AND SPOOFY

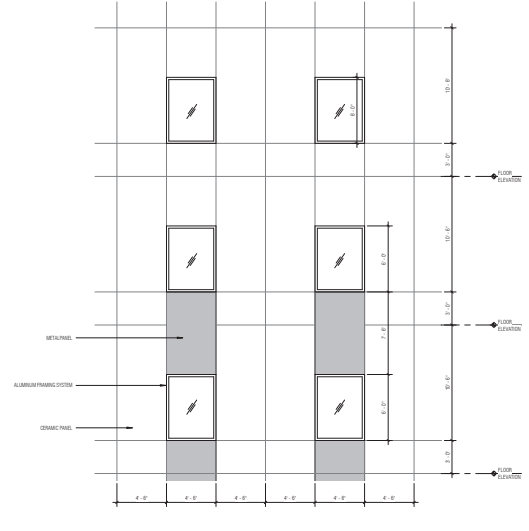
SHIELD NOTES
1 - ALL EXTERIOR GLAZING TYPE 1 UNLESS NOTED OTHERWISE



1 WEST ELEVATION - HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"



2 STONE PANEL JOINT PATTERN OPTION 1
SCALE: 1/4" = 1'-0"



3 STONE PANEL JOINT PATTERN OPTION 2
SCALE: 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISS - 0%	05-20-21
02	ISS - 100%	05-19-21

PROJECT NUMBER
21923
DESIGNED BY
Author
CONSULTED BY
Checker
SHEET NO.

**DESCRIPTION OF A 2.410-ACRES
(105,000 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A-380, BRAZORIA COUNTY, TEXAS**

Being a description of a 2.410-acres (105,000 Square Foot) tract of land situated in the JDJ Valderas Survey, A-380, Brazoria County, Texas. Said 2.410-acre tract being all of Lots 1-20, Block 7 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1689, Page 395 of the Brazoria County Deed Records (B.C.D.R.), Volume 1639, Page 975, B.C.D.R., Volume 1696, Page 587, B.C.D.R., Volume 1443, Page 785, B.C.D.R., and Volume 1766, Page 639, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129653, all distances are surface.

BEGINNING (N=13,626,119.57, E=3,106,556.05) at a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of North Front Street (40-Foot Wide) by said Town of Angleton plat and the south right-of-way line of Live Oak Street (70-Foot Wide) by said Town of Angleton plat, for the northwest corner of said Lot 1 and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right-of-way line of said Live Oak Street, with the north line of said Lots 1 and 9-14 and the north line of said tract herein described, a distance of 350.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the south right-of-way line of said Live Oak Street and the west right-of-way line of Velasco Street (70-Foot Wide) by said Town of Angleton plat, for the northeast corner of said Lot 14 and for the northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right-of-way line of said Velasco Street, with the east line of said Lots 14 and 20 and with the east line of said tract herein described, a distance of 300.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the west right-of-way line of said Velasco Street and the north right-of-way line of Locust Street (70-Foot Wide) by said Town of Angleton plat, for the southeast corner of said Lot 20 and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right-of-way line of said Locust Street, the south line of said Lots 8 and 15-20 and the south line of said tract herein described, a distance of 350.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the north right-of-way line of said Locust Street and the east right-of-way line of said North Front Street, for the southwest corner of said Lot 8 and the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the east right-of-way line of said North Front Street, the west line of said Lots 1-8 and the west line of said tract herein described, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 2.410 acres (105,000 Square Feet) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. GD007
Date: 06/07/2021

PRELIMINARY

**DESCRIPTION OF A 0.6749-ACRES
(29,400 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A-380, BRAZORIA COUNTY, TEXAS**

Being a description of a 0.6749-acres (29,400 Square Foot) tract of land situated in the JDJ Valderas Survey, A-380, Brazoria County, Texas. Said 0.6749-acre tract being all of Lots 5-8, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1719, Page 299 of the Brazoria County Deed Records (B.C.D.R.), and Volume 1696, Page 142, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129653, all distances are surface.

BEGINNING (N=13,626,189.28, E=3,106,549.77) at a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of North Front Street (40-Foot Wide) by said Town of Angleton plat and the north right-of-way line of Live Oak Street (70-Foot Wide) by said Town of Angleton plat, for the southwest corner of said Lot 8 and for the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the west line of said Lots 5-8, with the west line of said Block 8, with the east right-of-way line of said North Front Street and with the west line of said tract herein described, a distance of 140.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of said North Front Street, in the west line of said Block 8, for the northwest corner of said Lot 5, in the south line of an Alley (20-Foot Wide) by said Town of Angleton plat and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south line of said Alley, with the north line of Lot 5, passing a 1/2-inch iron pipe found for the northeast corner of said Lot 5 and the northwest corner of said Lot 20 at a distance of 140.00 feet, continuing with the north line said Lot 20, said Lot 21 and with the north line of said tract herein described, for a total distance of 210.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said Lot 21, for the intersection of the south and west line of said Alley and for the northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west line of said Alley, the east line of said Lot 21 and the east line of said tract herein described, a distance of 140.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north right-of-way line of said Live Oak Street, for the southeast corner of said Lot 21 and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right-of-way line of said Live Oak Street, the south line of said Lots 8, 20 and 21 and the south line of said tract herein described, a distance of 210.00 feet to the **POINT OF BEGINNING** and containing 0.6749 acres (29,400 Square Feet) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. GD007
Date: 06/07/2021

PRELIMINARY

**DESCRIPTION OF A 8.276-ACRES
(360,500 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A-380, BRAZORIA COUNTY, TEXAS**

Being a description of an 8.276-acres (360,500 Square Foot) tract of land situated in the JDJ Valderas Survey, A-380, Brazoria County, Texas. Said 8.276-acre tract being all of Blocks 13, 14, and 27 of the Town of Angleton recorded in Volume 1, page 12 of the Brazoria County Plat Records (B.C.P.R.), and being that portion of Live Oak Street lying between the intersection of Live Oak Street and Velasco Street, the intersection of Live Oak Street and Chenango Street (between said Blocks 13 and 14), and being that portion of Chenango Street lying between the intersection of Live Oak Street and Chenango Street, the intersection of Locust Street and Chenango Street (between said Blocks 14 and 27), of the Town of Angleton recorded in Volume 1, page 12 of the B.C.P.R., Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 40, Page 83, of the Brazoria County Deed Records (B.C.D.R.), Volume 42, Page 228, B.C.D.R., Volume 1299, Page 877, B.C.D.R., Volume 1162, Page 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No.) 2018047374, B.C.C.F. No. 2018045599, and B.C.C.F. No. XXXXXXXX and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129653, all distances are surface.

BEGINNING (N=13,626,525.95, E=3,106,941.09) at a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of Velasco Street (70-Foot Wide) by said Town of Angleton plat and the south right-of-way line of Cedar Street (70-Foot Wide) by said Town of Angleton plat, for the northwest corner of said Block 13, and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right-of-way line of said Cedar Street, with the north line of said Block 13, and with a north line of said tract herein described, a distance of 350.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the south right-of-way line of said Cedar Street and the west right-of-way line of said Chenango Street, for the northeast corner of said Block 13, and for the most northerly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right-of-way line of said Chenango Street, with the east line of said Block 13, with the east line of said abandoned Live Oak Street, and with an east line of said tract herein described, at a distance of 300.00 feet passing a found "Rail Road" spike, being the southeast corner of said Block 13, a point in the north right-of-way line of said abandoned Live Oak Street, and a point in the west right-of-way line of said Chenango Street, continuing a total distance of 370.00 feet, to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the west right-of-way line of said Chenango Street and the south right-of-way line of said Live Oak Street, for the northeast corner of said Block 14, for the northwest corner of said abandoned Chenango Street, and for an interior corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right-of-way line of said Live Oak Street, the north line of said abandoned Chenango Street, with the north line of said Block 27 and a north line of said tract herein described, at a distance of 70.00 feet passing the northeast corner of said abandoned Chenango Street and the northwest corner of said Block 27, continuing a total distance of 420.00 feet to a 4-inch by 4-inch concrete monument found at the intersection

of the south right-of-way line of said Live Oak Street and the west right-of-way line of Arcola Street (70-Foot Wide) by said Town of Angleton plat, for the northeast corner of said Block 27, and the most easterly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right-of-way line of said Arcola Street, the east line of said Block 27 and an east line of said tract herein described, a distance of 300.00 feet to a 4-inch by 4-inch found concrete monument at the intersection of the north right-of-way line of Locust Street (70-Foot Wide) by said Town of Angleton plat, and the west right-of-way line of said Arcola Street, for the southeast corner of said Block 27, and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right-of-way line of said Locust Street, the south line of said Block 27, with the south line of said abandoned Chenango Street, with the south line of said Block 14 and the south line of said tract herein described, at a distance of 350.00 feet passing a found 1/2-inch rod with cap stamped "PINPOINT RPLS 6086", being the southeast corner of said abandoned Chenango Street, and being the southwest corner of said Block 27, at a distance of 420.00 feet passing the southwest corner of said abandoned Chenango Street and the southeast corner of said Block 14, continuing for a total distance of 770.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the north right-of-way line of said Locust Street, and the east right-of-way line of said Velasco Street, for the southwest corner of said Block 14, and the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the east right-of-way line of said Velasco Street, the with west line of said Block 14, with the west line of said abandoned Live Oak Street, with the west line of said Block 13, and with the west line of said tract herein described, a distance of 670.00 feet to the **POINT OF BEGINNING** and containing 8.276 acres (360,500 Square Feet) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
 Weisser Engineering Company
 19500 Park Row
 Houston, Texas 77084
 TBPLS Reg. No. 100518-00
 TBPE Reg. No.: F-68
 Job No. GD007
 Date: 06/09/2021

PRELIMINARY



TX BBG CONSULTING, INC.

RESPONSE TO DEVELOPMENT SERVICES COMMENTS

TO: Walter E. Reeves Jr., AICP, Development Services Director
FROM: Evan DuVall, AICP, BBG Consulting
RE: Angleton Warehouse Preliminary Replat
DATE: August 27, 2021

Development Services has the following comments:

Pursuant to Sections 28-26.(a).(2).b.3 and b.5 a site plan is required to be reviewed and approved by the Planning and Zoning Commission.

1. Section 28-59.(d).(4) permits a maximum "floor-to-area ratio" (FAR) of 4:1. Please provide a FAR calculation.

Response: The floor to area ratios have been attached. All the new and old buildings are far below the maximum FAR (See attached FAR).

2. Please reorientate the dumpster to the west of the existing West Annex Building so that access is not taken directly from W. Live Oak Street and the gates are not oriented towards the street.

Response: The dumpster has been relocated off of W. Live Oak Street (See attached exhibit of the West Annex Building).

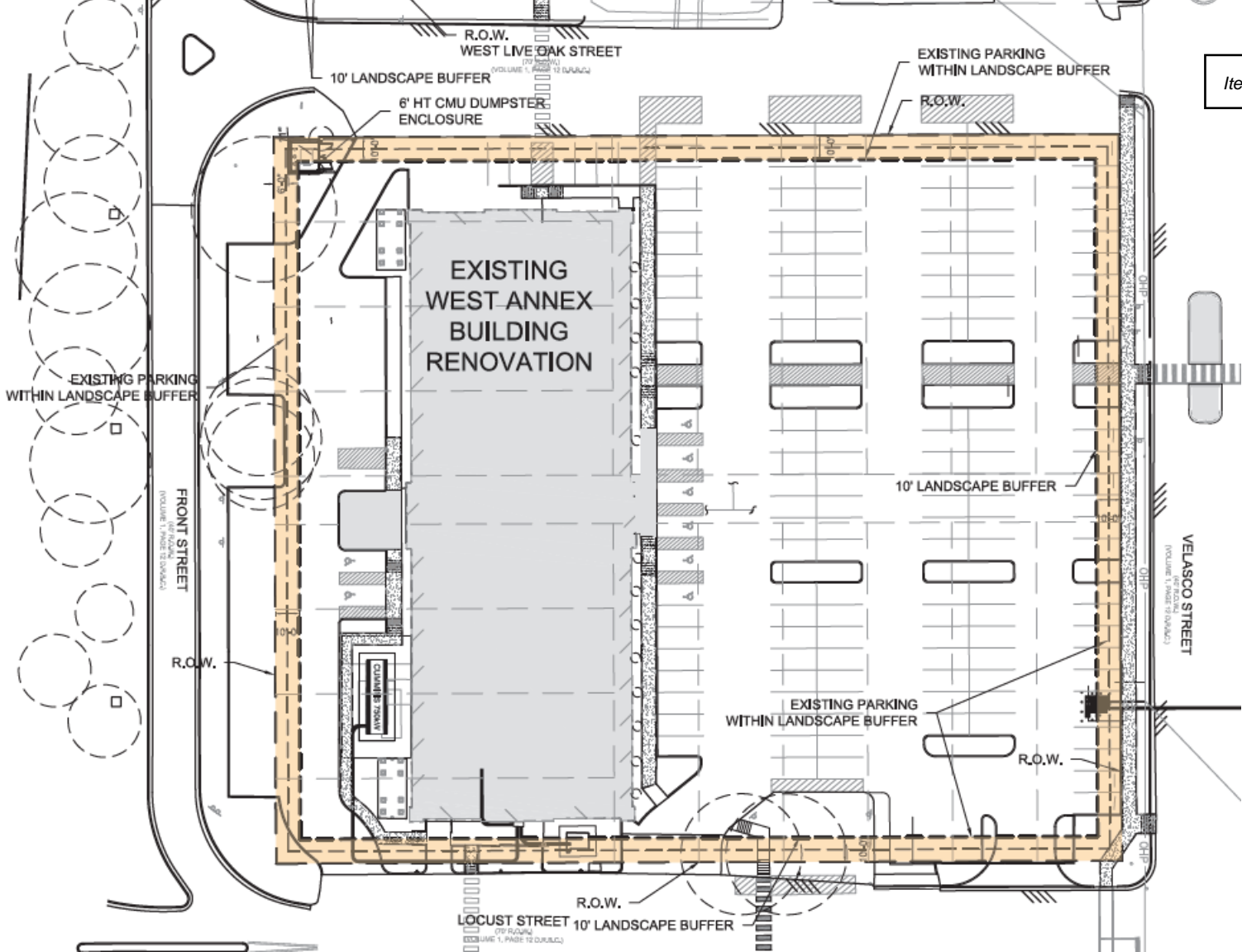
3. Please provide a lighting plan.

