



**Members** | Janie Schwartz-Shaw, Danielle Graham, Todd Guenther, Gary Dickey, Michelle Townsend

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, JUNE 24, 2026 AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, May 13, 2026.

**PUBLIC HEARINGS AND ACTION ITEMS**

2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Drive.
3. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Section 28:110 (2), which prohibits a canopy less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St.
4. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus)

**REGULAR AGENDA**

**ADJOURNMENT**

**CERTIFICATION**

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551,

Texas Government Code. The said Notice was posted on the following date and time: Wednesday, June 17, 2026, by 12:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email [cmartin@angleton.tx.us](mailto:cmartin@angleton.tx.us) to arrange auxiliary aides or accommodations necessary.*



**CITY OF ANGLETON**  
**BOARD OF ADJUSTMENT MEETING MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**WEDNESDAY, MAY 13, 2026 AT 12:00 PM**

**Members** | Janie Schwartz-Shaw, Danielle Graham, Todd Guenther, Gary Dickey, Michelle Townsend

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, MAY 13, 2026, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.**

**DECLARATION OF A QUORUM AND CALL TO ORDER**

**Roll Call: Present were the following Board Members: Ms. Janie Schwartz-Shaw, Ms. Danielle Graham, Mr. Todd Guenther, and Mr. Gary Dickey. Absent was Mrs. Michelle Townsend.**

1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, August 27, 2025.

Motion to approve the meeting minutes from August 27, 2025 was made by Board Member Janie Schwartz-Shaw; Motion was seconded by Board Member Gary Dickey. Motion carried unanimously 4-0, the minutes were approved.

**PUBLIC HEARINGS AND ACTION ITEMS**

2. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, for property zoned SF-6.3—Single-family, for a rear yard setback reduction of the required 20 ft. depth, for property located at 632 TJ Wright St., Angleton, Texas.

DS Director Otis Spriggs introduced the item, as stated, this is a lot located on TJ Wright. It's an irregular triangular piece that's been sitting there for a while. The applicant has been trying to locate a home on the property, but with our current zoning code in the SF 6.3 District section of the code, the requirements for the rear yard at 10-feet made it real difficult in this situation; basically the side yard looks like the rear yard, as you have a triangular shape. They have proposed a plan that would bring in a new home on the lot.

Staff has contacted all the property owners within 200 ft of the property as Required, and we did duly post the notice in the newspaper after having to reset this hearing. Due to no opposition, we did get one caller of inquiry, who had no issues.

Mr. Spriggs stated that Staff has no issues. We weighed the criteria for analyzing variances where basically there is no negative impact to the surrounding properties if this were granted.

He added that the justification for variance is valid by it being an irregular shaped lot, and it will allow for a new home to be placed on the lot that will only bring up the valuation of the property.

Mr. Spriggs added that the only instance where we questioned, was if the owner wanted to put in a shed, they may have some difficulty placing it towards the rear of the house, but it would have to be situated in the side yard; where we estimated enough right of way exists, and is already delineated on the graphic shown. There would be no visibility issues in this instance when one pulls up to the intersection. Photographs were shown from the slides depicting the frontages.

Board Member Janie Schwartz-Shaw questioned the verbiage concerning Hancock future widening. Mr. Spriggs stated that there are no issues there. The applicant cannot obstruct or build within the right of way, and there are no future widening projects planned.

### **Public Hearing**

The Public Hearing was opened by a Motion by Board Member Gary Dickey; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was opened.

The applicant, Mr. Roderick Robinson, appeared before the board regarding any fencing to be allowed. Mr. Spriggs stated that Staff will work with the applicant regarding the placement of fence in the rear and side yards in compliance with the code.

The Public Hearing was closed by a Motion by Board Member Gary Dickey; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was closed.