Response: The lighting plan has been attached for the new admin building.

Brazoria County Expansion Project: FAR Calculations

Tract	Square-footage of lot	FAR Ratio	Building	Building Square-footage	FAR	Complies?
Unrestricted Reserve A	29,399	4 to 1	New EOC	14,000	0.48	Yes
Unrestricted Reserve B	105,000	4 to 1	Existing West Annex Building at 2-Stories	22,100	0.21	Yes
Portion of Reserve C (containing building)	126,000	4 to 1	New Administrative Building at 5-Stories	140,000	1.11	Yes
Portion of Reserve C (Containing Building and prior right-of-way)	150,500	4 to 1	Existing Courthouse 148,000 SF, and 213,613 SF courthouse expansion (At 5-Stories)	361,613	2.40	Yes

Item 8.

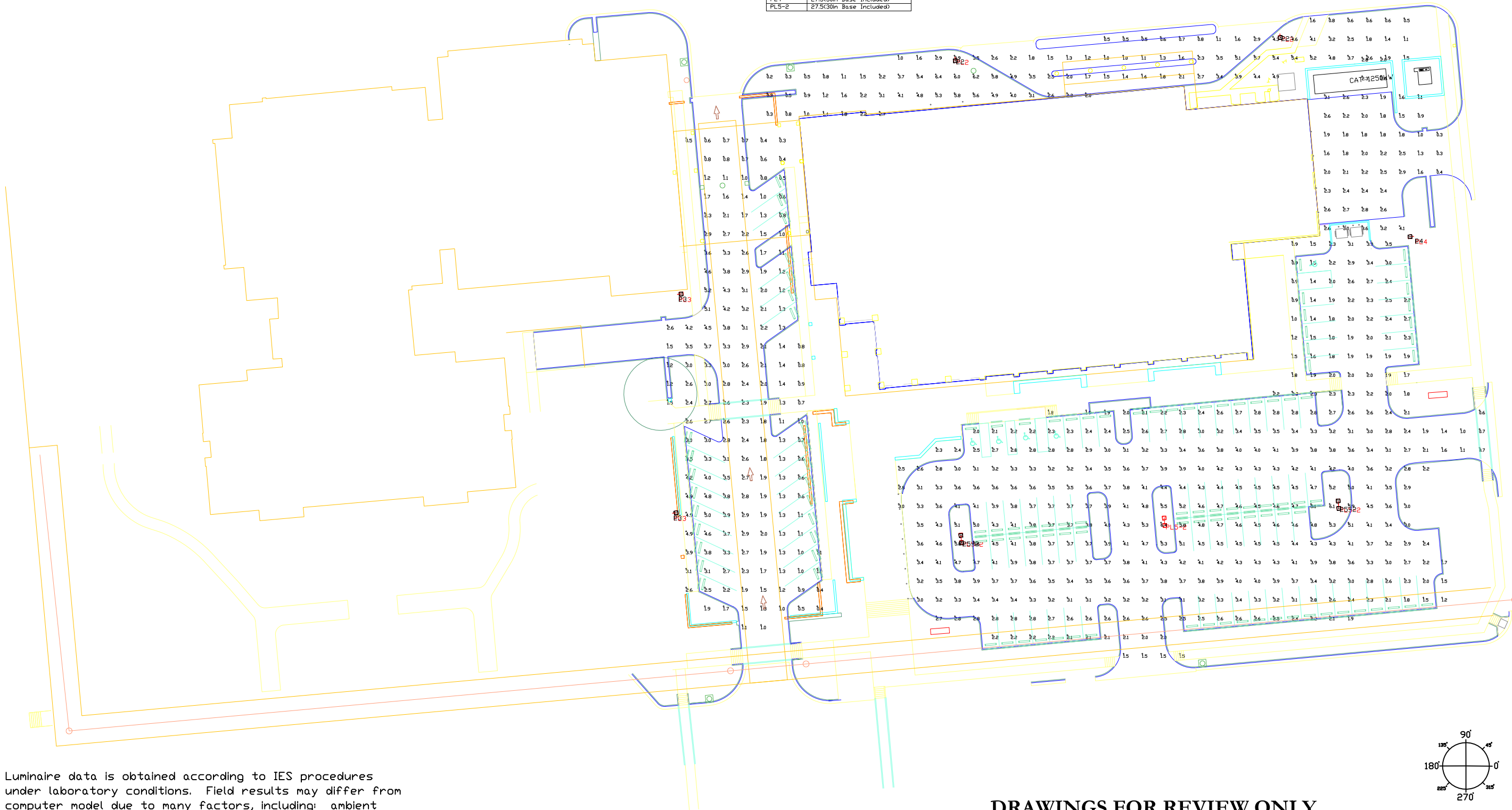


Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
□	2	PL2	SINGLE	28000	225	0.925	McGraw Edison GLEDN-SA4C-740-VOLT-T2-FINISH
□	2	PL3	SINGLE	28539	225	0.925	McGraw Edison GLEDN-SA4C-740-VOLT-T3-FINISH
□	1	PL4	SINGLE	28333	225	0.925	McGraw Edison GLEDN-SA4C-740-VOLT-T4V-FINISH
□	3	PL5-2	BACK-BACK	30052	225	0.925	McGraw Edison GLEDN-SA4C-740-VOLT-SWG-FINISH

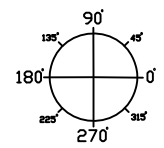
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg North - Ground	Illuminance	Fc	2.50	6.4	0.2	12.50	32.00
Gate Parking - Ground	Illuminance	Fc	2.14	5.2	0.3	7.13	17.33
Generator-Garbage - Ground	Illuminance	Fc	2.10	4.1	0.3	7.00	13.67
Public Parking - Ground	Illuminance	Fc	3.18	6.4	0.6	5.30	10.67

Label	Mounting HT
PL2	27.5(30in Base Included)
PL3	27.5(30in Base Included)
PL4	27.5(30in Base Included)
PL5-2	27.5(30in Base Included)

Putterman, Scharck & Assoc. / Keith Peterson / 08-20-21



Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.



DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS

Putterman, Scharck, & Associates, Inc.
 6555 Tanner Rd.
 Houston, TX 77041
 applications@psalighting.com

Project Name	Brazoria County New Admin Site
Date	08-20-21
Drawing No.	SR



SSP Square Non-Tapered Steel Poles



SSP

Pole Shaft

The pole shaft is one piece construction, being fabricated from a weldable grade carbon steel structural tubing which has a uniform wall thickness of 11 gauge (0.1196"), 7 gauge (0.1793"), or 3 gauge (0.2391"). The pole shaft material shall conform to ASTM A-500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

Base Plate

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.1, latest edition.

Anchor Bolts

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified. Anchor bolts shall have the threaded end galvanized a minimum of 8 inches in accordance with ASTM A-153. Fully galvanized anchor bolts are available upon request.

Handhole

An oval reinforced gasketed handhole, having a nominal 3" x 5" or 4" x 6-1/2" inside opening, located 1'-6" above base, is standard on all poles. Optional 5" x 8" and 4" x 10" handholes are available (see options). A grounding provision is located inside the handhole ring.

Finishes

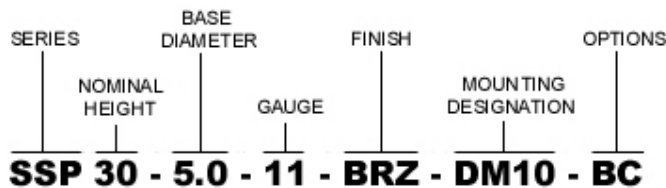
The [Standard Finish](#) is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes. [Hot dip Galvanized](#) finish to a ASTM A-123 specification or primed finish is also available. For optional finishes, see [K-KLAD](#) and [K-KLAD Over Galvanizing](#).

HOW TO ORDER

When ordering KW lighting standards, mounting adaptors and accessories, be sure to specify the complete catalog number. Our catalog numbers reflect the precise specifications of the item ordered to ensure our customers will receive the product which meets their exact requirements.

The following explanation of the catalog numbers will be helpful in placing orders:

CATALOG LOGIC - ORDERING SAMPLE



Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 MPH	90 MPH	100 MPH	Ship WT.
SSP10-4.0-11	10	4.0 x 10.0	11	3 x 5	0.75 x 17 x 3	8	42.1	33.5	27.1	87
SSP10-4.0-7	10	4.0 x 10.0	7	3 x 5	0.75 x 30 x 3	8	55	44	35.5	130
SSP10-5.0-11	10	5.0 x 10.0	11	3 x 5	1.00 x 36 x 4	11	58	44	34	151
SSP12-4.0-11	12	4.0 x 12.0	11	3 x 5	0.75 x 17 x 3	8	33.7	26.7	21.4	100
SSP12-4.0-7	12	4.0 x 12.0	7	3 x 5	0.75 x 30 x 3	8	47.5	37.3	29.8	150
SSP12-5.0-11	12	5.0 x 12.0	11	3 x 5	1.00 x 36 x 4	11	49	38	29	168
SSP14-4.0-11	14	4.0 x 14.0	11	3 x 5	0.75 x 17 x 3	8	27.4	21.5	17.1	113
SSP14-4.0-7	14	4.0 x 14.0	7	3 x 5	0.75 x 30 x 3	8	40	31	24.5	170

SSP14-5.0-11	14	5.0 x 14.0	11	3 x 5	1.00 x 36 x 4	11	40	30	23	184
SSP14-5.0-7	14	5.0 x 14.0	7	3 x 5	1.00 x 36 x 4	11	65	52	41.5	242
SSP15-4.0-11	15	4.0 x 15.0	11	3 x 5	0.75 x 17 x 3	8	20.7	16.1	12.6	119
SSP15-4.0-7	15	4.0 x 15.0	7	3 x 5	0.75 x 30 x 3	8	30.9	24.4	19.6	172
SSP15-5.0-11	15	5.0 x 15.0	11	3 x 5	1.00 x 36 x 4	11	36	27.5	21	192
SSP15-5.0-7	15	5.0 x 15.0	7	3 x 5	1.00 x 36 x 4	11	59	46.5	37	254
SSP16-4.0-11	16	4.0 x 16.0	11	3 x 5	0.75 x 17 x 3	8	18.7	14.4	11.2	125
SSP16-4.0-7	16	4.0 x 16.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
SSP16-5.0-11	16	5.0 x 16.0	11	3 x 5	1.00 x 36 x 4	11	33.5	25	18	201
SSP16-5.0-7	16	5.0 x 16.0	7	3 x 5	1.00 x 36 x 4	11	54	43	34	266
SSP18-4.0-11	18	4.0 x 18.0	11	3 x 5	0.75 x 17 x 3	8	15.2	11.5	8.7	138
SSP18-4.0-7	18	4.0 x 18.0	7	3 x 5	0.75 x 30 x 3	8	27.2	20.7	16	210
SSP18-5.0-11	18	5.0 x 18.0	11	3 x 5	1.00 x 36 x 4	11	27	19.5	15	218
SSP18-5.0-7	18	5.0 x 18.0	7	3 x 5	1.00 x 36 x 4	11	46	36	28	291
SSP20-4.0-11	20	4.0 x 20.0	11	3 x 5	0.75 x 17 x 3	8	12.3	9	6.5	151
SSP20-4.0-7	20	4.0 x 20.0	7	3 x 5	0.75 x 30 x 3	8	19.6	15	11.5	219
SSP20-5.0-11	20	5.0 x 20.0	11	3 x 5	1.00 x 36 x 4	11	22.2	16.8	12.6	235
SSP20-5.0-7	20	5.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11	35.4	27.5	21.5	313
SSP20-6.0-7	20	6.0 x 20.0	7	3 x 5	1.00 x 36 x 4	11.5	56	42.5	33.5	368
SSP22-4.0-11	22	4.0 x 22.0	11	3 x 5	0.75 x 17 x 3	8	6.9	4.3	2.3	182
SSP22-4.0-7	22	4.0 x 22.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP22-5.0-11	22	5.0 x 22.0	11	3 x 5	1.00 x 36 x 4	11	18.5	13.6	9.8	252
SSP22-5.0-7	22	5.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11	30.2	23.2	17.8	337
SSP22-6.0-7	22	6.0 x 22.0	7	3 x 5	1.00 x 36 x 4	11.5	49	37.5	28	398
SSP24-4.0-7	24	4.0 x 24.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP24-5.0-11	24	5.0 x 24.0	11	3 x 5	1.00 x 36 x 4	11	15.2	10.8	7.4	268
SSP24-5.0-7	24	5.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11	25.8	19.4	14.6	361
SSP24-6.0-7	24	6.0 x 24.0	7	3 x 5	1.00 x 36 x 4	11.5	42	31.5	23	428
SSP25-4.0-11	25	4.0 x 25.0	11	3 x 5	0.75 x 17 x 3	8	6.9	4.3	2.3	182
SSP25-4.0-7	25	4.0 x 25.0	7	3 x 5	0.75 x 30 x 3	8	12.2	8.7	6	266
SSP25-5.0-11	25	5.0 x 25.0	11	3 x 5	1.00 x 36 x 4	11	13.8	9.5	6.3	276
SSP25-5.0-7	25	5.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11	23.8	17.7	13.1	373
SSP25-6.0-7	25	6.0 x 25.0	7	3 x 5	1.00 x 36 x 4	11.5	39	28.5	21	443
SSP26-4.0-7	26	4.0 x 26.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP26-5.0-11	26	5.0 x 26.0	11	3 x 5	1.00 x 36 x 4	11	12.4	8.3	5.2	284
SSP26-5.0-7	26	5.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11	21.9	16.1	11.8	384
SSP26-6.0-7	26	6.0 x 26.0	7	3 x 5	1.00 x 36 x 4	11.5	35.5	25.5	18.5	457
SSP28-4.0-7	28	4.0 x 28.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP28-5.0-11	28	5.0 x 28.0	11	3 x 5	1.00 x 36 x 4	11	9.8	6.1	3.2	300
SSP28-5.0-7	28	5.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11	18.4	13.2	9.2	408
SSP28-6.0-7	28	6.0 x 28.0	7	3 x 5	1.00 x 36 x 4	11.5	30	21.5	15	487
SSP30-4.0-7	30	4.0 x 30.0	7	3 x 5	0.75 x 30 x 3	8	6.9	4	1	312
SSP30-5.0-11	30	5.0 x 30.0	11	3 x 5	1.00 x 36 x 4	11	6.5	3.5	1.2	315
SSP30-5.0-7	30	5.0 x 30.0	7	3 x 5	1.00 x 36 x 4	11	13.4	9.1	5.9	432
SSP30-6.0-7	30	6.0 x 30.0	7	3 x 5	1.00 x 36 x 4	11.5	27.5	19.9	14.1	512
SSP30-6.0-3	30	6.0 x 30.0	3	3 x 5	1.00 x 36 x 4	12	34.3	25.3	18.5	645
SSP35-5.0-7	35	5.0 x 35.0	7	3 x 5	1.00 x 36 x 4	11	7.2	3.7	1	491
SSP35-6.0-7	35	6.0 x 35.0	7	3 x 5	1.00 x 36 x 4	11.5	15	9.5	5.3	584
SSP35-6.0-3	35	6.0 x 35.0	3	3 x 5	1.00 x 36 x 4	12	19.7	13.2	8.2	739
SSP39-6.0-7	39	6.0 x 39.0	7	3 x 5	1.00 x 36 x 4	11.5	9.2	4.3	0.6	642
SSP39-6.0-3	39	6.0 x 39.0	3	3 x 5	1.00 x 36 x 4	12	13	7.4	3.1	814

FINISHES**Standard**

BRZ Bronze
BLK Black
GRY Gray
GRN Green
WHT White
P Primed
NA Natural Aluminum

Galvanized

G Galvanized

K-KLAD

K813 Bronze
K821 Black
K841 Gray
K891 Green
K881 White
K845 Natural Aluminum

K-KLAD Over Galvanizing

KZ13 Bronze
KZ21 Black
KZ41 Gray
KZ91 Green
KZ81 White
KZ45 Natural Aluminum

1 YEAR WARRANTY

5 YEAR WARRANTY

10 YEAR WARRANTY

MOUNTING DESIGNATIONS**Tenon Mount**

2	2 3/8" x 4" TENON
3	2 7/8" x 4" TENON
3.5	3 1/2" x 6" TENON
4	4" x 6" TENON

Drill Mount

DM10	Drilled for 1 Luminaire
DM2090	Drilled for 2 Luminaires @ 90°
DM2180	Drilled for 2 Luminaires @ 180°
DM3090	Drilled for 3 Luminaires @ 90°
DM4090	Drilled for 4 Luminaires @ 90°

Open Mount

OT	Open Top
OTC	Open Top includes Pole Cap

Gain Mount

1GSS4	(1) CXA
2GSS4	(2) CXA's located on the Same Side
3GSS4	(3) CXA's located on the Same Side
4GSS4	(4) CXA's located on the Same Side
2GBB4	(2) CXA's located Back to Back
4GBB4	(4) CXA's located Back to Back
1GSS9	(1) CXASQ
2GSS9	(2) CXASQ's located on the Same Side
3GSS9	(3) CXASQ's located on the Same Side
4GSS9	(4) CXASQ's located on the Same Side
2GBB9	(2) CXASQ's located Back to Back
4GBB9	(4) CXASQ's located Back to Back

OPTIONS

There are numerous options that can be ordered. Please indicate these selections under the options column in the catalog number. Example: CPL-WPR2-BC.

Accessories

BC	Base Cover
CPL	Threaded Coupling*
NPL	Threaded Nipple*
WPRP	Festoon Opening**
LAB	Less Anchor Bolt

Optional Handholes

58HH	5" x 8" Handhole*
410HH	4" x 10" Handhole*

Extra Handholes

XHH	Extra Handhole*
------------	-----------------

Embedment Pole Options

E	Embedded Pole
GS	Ground Sleeve
CTE	Coal Tar Epoxy

For Embedment Poles:

Recommended Mounting Height	Recommended Embedment Depth
Less than 20'	4'
20' - 33'	6'
Greater than 33'	7'

Greater embedment depths are available upon request.
Embedment poles greater than 35' are not available.

Additional Simplex

1S	1 @ 0° *
2S	2 @ 180° *
3S	3 @ 90° *
4S	4 @ 90° *

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)

** Located 24" above baseplate and same side as handhole. (No electrical included)

PACKAGING

Immediately after coating, the lighting standard including the baseplate shall be wrapped in heavy corrugation specially designed and sized to achieve maximum protection in transit.

KW Industries, Inc. coating process system and stringent quality control procedures provide our customer the finest quality lighting standards in the industry.

Project	BCCCE	Catalog #		Type	PL2, PL3, PL4, PL5-2
Prepared by	PSA LIGHTING	Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 4](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 9](#)

Product Certifications



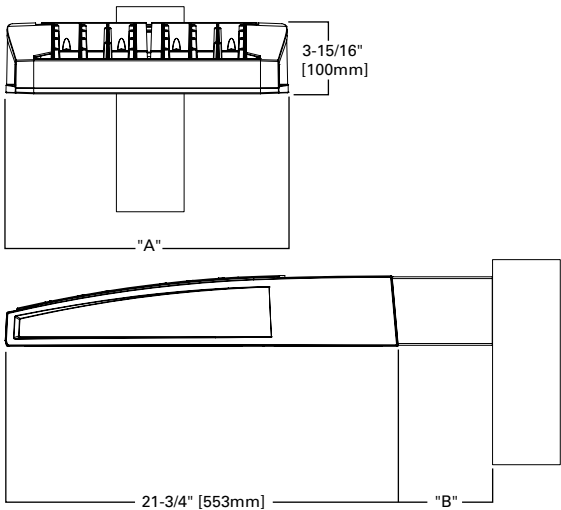
Product Features



Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--


NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

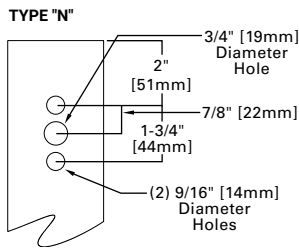
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon	SA1 =1 Square SA2 =2 Squares SA3 =3 Squares SA4 =4 Squares SA5 =5 Squares ⁴ SA6 =6 Squares SA7 =7 Squares ³ SA8 =8 Squares ³ SA9 =9 Squares ⁶ SA0 =10 Squares ⁶	A =600mA B =800mA C =1000mA D =1200mA ¹⁶	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{14,16}	U =120-277V 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ²³ 9 =347V ⁷	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5N =Type V Narrow 5M =Type V Square Medium 5W =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁹ MA =Mast Arm Adapter ¹⁰ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹¹ QMEA =Quick Mount Arm (Extended Length) ¹²	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately)		
DIM =External 0-10V Dimming Leads ^{19,20} F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20KV UL 1449 fused surge protective device 2L =Two Circuits ^{17,18} HA =50°C High Ambient HSS =Installed House Side Shield ²⁸ GRSBK =Glare Reducing Shield, Black ²³ GRSWH =Glare Reducing Shield, White ²³ LCP =Light Square Trim Painted to Match Housing ²⁷ MT =Installed Mesh Top TH =Tool-less Door Hardware CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CE =CE Marking ²⁹ AHD145 =After Hours Dim, 5 Hours ²² AHD245 =After Hours Dim, 6 Hours ²² AHD255 =After Hours Dim, 7 Hours ²² AHD355 =After Hours Dim, 8 Hours ²² DALI =DALI Drivers		BPC =Button Type Photocontrol PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²¹ MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ²⁴ MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L08 =Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{24,25} MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24,25} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24,25} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW =WaveLinX Module and 4-PIN Receptacle ZD =WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX =WaveLinX Sensor Only, 7'-15' ^{13,32,33} SWPD5XX =WaveLinX Sensor Only, 15'-40' ^{13,32,33} WOBXX =WaveLinX Sensor with Bluetooth, 7'-15' ^{13,32} WOFXX =WaveLinX Sensor with Bluetooth, 15'-40' ^{13,32} LWR-LW =Enlightened Sensor, 8'-16' Mounting Height ²⁶ LWR-LN =Enlightened Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08 =Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20 =Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40 =Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹¹ GLEON-QMEA =Quick Mount Extended Arm Kit ¹² LS/HSS =Field Installed House Side Shield ^{28,30} LS/GRSBK =Glare Reducing Shield, Black ^{23,30} LS/GRSWH =Glare Reducing Shield, White ^{23,30} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{19,31} SWPD4-XX =WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13,19,32,33} SWPD5-XX =WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13,19,32,33}		
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information. 2. DesignLights Consortium [®] Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. Not compatible with MS/4-LXX or MS/1-LXX sensors. 5. Not compatible with extended quick mount arm (QMA) or extended quick mount arm (QMEA). 6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.) 9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10. Factory installed. 11. Maximum 8 light squares. 12. Maximum 6 light squares. 13. Requires ZW or ZD receptacle. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. Not available with HA option. 17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18. Not available with Enlightened wireless sensors. 19. Cannot be used with other control options. 20. Low voltage control lead brought out 18" outside fixture. 21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23. Not for use with T4FT, T4W or SL4 optics. See IES files for details. 24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 25. Replace X with number of Light Squares operating in low output mode. 26. Enlightened wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. 27. Not available with house side shield (HSS). 28. Not for use with 5N, SMQ, SWQ or RW optics. A black trim plate is used when HSS is selected. 29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 30. One required for each Light Square. 31. Requires PR7. 32. Replace XX with sensor color (WH, BZ or BK.) 33. WAC Gateway required to enable field-configurable: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.							

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

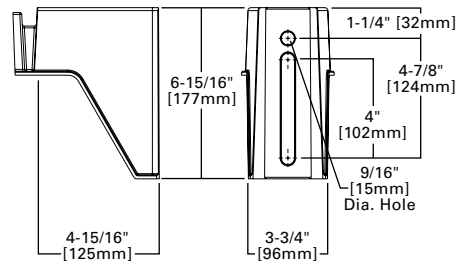
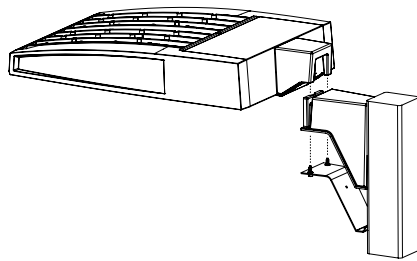
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D =Standard Dome Camera H =Hi-Res Dome Camera Z =Remote PTZ Camera	C =Cellular, No SIM A =Cellular, AT&T V =Cellular, Verizon S =Cellular, Sprint R =Cellular, Rogers W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

Mounting Details

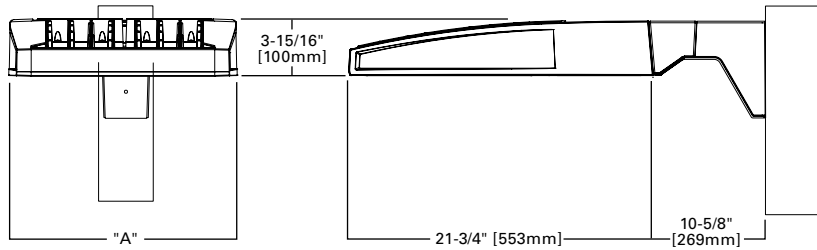
Standard Arm (Drilling Pattern)



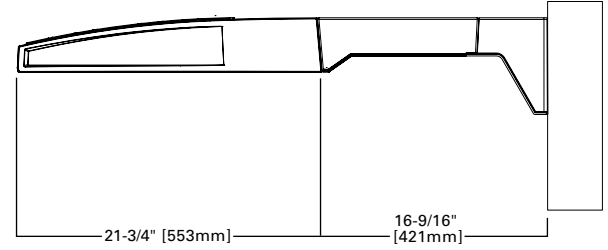
Quick Mount Arm (Includes fixture adapter)



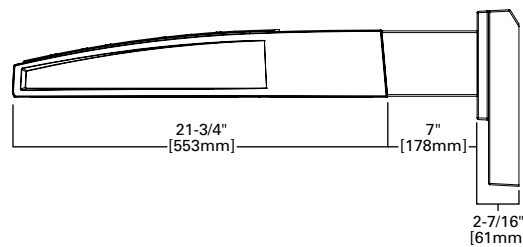
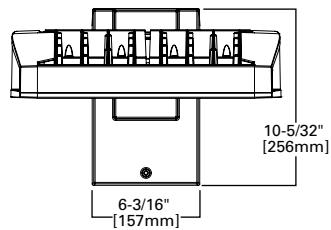
QM Quick Mount Arm (Standard)



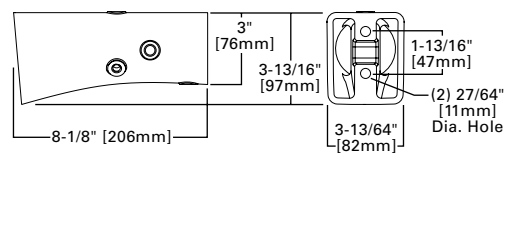
QMEA Quick Mount Arm (Extended)