### **Commission Action.**

The Public Hearing was opened by a Motion by Board Member Gary Dickey that the Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. 28-46. - SF6.3—Single-family residential, subsection (d) 2.c. (Minimum Rear Yard Setback 20 feet required) to allow for a home to be placed closer than required from the rear property line( 10 feet +/-), subject to the condition that any allowed accessory shed be placed in the side yard at a minimum of 10 feet from the property line. Motion was Seconded by Board Member Janie Schwartz-Shaw. **The motion passed 4-0 in favor, the variance was approved.**

**ADJOURNMENT: Chair Danielle Graham adjourned the meeting at 12:09 PM.**

**CITY OF ANGLETON, TEXAS**

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**Chair Danielle Graham**



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** June 24, 2026

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

**AGENDA CONTENT:** Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, May 13, 2026.

**AGENDA ITEM SECTION:** Public Hearings and Action Items

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, May 13, 2026.

**Recommendation:**

The Board of Adjustment should approve the minutes subject to any noted corrections.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 24, 2026

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Drive.

**AGENDA ITEM SECTION:** Public Hearings and Action Items

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

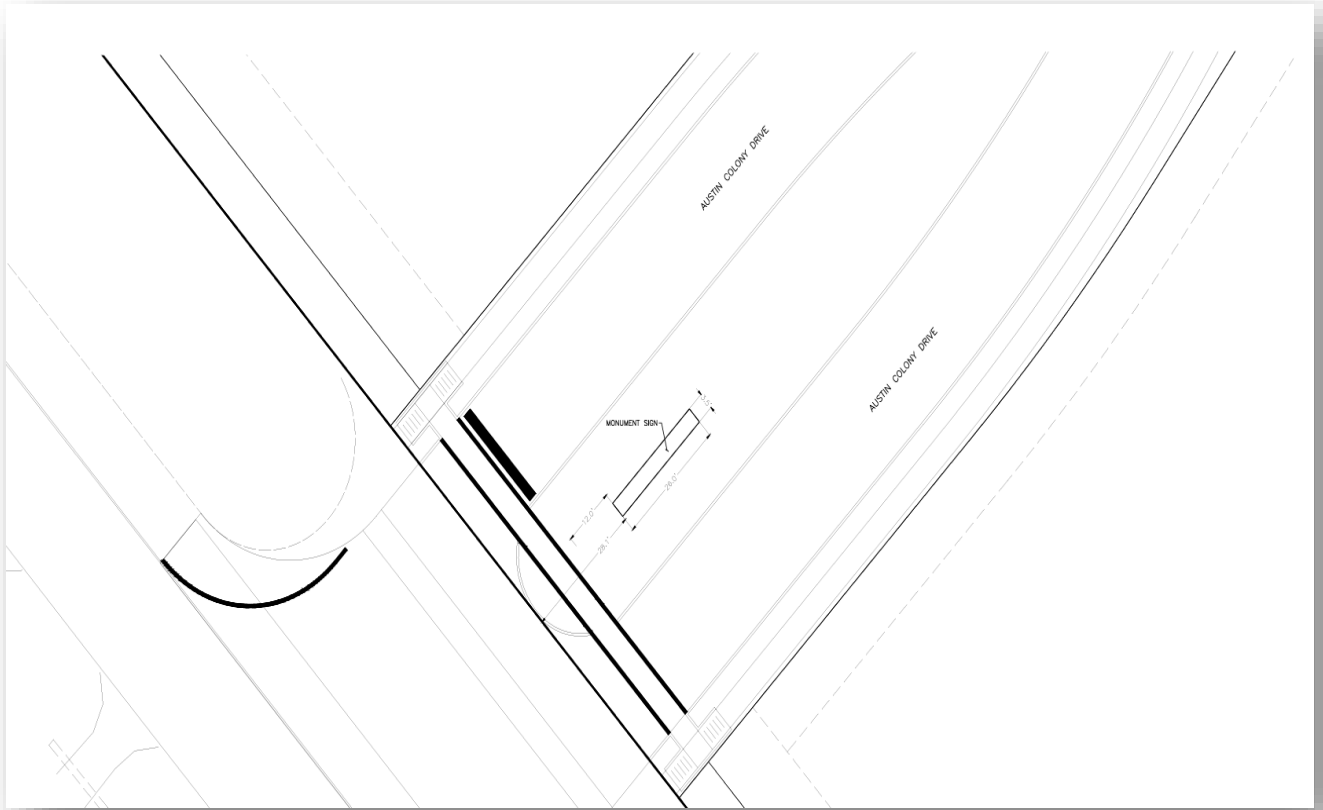
**EXECUTIVE SUMMARY:**

The applicant filed a variance request to the Code of Ordinances, Sec. Code of Ordinances, Section 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Dr.

The proposed sign location will represent the most logical main entry way into the new subdivision off the major CR 44 /Anchor Road collector corridor. The two corner lot configurations would not adequately allow for the proposed monumentation.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

# Site Plan



View of proposed monument sign

**Zoning Code / Variance Analysis:**

**Sec. 28-23. Board of adjustment (BOA). F. (2). No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:**

- 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; *The proposed sign, while in public right away will cause no adverse impact if correctly located outside the visibility and obstruction radius code requirements. This is a customary situation and request.***
- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *Applicant seeks relief by the Board to protect their right to have a Variance for the proposed sign, while in public right away, this will cause no adverse impact if correctly located outside the visibility and obstruction radius.***
- 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;**

*Staff confirms that the variance will not cause any detriment to public health and safety.*

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

*Staff confirms granting the variance will not interfere nor prevent the orderly use of other land within the area.*

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

*Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.*

*Staff agrees the findings in granting this variance does not affect the sight of visibility and obstruction radius.*

**In order to grant a variance, the Board of Adjustment must make written findings that an undue hardship exists:**

Staff concurs that the difficulty caused is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of a variance will be in harmony with the spirit and purpose of these regulations.

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Adjustment finds that a Variance exists and grants the variance to the Code of Ordinances, Sec. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Dr..*Sample Motion:*

1: \*The Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Dr..

*\*Board of Zoning members may vote Nay to DENY the petition due to findings that hardship is not demonstrated or such variance will adversely impact the general planning area.*





BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

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

Applicant: Baker & Lawson, Inc. Phone: 979-849-6681 Cell:

Address: 4005 Technology Dr, Suite 1530

City: Angleton State: Texas Zip: 77515

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

Property owner: Wayne Rea/Tejas Angleton Development Phone: Cell:

Address:

City: Houston State: Texas Zip: 77006

Applicant Signature [Signature] Date 06/04/20 Owner Signature Date

Property Information:

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

Street address or location: CR 44, Angleton, Texas

Legal Description: Austin Colony Section 1A, 16.366 Acres - Being a portion of called 92.078 and a portion of the remainder of called 164.50 (please provide copy of metes and bounds)

Present zoning: Present land use: residential

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

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

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

If yes, when:

Please provide proof of taxes paid on this property.

**Request Information:**

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

1. Describe the variance you are requesting: Property owner is requesting a variance to install an entrance sign to subdivison; the proposed location of the sign in within the City's right of way; rending of proposed entrance sign and exhibit of sign location attached

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: None

3. Do similar property conditions exist in your area? Explain: None

4. Explain how your need for a variance is unique to those special property-related conditions described above: None

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

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: does not effect sight of view of vehicles

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: N/A

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

**Acknowledgements**

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

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

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

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

Applicant's Initials:   JRC   Date:   08/04/26





## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 24, 2026

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Section 28:110 (2), which prohibits a canopy less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St.

**AGENDA ITEM SECTION:** Public Hearings and Action Items

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

The applicant filed a variance request to the Code of Ordinances, Sec. Code of Ordinances, Section 28:110 (2), which prohibits a canopy of less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St.