Standard Wall Mount

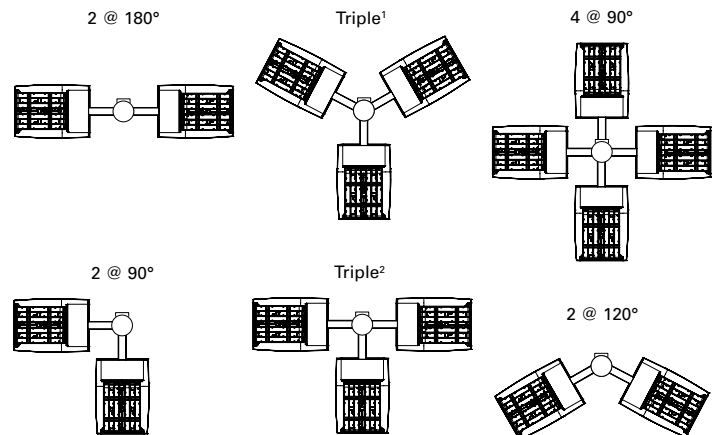


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

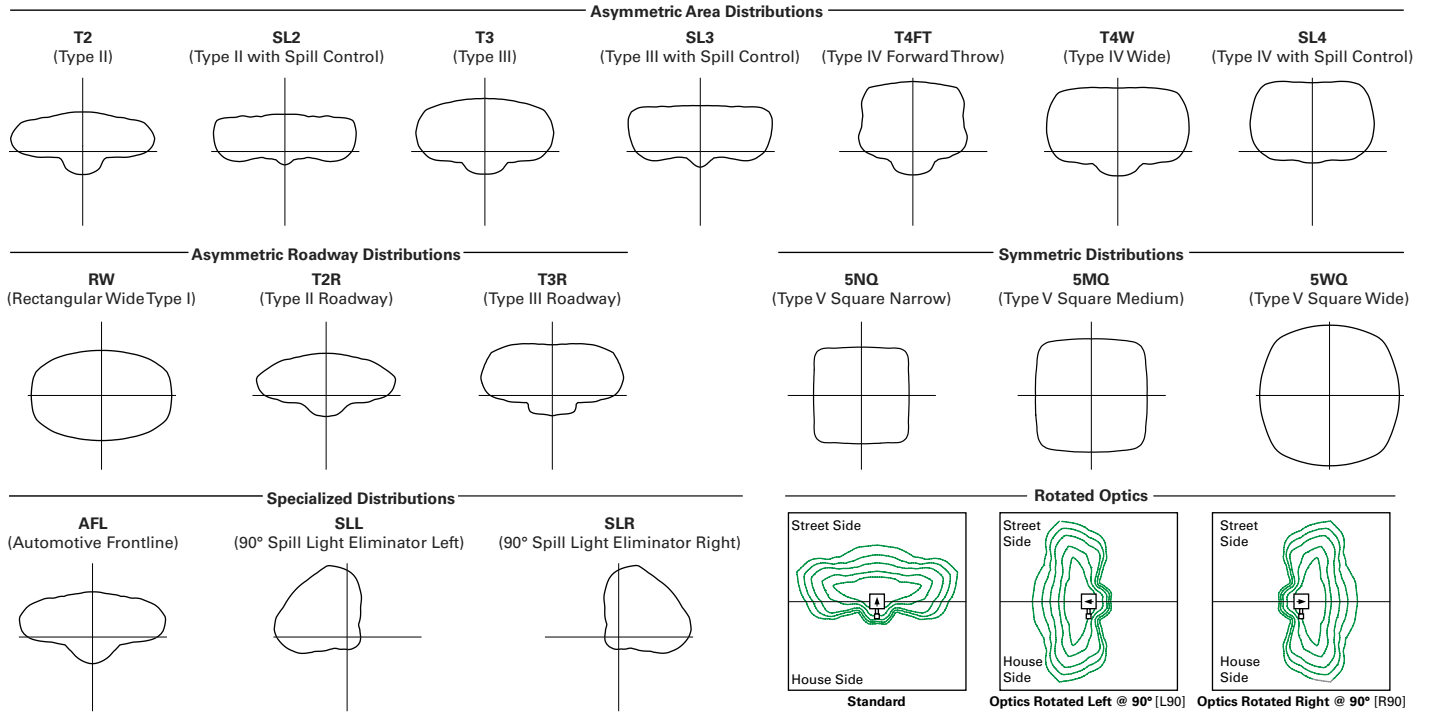


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with Quick Mount Arm (lbs.)	EPA with Quick Mount Arm (Sq. Ft.)	Weight with Quick Mount Extended Arm (lbs.)	EPA with Quick Mount Extended Arm (Sq. Ft.)
1-4	33	0.96	35	1.11	38	1.11
5-6	44	1.00	46	1.11	49	1.11
7-8	54	1.07	56	1.11	--	--
9-10	63	1.12	--	--	--	--

Optical Distributions



Product Specifications

Construction

- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray

assembly for ease of maintenance

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table

- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish

- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

[View GLEON IES files](#)

Nominal Power Lumens (800mA)

Supplemental Performance Guide**

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

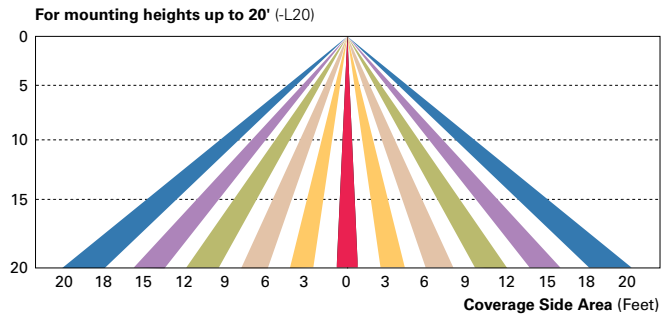
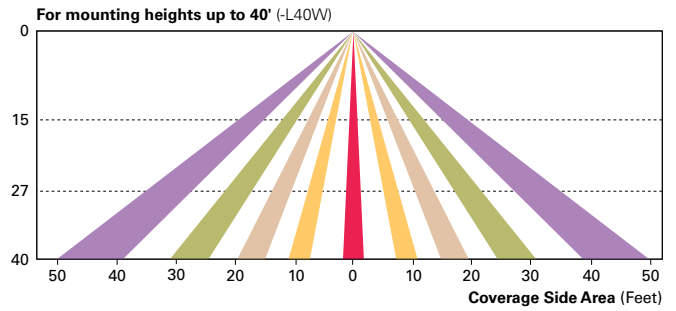
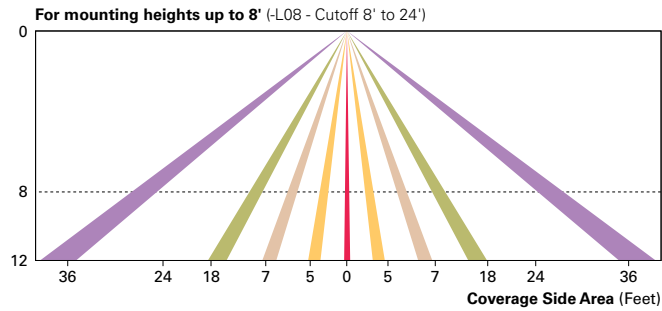
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

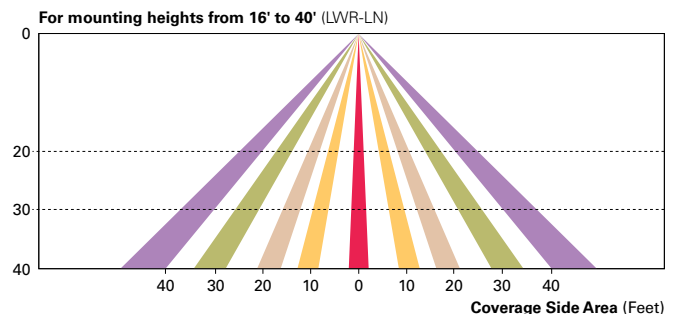
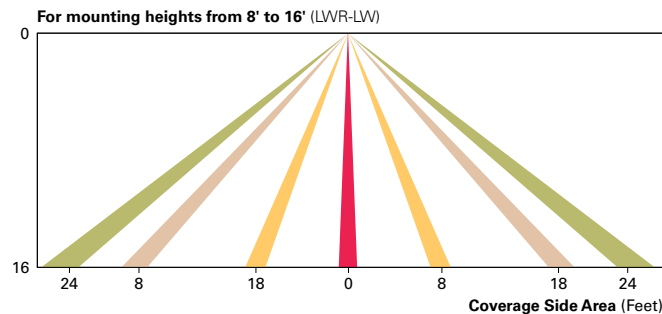
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

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**DESIGN
DEVELOPMENT**

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

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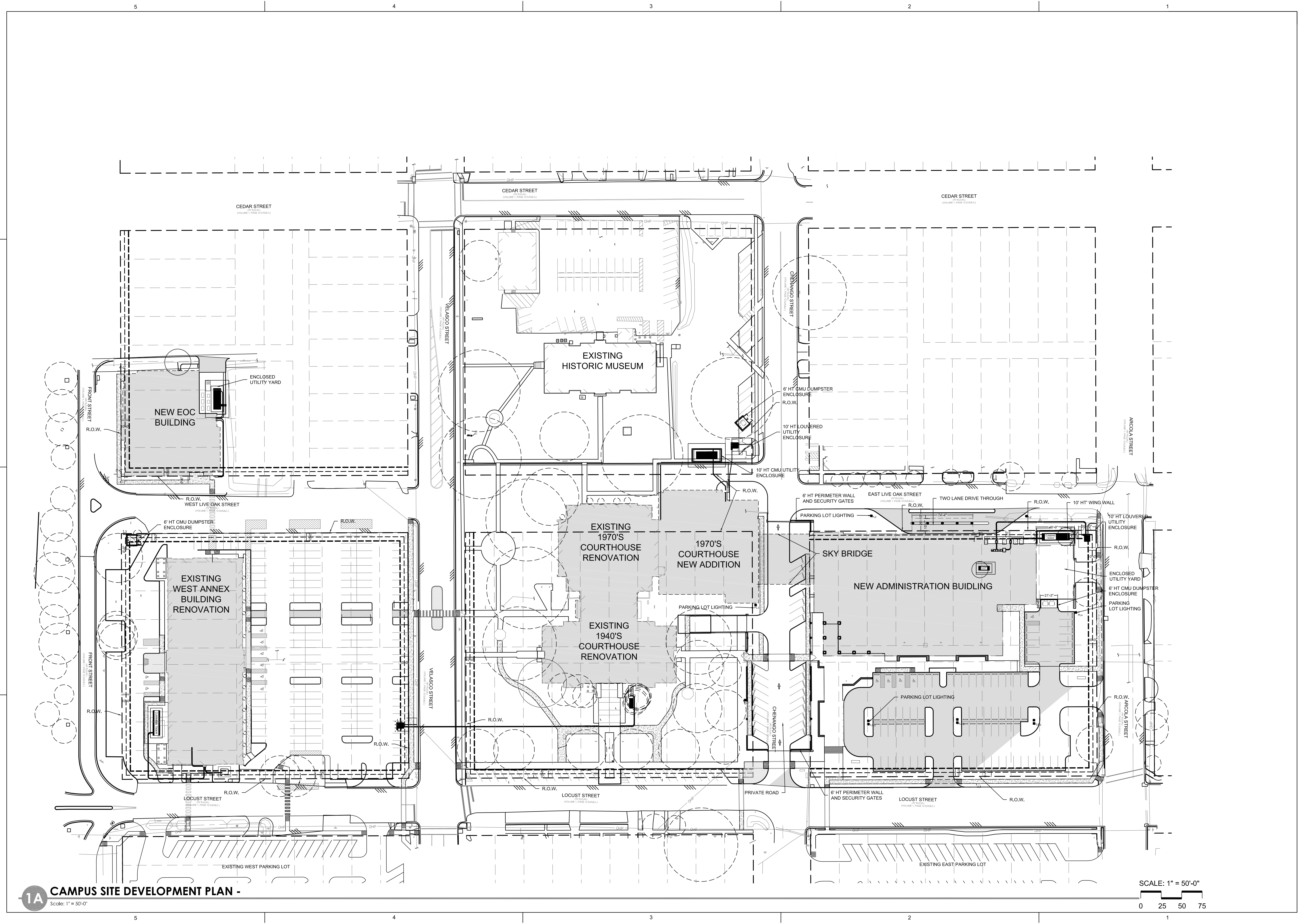
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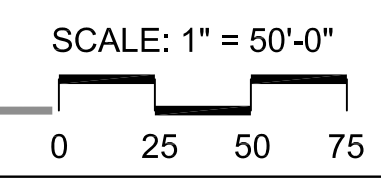
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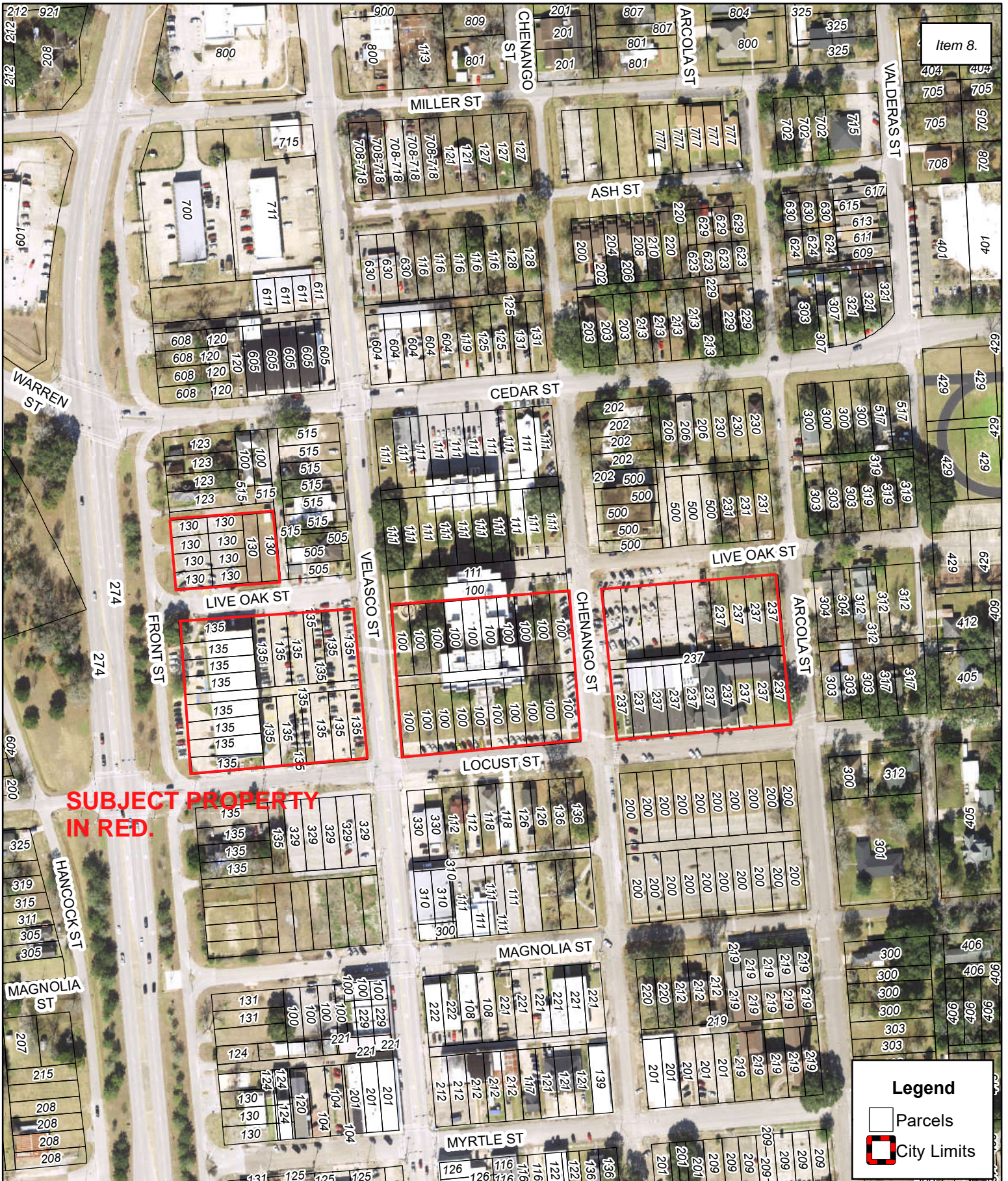
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1A CAMPUS SITE DEVELOPMENT PLAN -
Scale: 1" = 50'-0"