Applicant, Jose Sosa, is requesting a variance to rebuild a 49'x37' (approx..) front canopy that was previously destroyed due to hurricane Beryl. The original canopy existed for over 30 years. The applicant hopes to rebuild a more heavy-duty one with additional support posts, and a heavier gauge metal to keep customers and employees out of the rain & sun.

**The original canopy distance from the TXDOT right of way appeared to be approximately 5 ft. from the right of way. Staff cautions and recommends that the new canopy should at least to the same setback distance and by no means shall encroach into any right of way or highway easement.**

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.



### Zoning Code / Variance Analysis:

**Sec. 28-23. Board of adjustment (BOA). F. (2). No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:**

- 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; *The original canopy was destroyed due to the weather event-Beryl, and the applicant hopes to place it generally in the same location.***
- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *The original canopy was destroyed due to the weather event-Beryl, and the applicant hopes to place it generally in the same location. This type of canopy is customary for this type of use.***
- 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;**

*Staff confirms that the variance will not cause any detriment to public health and safety.*

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

*Staff confirms granting the variance will not interfere nor prevent the orderly use of other land within the area.*

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

*Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.*

*Staff agrees the findings of undue hardship in granting this canopy setback variance are properly established.*

**In order to grant a variance, the Board of Adjustment must make written findings that an undue hardship exists:**

Staff concurs that the difficulty caused is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district (it was disaster-related); and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of a variance will be in harmony with the spirit and purpose of these regulations.

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Adjustment finds that a hardship exists and grants the setback variance to the Code of Ordinances, Sec. Code of Ordinances, Section 28:110 (2), for the canopy replacement at 728 W. Mulberry.

*Sample Motion:*

1: \*The Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. Code of Ordinances, Section 28:110 (2), for the canopy replacement at 728 W. Mulberry.

*\*Board of Zoning members may vote Nay to DENY the petition due to findings that hardship is not demonstrated or such variance will adversely impact the general planning area.*

## AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC and duly authorized agent of the The Brazosport Facts, a Daily newspaper published in Clute, State of Texas, and in general circulation within Brazoria County, that the attached printed material was published in said newspaper.

**Publication Dates:**

- Jun 10, 2026

**Notice ID:** nuWykAHB2DES0EQOuNnR

**Notice Name:** BOA June

**Publication Fee:** \$268.45

*Anjana Bhadoriya*

\_\_\_\_\_  
Agent

**VERIFICATION**

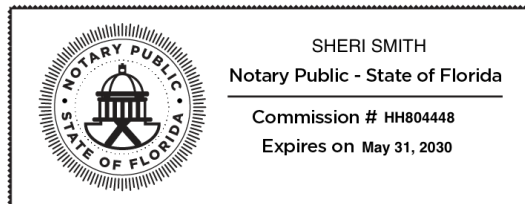
State of Florida  
County of Broward

Signed or attested before me on this: 06/11/2026

*S. Smith*

\_\_\_\_\_  
Notary Public

Notarized remotely online using communication technology via Proof.



**City of Angleton**  
**Notice of Public Hearing**

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, June 24, 2026. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearings will be held:

Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Section 28:110 (2), which prohibits a canopy less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St. The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting. For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at [ggarcia@angleton.tx.us](mailto:ggarcia@angleton.tx.us) or by phone at (979) 849-4364 x-2120.



BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

PAID Memo CASH CHECK

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

Applicant: Joe Sosa Phone: Cell:

Address: 728 West Mulberry

City: Angleton State: TX Zip: 77515

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

Property owner: Beatriz Sosa Phone: Cell:

Address:

City: Angleton State: TX Zip: 77515

Applicant Signature

6-8-26 Date

Beatriz Sosa Owner Signature

6-8-26 Date

Property Information:

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

Street address or location: 728 West Mulberry, Angleton TX 77515

Legal Description: A0180 H H Cornwall Tract 10B-11 Acres .629 (Angleton) (please provide copy of metes and bounds)

Present zoning: CH - Commercial Present land use: Commercial-Tire Shop

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

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

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

If yes, when:

Please provide proof of taxes paid on this property.

**Request Information:**

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

1. Describe the variance you are requesting: Wanting to build a canopy at the front of the property so we can get our employees and customers out of the rain and sun.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: None

3. Do similar property conditions exist in your area? Explain: They did, torn down by Hurricane Beryl making to build a smaller but really heavy duty canopy in the front. Building was an old gas station and came with a canopy in the front

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

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: None

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: Original canopy was up for 30+ years, building a heavier duty one with more posts and heavier gauge metal.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: Roof needed to keep customers out of rain and scorching sun

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

**Acknowledgements**

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

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

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

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

Applicant's Initials: J. S. Date: 6-8-26

728 W Mulberry St  
Angleton, Texas

Google Street View

Apr 2024 See more dates

Item 3.



Street view of old canopy

To Whom it May Concern,

My name is Joe Sosa, I live local, eat local, shop local, pay taxes, raise my family and am a life long resident of Angleton. I also own and operate Angleton Tire Shop, a business proudly serving Angleton since 1996. Our business had a canopy torn down by Hurricane Beryl in 2024 and I simply want to rebuild a newer, nicer and heavier duty one. We currently have 2 bays to serve our customers and these fill up fast and often leaving us to work in our open parking lot and endure the elements, mostly high heat and rain. We also serve a lot of trucks with trailers and these cannot pull into our bays so these are done in the elements. I humbly ask for permission to build this canopy to better serve my customers and protect my employees from the elements. Attached with this application are our plans and if more information is needed please do not hesitate to contact me at any time.

Thank you,

Joe K Sosa



# Metes + Bounds of Property

## SCHEDULE A (Continued)

### EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF BRAZORIA, CITY OF ANGLETON, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a tract or parcel containing 0.6283 acres (27,367 square feet) of land situated in the H. H. Cornwall Survey, Abstract Number 180, Brazoria County, Texas, said 0.6283 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of the herein described tract in the north right-of-way (R.O.W.) line of State Highway Number 35 (also known as West Mulberry, 100.00 feet wide) from which a found one inch iron pipe bears East 0.6 feet and from which a found concrete monument for the southeast corner of the Shady Acres Subdivision bears West, 62.22 feet;