**SUBJECT PROPERTY
IN RED.**

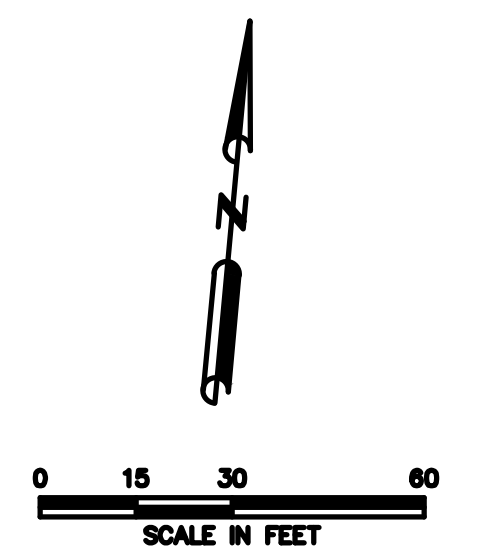
Legend

- Parcels
- City Limits

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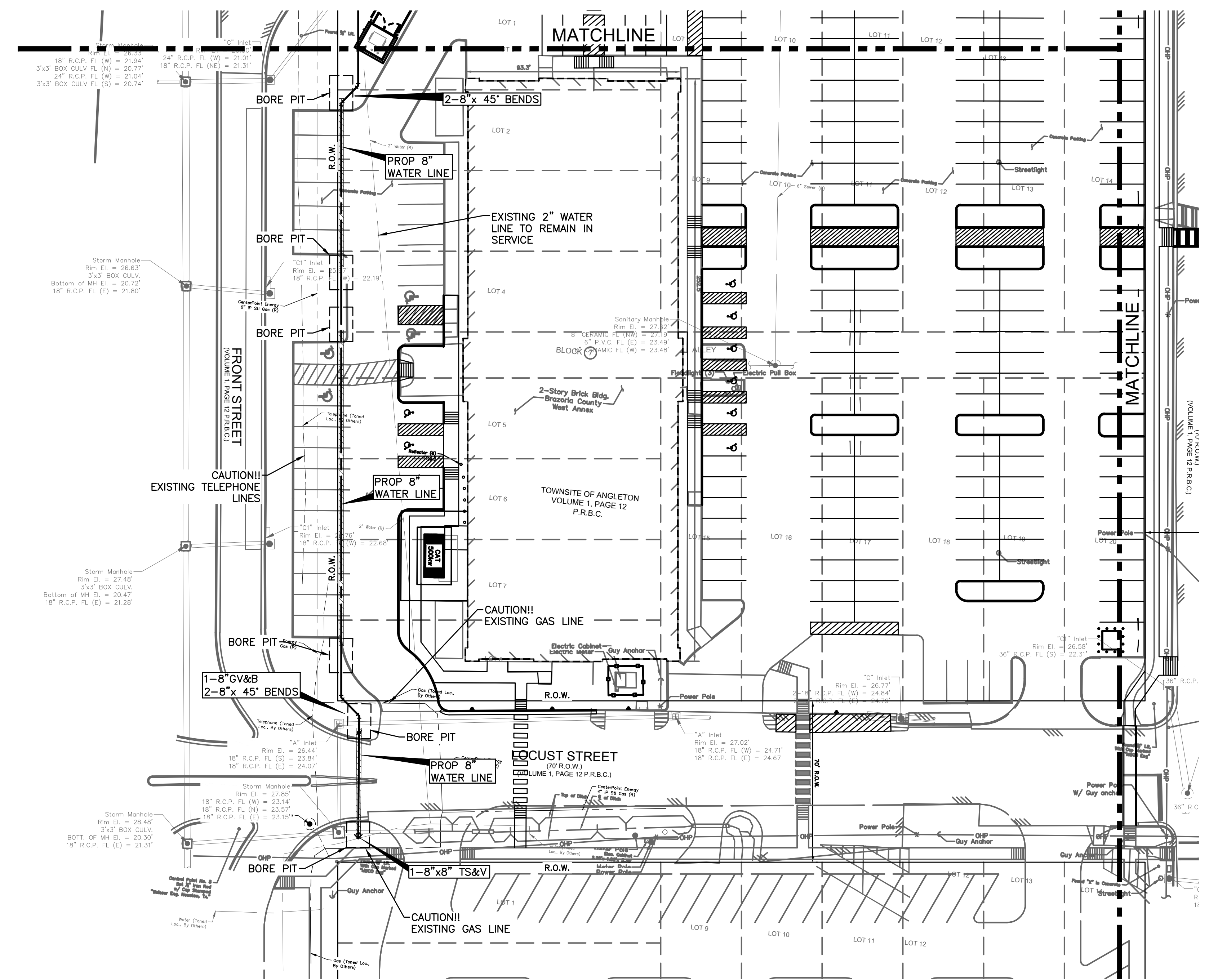


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 ENGINEER: COURTNEY R. CARR
 P.E. SERIAL NO.: 123301
 DATE: August 4, 2021

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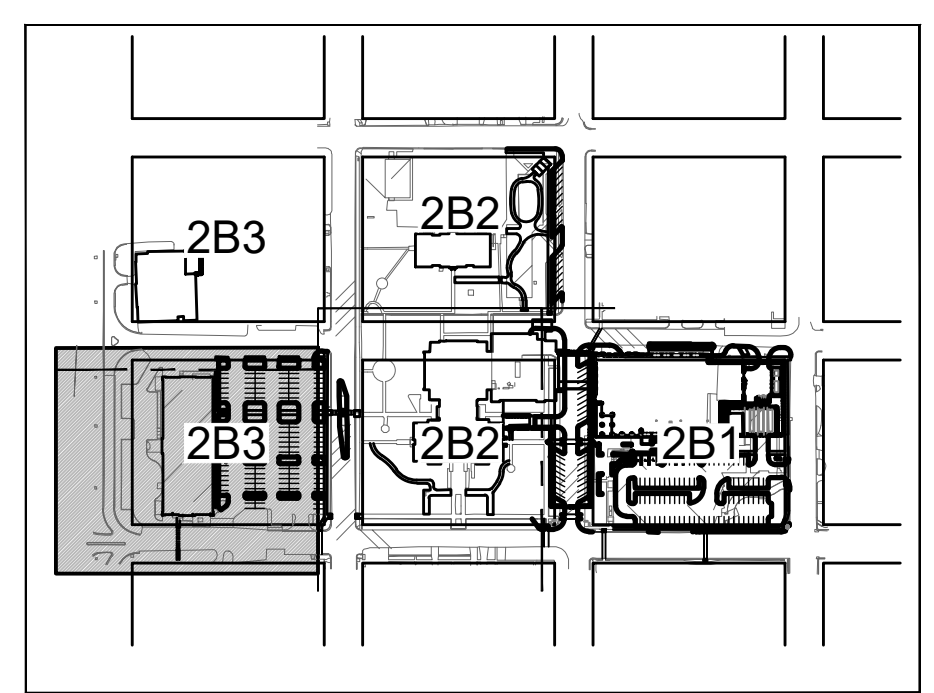
DESIGN DEVELOPMENT

BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION
 111 E Locust St, Angleton, TX 77515



LEGEND

SYMBOL	DESCRIPTION
○	PROP SANITARY MANHOLE
◦	PROP SAMPLE WELL
▲	PROP SANITARY CLEAN OUT
⊕	PROP WATER VALVE
⊙	PROP FIRE HYDRANT
□	PROP WATER METER
▣	PROP BACKFLOW PREVENTER
⊘	PROP BLOW-OFF VALVE
— GAS —	PROP GAS LINE
- - - UGE - - -	PROP UNDERGROUND ELECTRIC
- - - T - - -	PROP TELEPHONE



- UTILITY PLAN KEY NOTES**
- CONTRACTOR SHALL REFERENCE MEP DRAWINGS FOR CONTINUATION.
 - SANITARY SEWER LINES AND FITTINGS TO BE CONSTRUCTED OF SDR-26 PVC. ALL PROPOSED LINES ARE PRIVATE.
 - CONTRACTOR TO COORDINATE WITH PRIVATE UTILITY COMPANIES & MEP FOR EXACT PLACEMENT OF LINES/CONDUITS. LINES SHOWN ON THESE PLANS ARE SCHEMATIC.
 - DOMESTIC WATER LINE TO BE SDR 21.
 - PROPOSED WATER SERVICE & TAP

PROJECT NUMBER: 1376.005

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21

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 TBP L.S. Reg. No. 10194112
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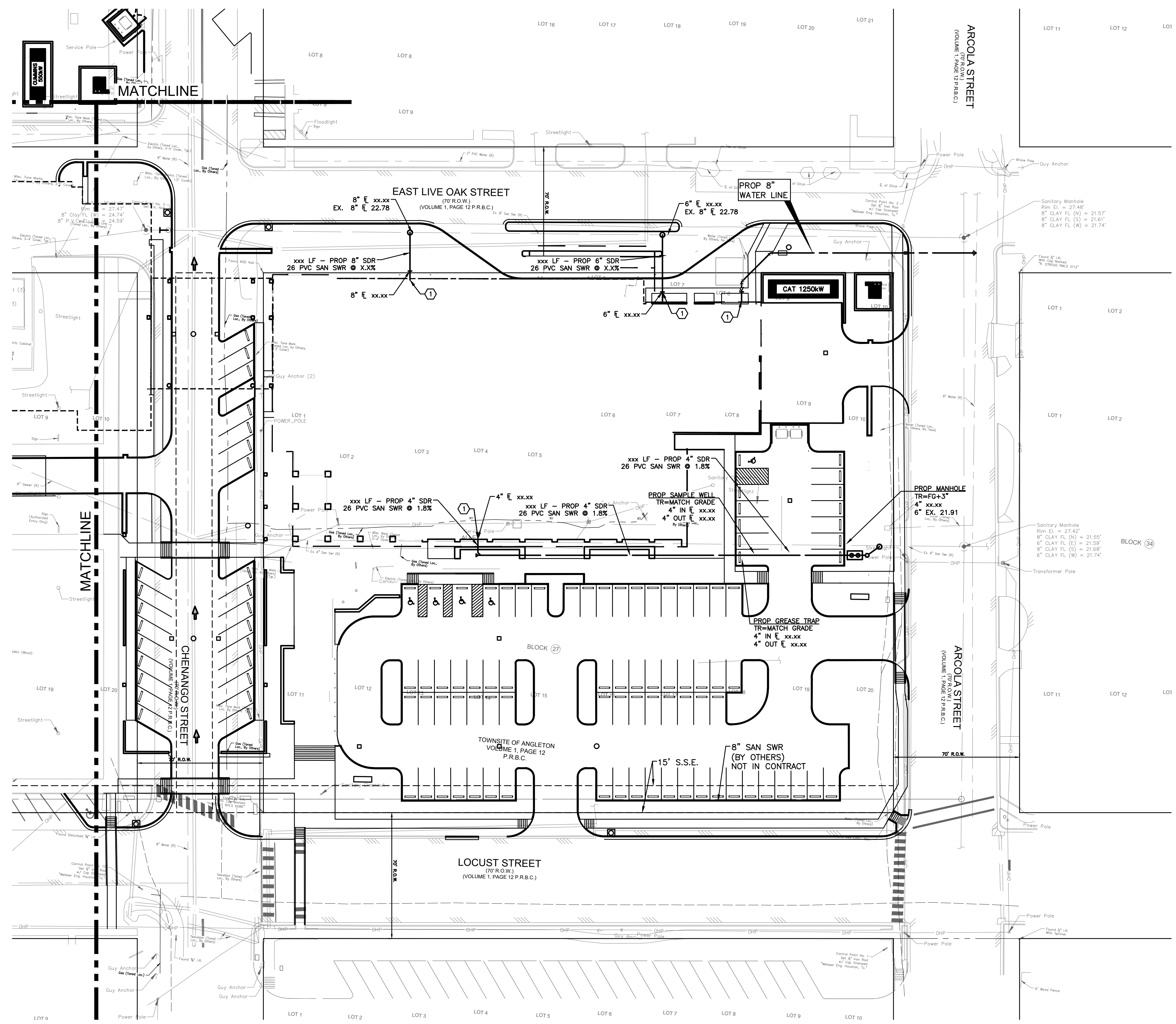
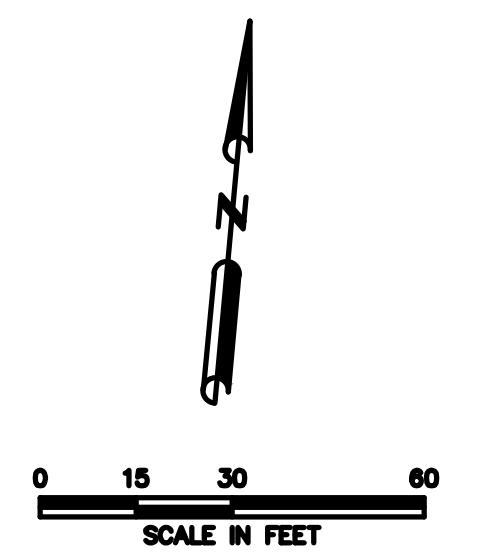
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 ENGINEER: COURTNEY R. CARR
 P.E. SERIAL NO. 123301
 DATE: August 9, 2021