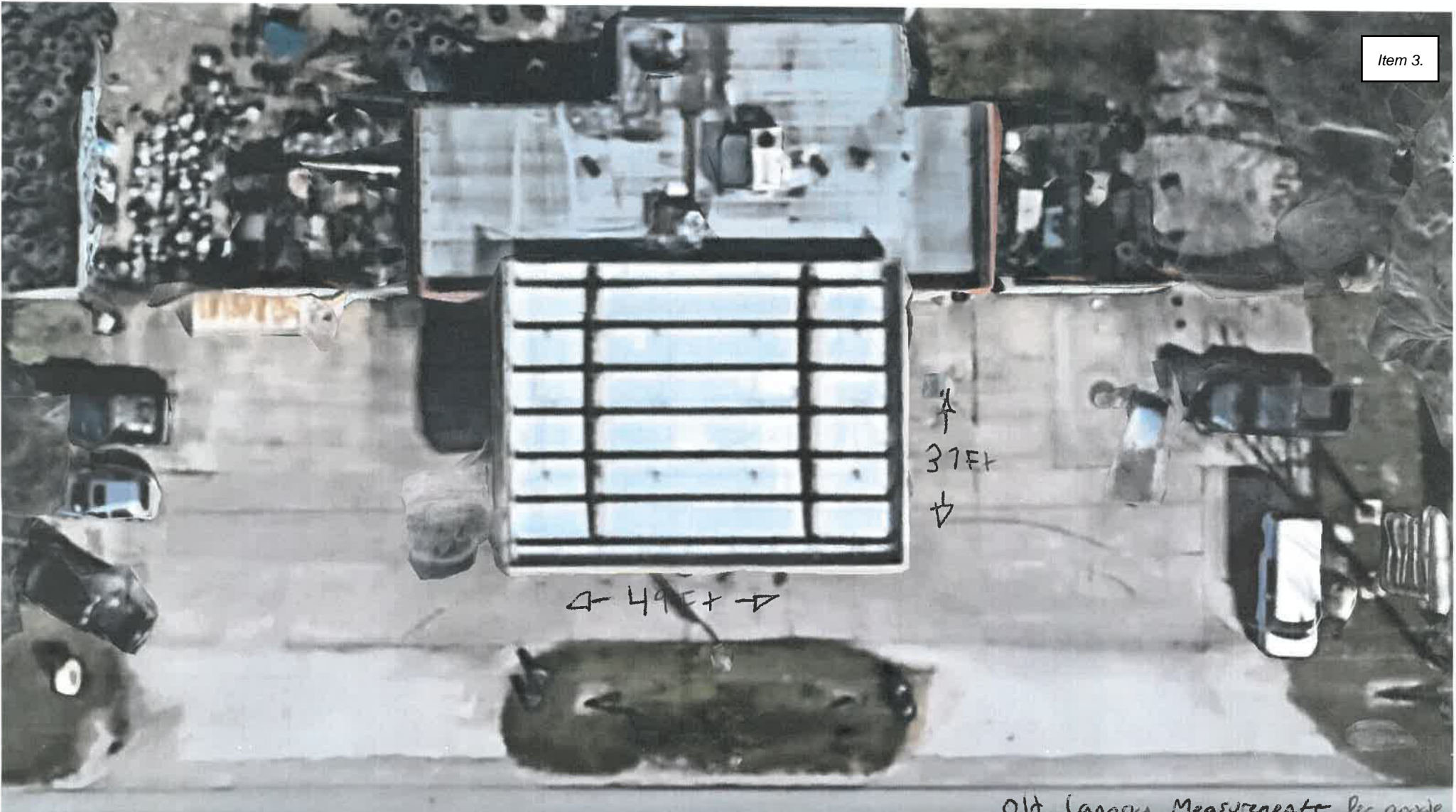
THENCE, North 00 deg. 01' 00" West, 150.00 feet to a found 1/2 inch iron rod for the northwest corner of the herein described tract;

THENCE East 182.58 feet to a found 1/2 inch iron rod for the northeast corner of the herein described tract;

THENCE, South 00 deg. 05' 00" West, 150.00 to a found 1/2 inch iron rod in the north R.O.W. line of the aforementioned State Highway Number 35 for the southeast corner of the herein described tract;

THENCE, along said north R.O.W. line of State Highway Number 35, West 182.27 feet to the POINT OF BEGINNING and containing 0.6283 acre (27,367 square feet) of land.

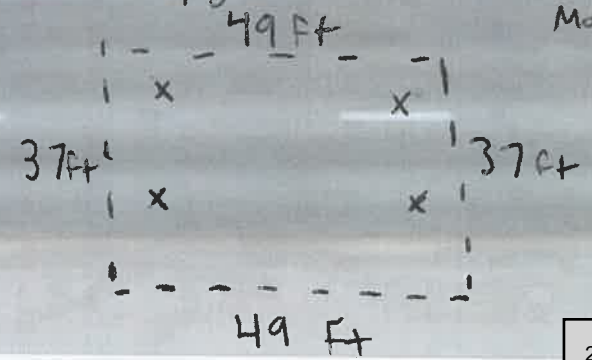
NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

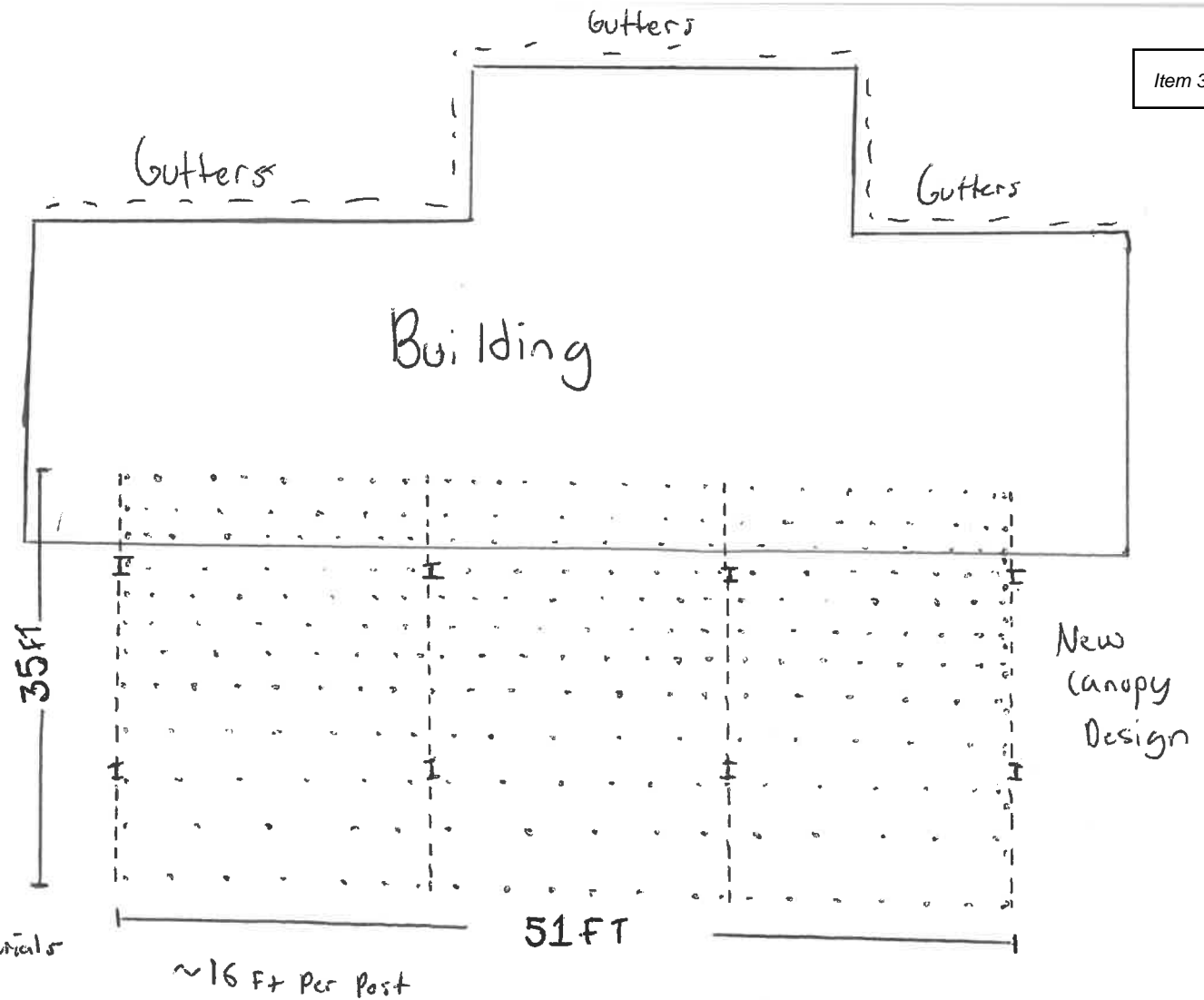


Aerial view of Canopy before Hurricane Beryl


Old Canopy Measurements Per google Maps

Old X-Posts





- \* 8 Posts instead of 4
- \* 15 FT <sup>total</sup> to allow safe clearance for 18 wheelers, trucks, travel trailers
- \* Provide much needed shade from Texas sun for customers and employees
- \* Heavy duty commercial grade materials and overhang
- \* Roof will slope onto building and drain from gutters like previous canopy
- \* 3/4" x 6" concrete anchored to the ground