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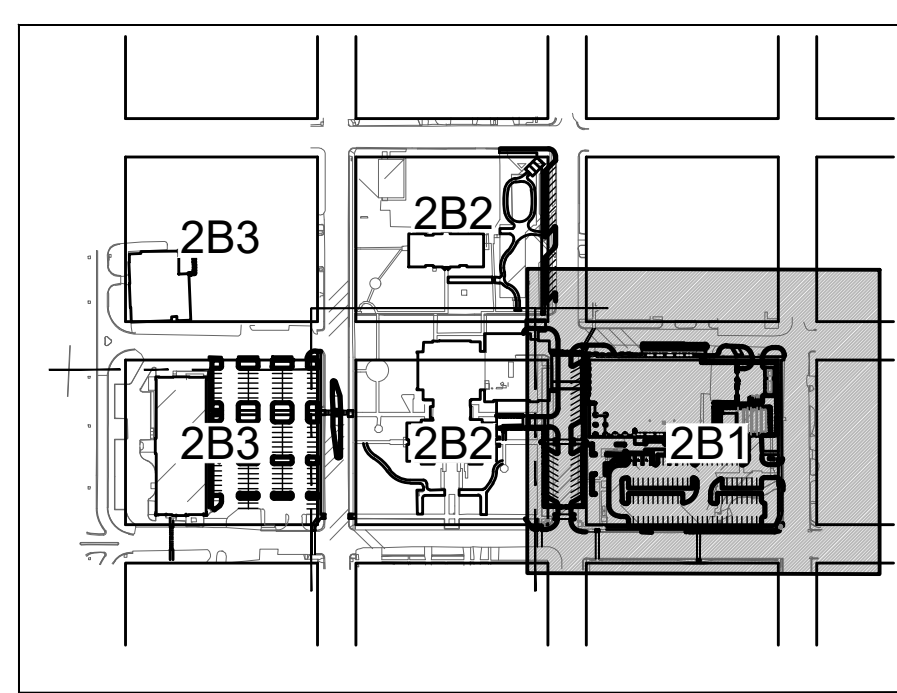
BRAZORIA COUNTY COURTHOUSE CAMPUS EXPANSION

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LEGEND

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⊘	PROP BLOW-OFF VALVE
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- - - UGE - - -	PROP UNDERGROUND ELECTRIC
— T —	PROP TELEPHONE



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PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date
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2	100% DD Site Updates	5/24/21

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 111 E Locust St, Angleton, TX 77515

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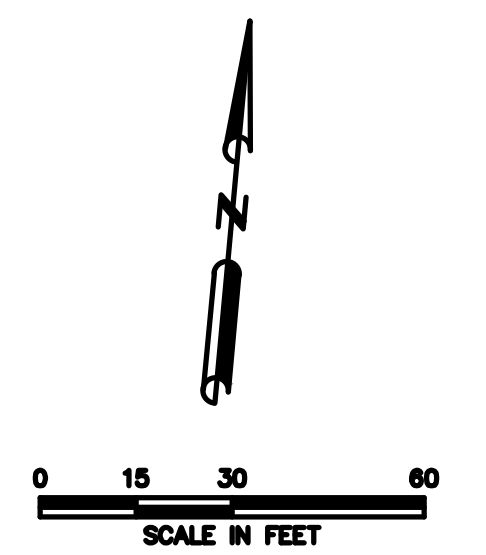
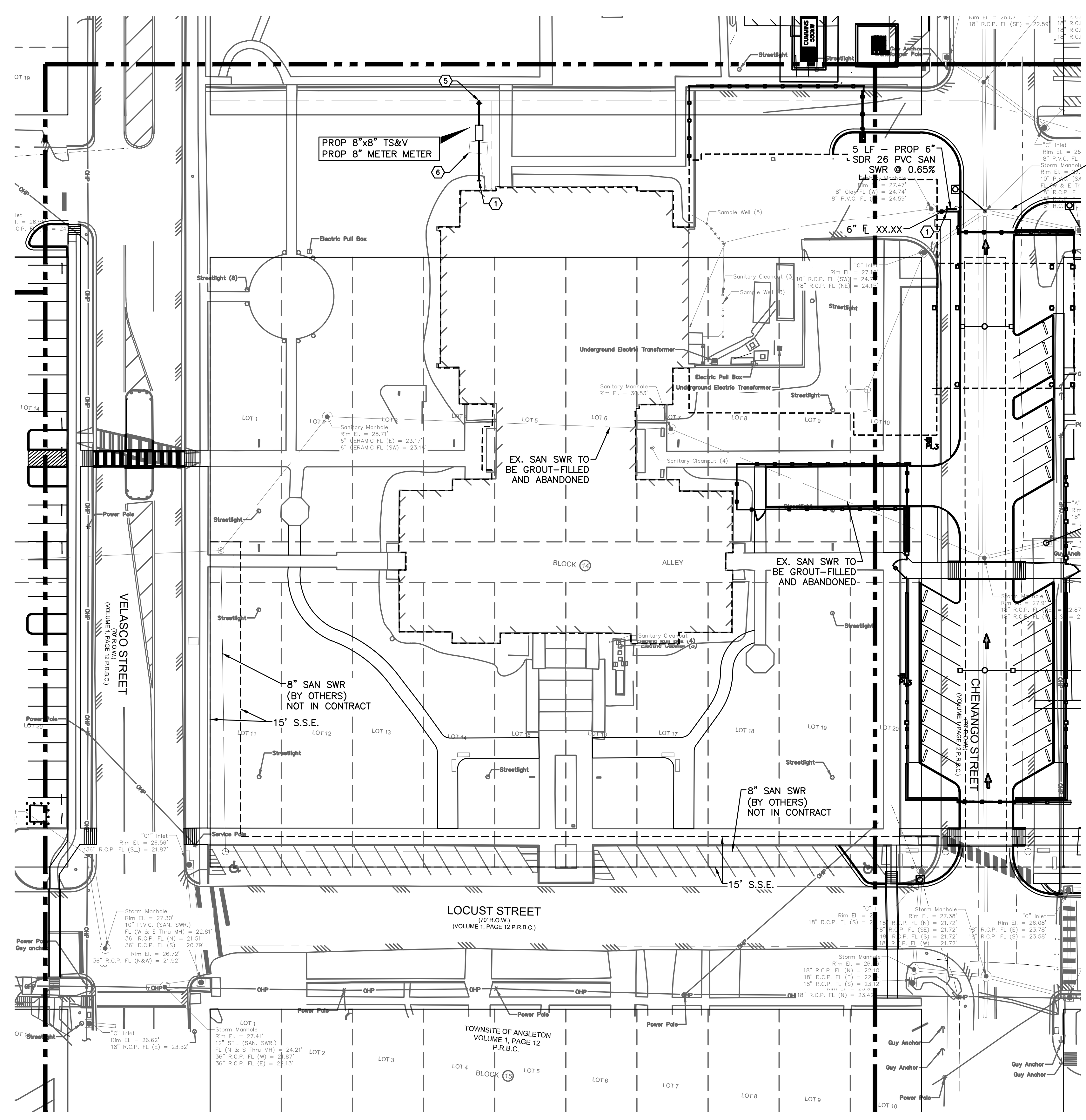
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ISSUANCES		
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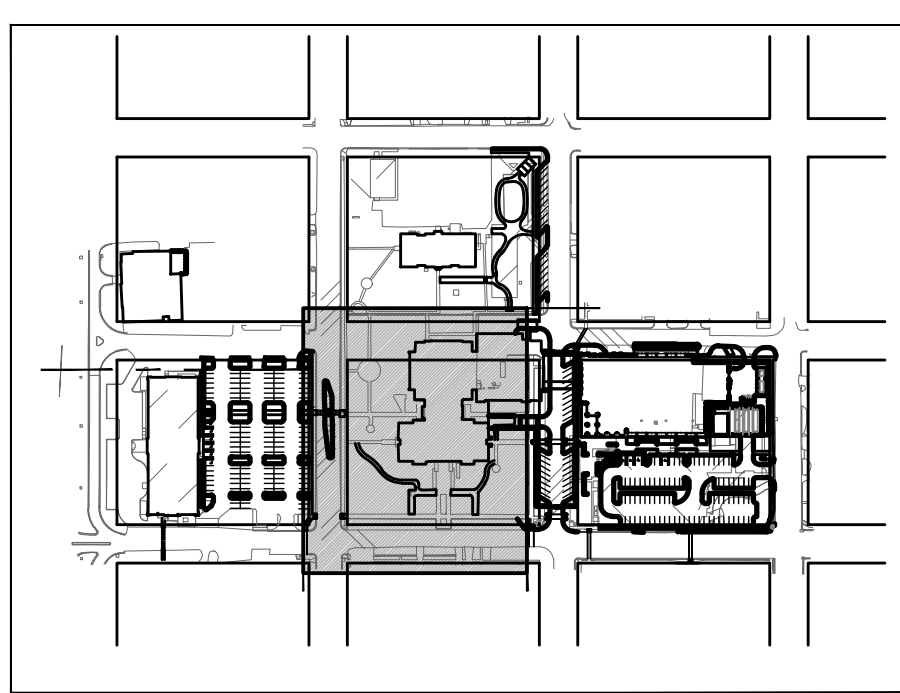
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LEGEND

SYMBOL	DESCRIPTION
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○	PROP SAMPLE WELL
△	PROP SANITARY CLEAN OUT
○	PROP WATER VALVE
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□	PROP WATER METER
□	PROP BLACKFLOW PREVENTER
○	PROP BLOW-OFF VALVE
—	PROP GAS LINE
---	PROP UNDERGROUND ELECTRIC
---	PROP TELEPHONE



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 - PROPOSED WATER SERVICE & TAP
 - CONTRACTOR TO REMOVE EXISTING 4" TAP AND METER VAULT PRIOR TO ESTABLISHING PROP 8" TAP AND METER.

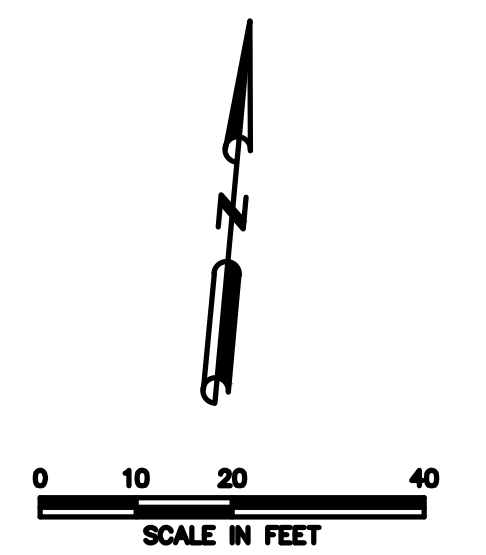
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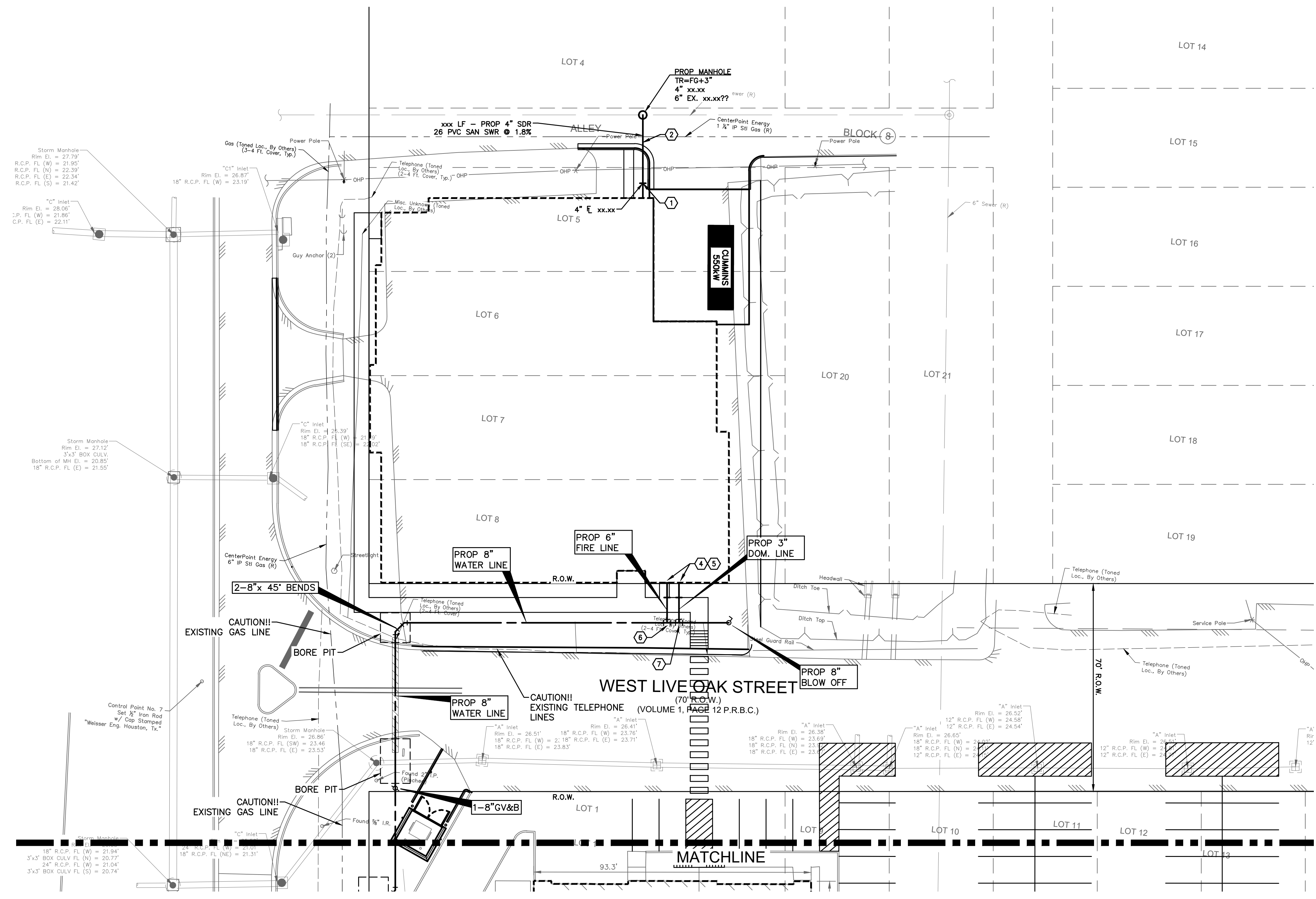


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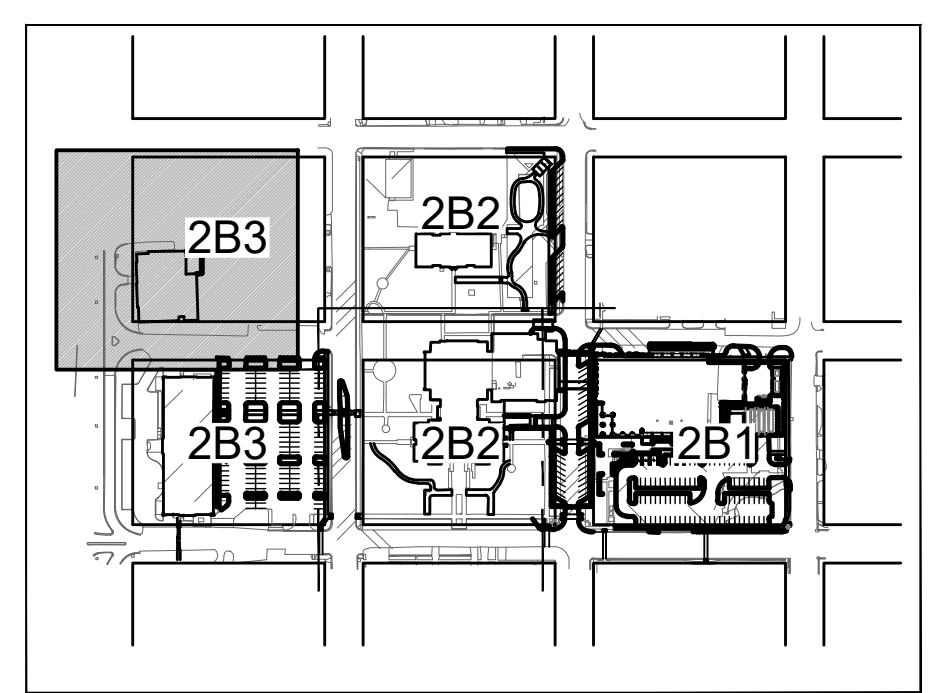
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LEGEND

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⊖	PROP BLOW-OFF VALVE
— GAS —	PROP GAS LINE
--- UGE --- UGE	PROP UNDERGROUND ELECTRIC
— T —	PROP TELEPHONE



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 - DOMESTIC WATER LINE TO BE SDR 21.
 - PROPOSED WATER SERVICE & TAP
 - PROPOSED 8"x6" TEE
 - PROPOSED 8"x3" TEE

PROJECT NUMBER: 1376.005

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21

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 COURTHOUSE CAMPUS
 EXPANSION**

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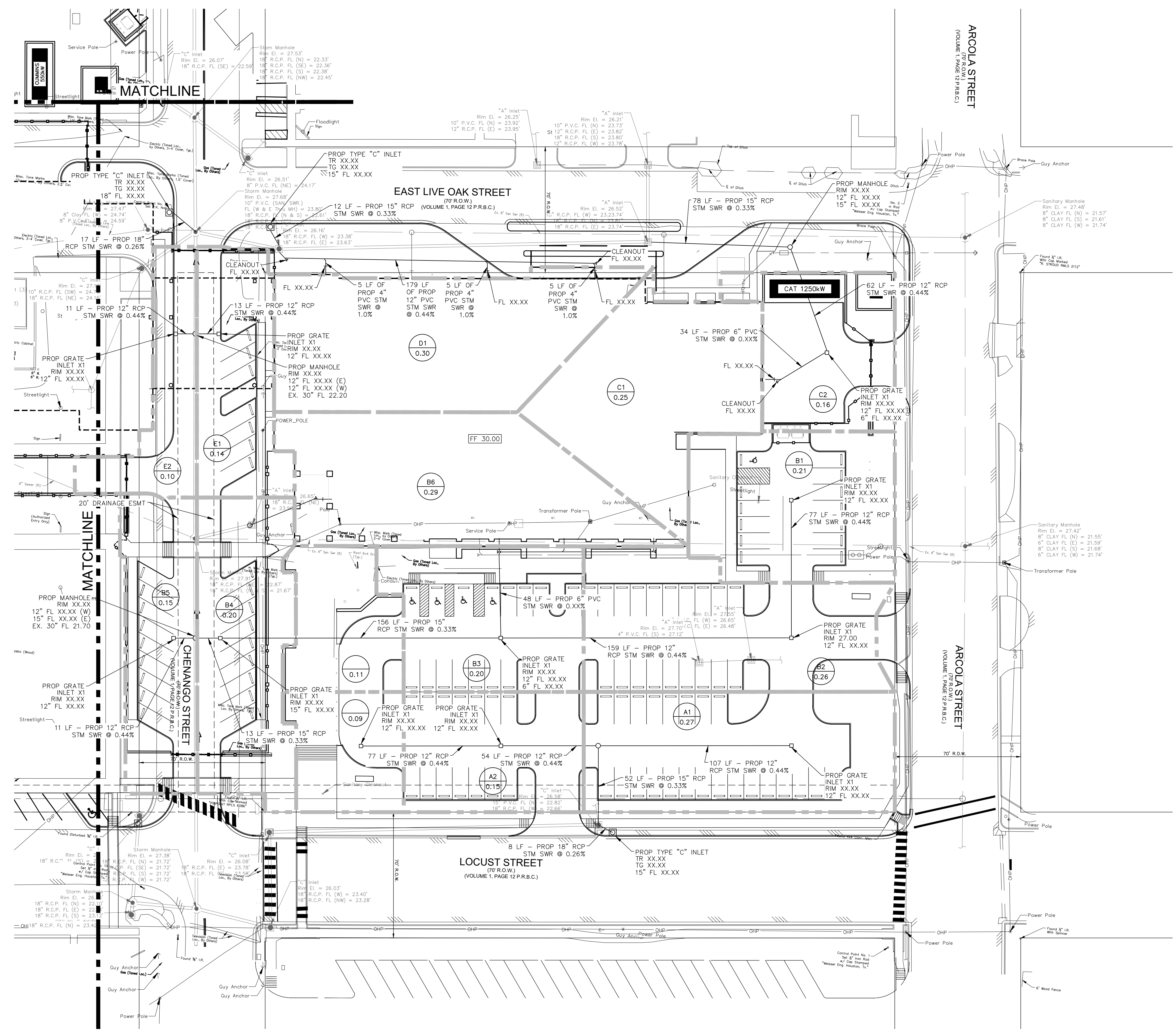
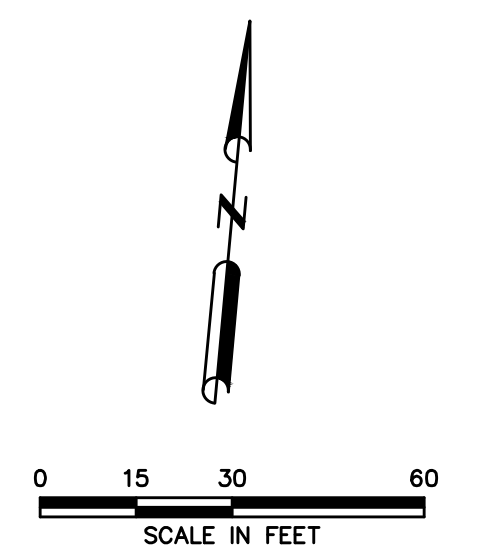
PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date
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2	100% DD Site Updates	5/24/21

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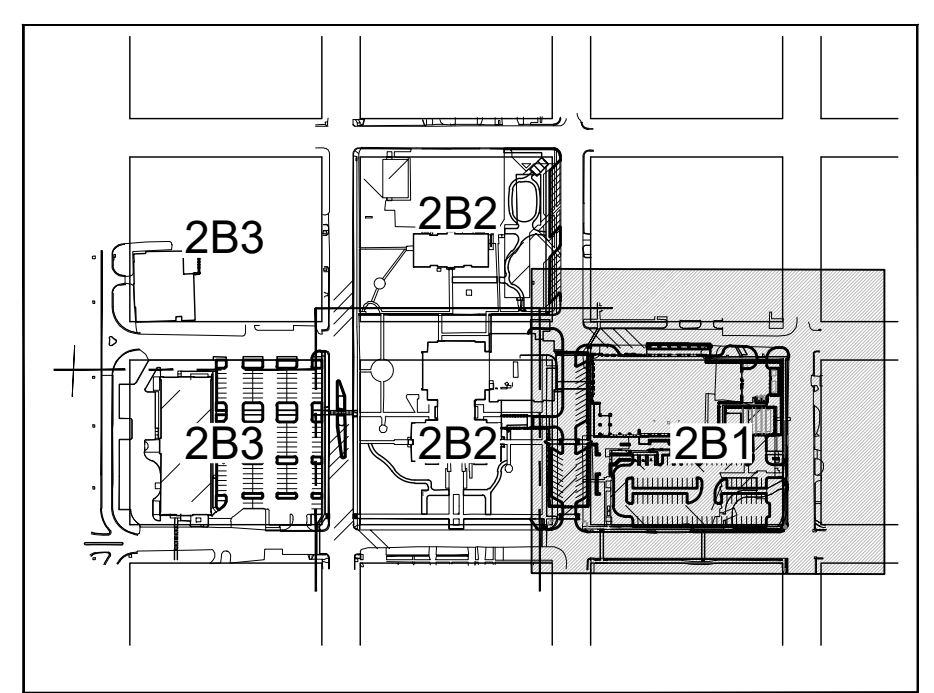
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LEGEND

SYMBOL	DESCRIPTION
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XX XX.XX	CUMULATIVE AREA (ACRES) CUMULATIVE 2 YR Q'S (CFS)
□	PROPOSED TYPE "A" INLET



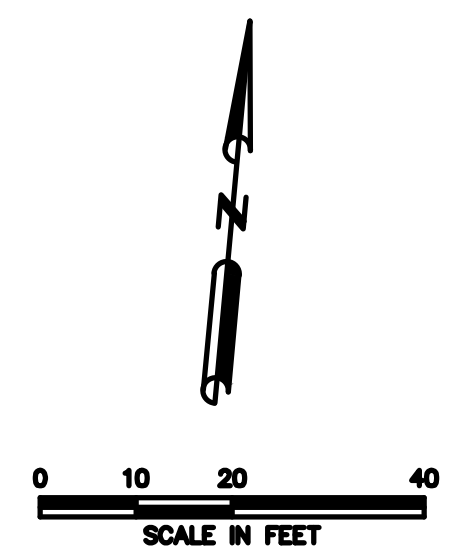
**ONE-CALL NOTIFICATION SYSTEM
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 (New Statewide Number Outside Houston)
 1-800-545-6005

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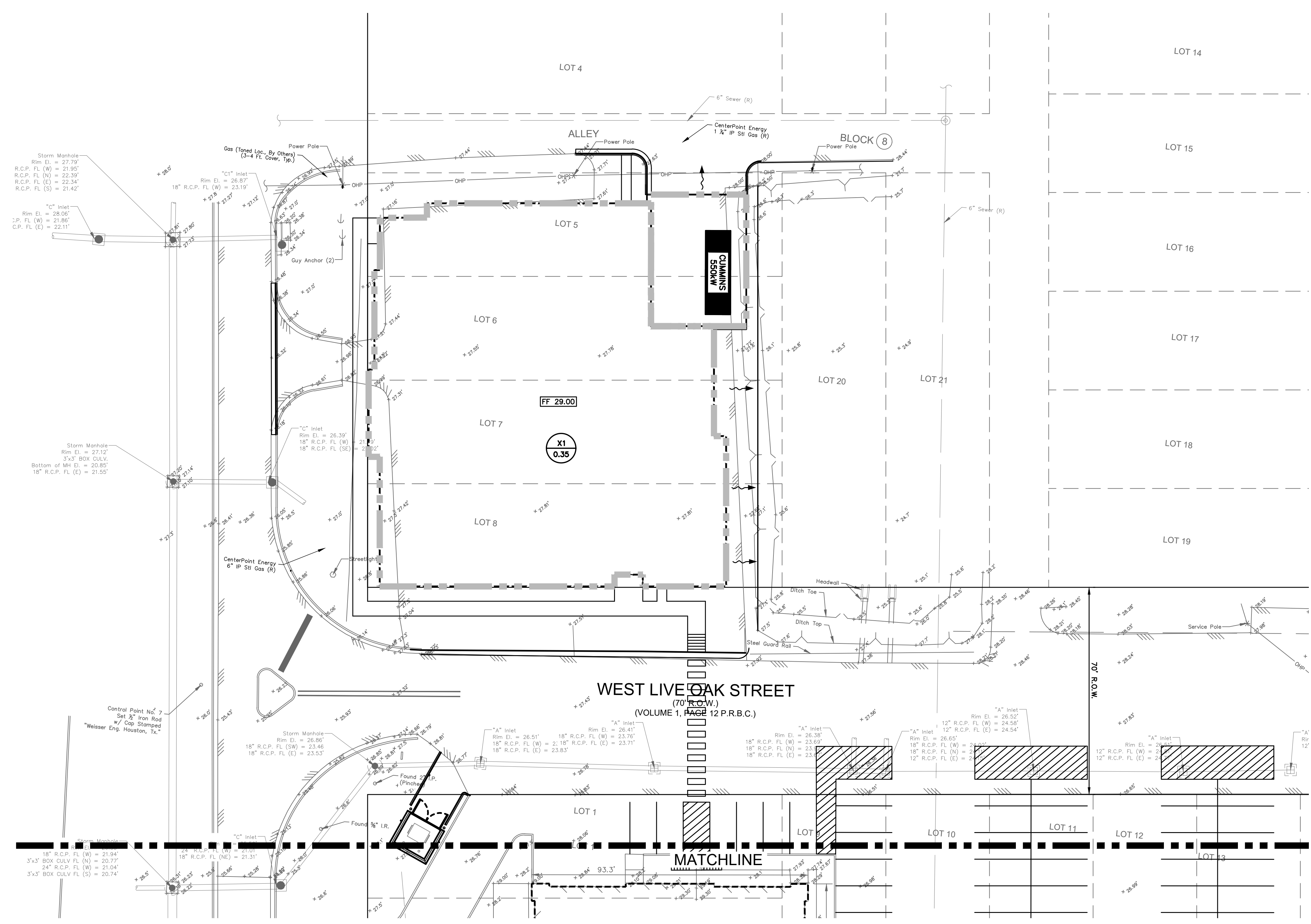
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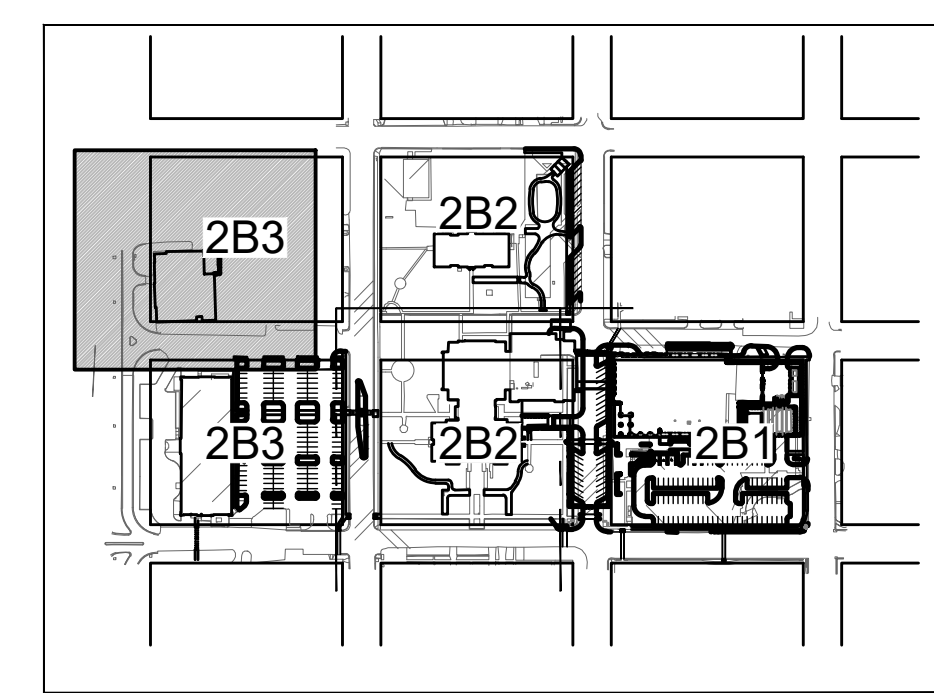
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LEGEND

SYMBOL	DESCRIPTION
	PROP FLOW DIRECTION
	PROP DRAINAGE BOUNDARY
	PROP DRAINAGE AREA # PROP DRAINAGE AREA (ACRES)
	CUMULATIVE AREA (ACRES) CUMULATIVE 2 YR Q'S (CFS)
	PROPOSED TYPE "A" INLET



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 CALL BEFORE YOU DIG!!!**
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 (New Statewide Number Outside Houston)
 1-800-545-6005

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CLAUDIA T. WALKER, RLA
LANDSCAPE ARCHITECT No. 28871 ON 08/03/21
THIS DOCUMENT IS NOT
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**CONSTRUCTION
DOCUMENTS**

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:
1376.005

ISSUANCES		
No.	Description	Date

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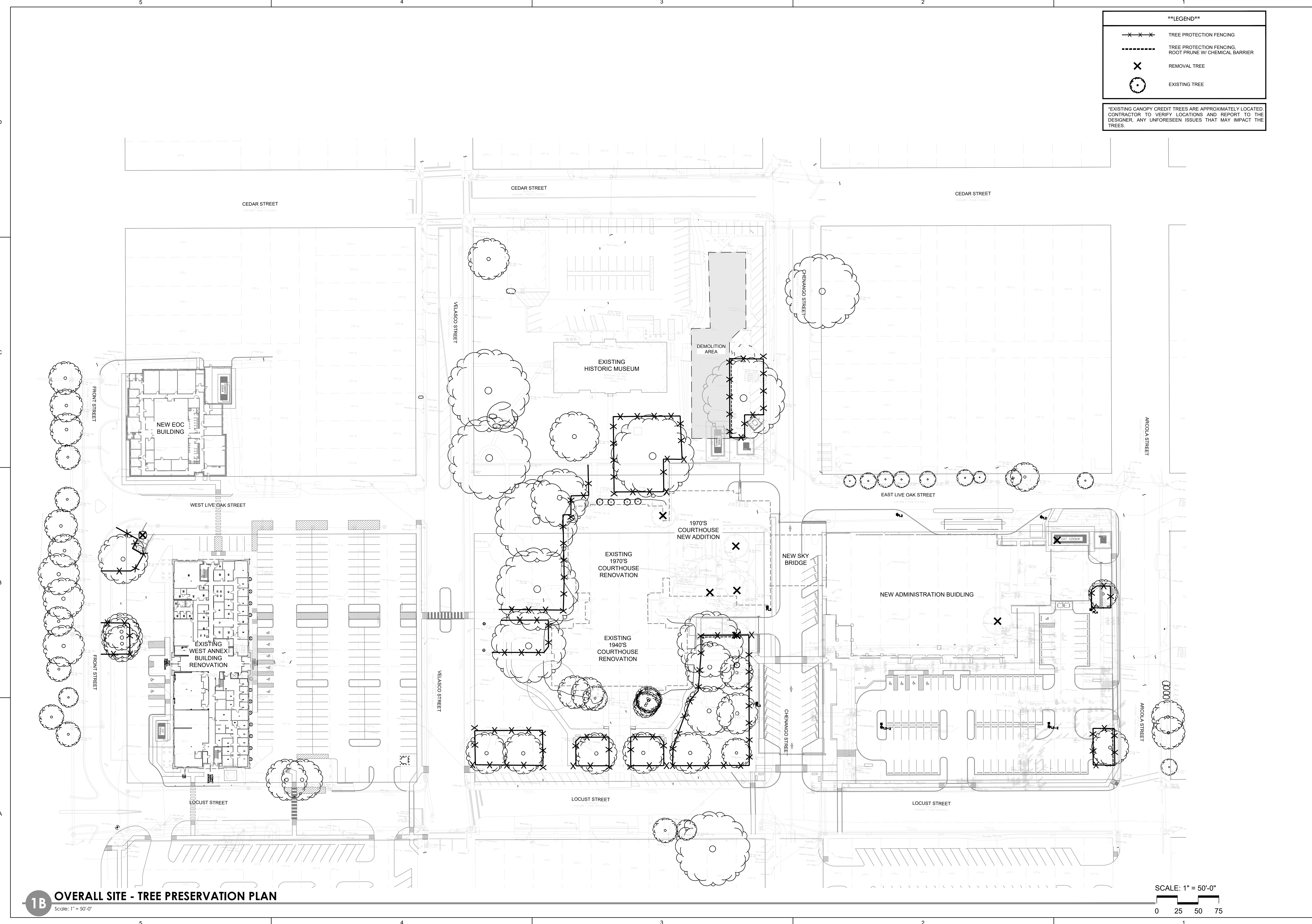
**OVERALL SITE TREE
PRESERVATION PLAN**

5.TP100

****LEGEND****

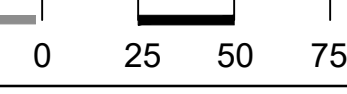
- x---x---x--- TREE PROTECTION FENCING
- TREE PROTECTION FENCING, ROOT PRUNE W/ CHEMICAL BARRIER
- ✕ REMOVAL TREE
- EXISTING TREE

*EXISTING CANOPY CREDIT TREES ARE APPROXIMATELY LOCATED. CONTRACTOR TO VERIFY LOCATIONS AND REPORT TO THE DESIGNER. ANY UNFORESEEN ISSUES THAT MAY IMPACT THE TREES.



1B OVERALL SITE - TREE PRESERVATION PLAN
Scale: 1" = 50'-0"

SCALE: 1" = 50'-0"





Engineers, Planners & Managers

11750 Katy Freeway, Suite 300 • Houston, Texas 77079

(P) 713.541.3530 • (F) 713.541.0032

MEMORANDUM

Date: August 25, 2021
To: Walter E. Reeves Jr., AICP, Development Services Director
From: Lata Krishnarao, AICP, LEED ND, Gunda Corporation
Re: Planning Services Update
Project No.: 21017-00

Gunda Corporation (GUNDA) commenced work on the planning tasks described below in May, 2021. The purpose of this memo is to provide an update on the progress of the work.

Task 1 - City of Angleton Diagnostic Report

Review the Zoning ordinance, the Land Development Code (LDC) and other standards contained in various sections of the Code of Ordinances to identify measures to consolidate requirements; simplify and streamline the development process; encourage economic development and investment; and make it less cumbersome in general. The Task included two phases:

- Phase I- Diagnostic Report
- Phase II-Implementation of Recommendations

The following work has been undertaken for this task:

- Interviewed staff members from Senior Angleton Leadership Team (SALT) and the Consulting City Engineer to discuss conflicts in the LDC and related documents and gather their recommendations. Summarized the input. In the process of gathering input from the development community.
- Using SurveyMonkey, gathered feedback from various stakeholders including Planning and Zoning Commission, City Council, SALT, staff, and developers on the pressing issues in the current development processes. Summarized the findings.
- Researched and reviewed the pertinent chapters of the Code of Ordinances.
- Commenced identification of conflicts, discrepancies, improvements in the LDC and Zoning Ordinance; and work on the first draft of the redlined version of the LDC and Zoning Ordinance for discussion with staff.

Future work:

- Compete the Diagnostic Report; incorporate staff input, finalize a draft set of recommendations, gather feedback from stakeholders, City Council and Planning and Zoning Commission.
- Commence Phase II-Implementation of Recommendations

Task 2 - Administrative Procedures Manual

The Administrative Development Procedures Manual (ADPM) is a manual that contains policies and procedures related to the development of land and building activity. This ADPM will provide vital information for applicants regarding the City's permit processes and will serve as an easy to follow reference guide and a tool for anyone who is interested in the development process in the City of Angleton. The current status of Task 2 is given below.

- Collected input from various stakeholders including Planning and Zoning Commission, City Council, SALT, staff, and developers through a SurveyMonkey questionnaire and interviews. Identified issues in the current processes and gathered suggestions for improvements.
- Prepared a preliminary draft of the ADPM with the following contents and sent to staff for input:
- Outline (Table of Contents)
- Chapters 1-7 (Overview, Pre-application Conference, Annexation, Comprehensive Plan Amendment, Zoning, Variance, and Platting). Each chapter contains information on the applicability, process, flow charts, and other relevant information beneficial to the citizens.
- Appendix A&B -Universal Application and Specific Applications identified from the code of ordinances and discussion with staff
- Appendix C Schedule of Fees
- Appendix D Approval Timeline and Authority
- Appendix E Contact Information
- Appendix F Minimum Design Standards
- Appendix G Zoning Verification Letter Template

Future work:

- Continue working on the remaining chapters. (Commercial and residential building permits and inspection processes)
- Incorporate staff input, and finalize the ADPM.

We thank you for this opportunity to assist the City of Angleton and for your continued support and guidance, and look forward to successful completion of this project.