 **KRISTIN BULANEK**  
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR  
 237 E. Locust St. Suite 104  
 ANGLETON, TX 77515  
 (979) 864-1320

**Original Receipt**

Property Account Number:  
**01800034110**

Statement Date: 1/30/26  
 Owner: SOSA BEATRIZ  
 Mailing Address: 122 BRYAN CT  
 ANGLETON TX 77515-8153

Property Location: 0000728 W MULBERRY ST HWY 35  
 Acres: 0.629  
 Legal: A0180 H H CORNWALL TRACT 10B-11 ACRES  
 .629 (ANGLETON)

Exemptions: Receipt #: 4102337 Deposit #: 202601301545-2025/KBarnhill@br

| YEAR | TAXING ENTITIES              | TAXABLE VALUE | TAX RATE PER \$100 | DATE PAID | BASE TAX PAID | PENALTY & INTEREST PAID |
|------|------------------------------|---------------|--------------------|-----------|---------------|-------------------------|
| 2025 | BRAZORIA COUNTY              | \$205,600.00  | 0.262548           | 1/30/26   | \$539.80      | \$0.00                  |
| 2025 | SPECIAL ROAD & BRIDGE        | \$205,600.00  | 0.042210           | 1/30/26   | \$86.78       | \$0.00                  |
| 2025 | ANGLETON ISD                 | \$205,600.00  | 1.021900           | 1/30/26   | \$2,101.03    | \$0.00                  |
| 2025 | ANGLETON - DANBURY HOSPITAL  | \$205,600.00  | 0.074685           | 1/30/26   | \$153.55      | \$0.00                  |
| 2025 | ANGLETON DRAINAGE DIST. NO 1 | \$205,600.00  | 0.052816           | 1/30/26   | \$108.59      | \$0.00                  |
| 2025 | CITY OF ANGLETON             | \$205,600.00  | 0.515246           | 1/30/26   | \$1,059.35    | \$0.00                  |

BASE TAX \$4,049.10  
**TOTAL PAID \$4,049.10**

Remitted By: ANGLETON TIRE SHOP  
 728 WEST MULBERRY STREET  
 ANGLETON TX 77515

Payment Type: CHECK  
 Reference # 1902

Remaining Amount Due As of 1/30/26  
 0.00

*Handwritten:* \$17,018<sup>45</sup>  
 1/30/26

**Receipt 1/30/26**

ANGLETON TIRE SHOP  
 728 WEST MULBERRY STREET  
 ANGLETON TX 77515

Steel Supply, L.P.  
10600 Telephone Road, Houston, TX 77075  
14130 West Road, Houston, TX 77041  
713-991-7600  
www.steelsupplylp.com

Term ID: 002

**Sale - Approved**

17:17

**Amount            \$5,615.00**

Thank you for your business!

Merchant Copy



# STEEL SUPPLY, L.P.

Steel Supply, L.P.  
10600 Telephone Road  
Houston, TX 77075  
Phone: 713-991-7600 Fax: 713-991-0022  
Website: <https://www.steelsupplylp.com>

May 14, Item 3.  
1:28:10PM  
Page 1 of 1

*Material ordered + Receipt*

Sales Order: 227203

Bill To: ANGLETON TIRE SHOP  
728 WEST MULBERRY  
ANGLETON, TX, 77515

Ship To: ANGLETON TIRE SHOP  
728 W MULBERRY ST  
ANGLETON, TX, 77515-4240  
Attn: JOE SOSA  
Phone#: (

Customer P.O. #: VERBAL  
Terms :: AMEX  
Sales 1: Jason Gunn

F.O.B.: Origin

Due Date: 5/15/26  
Order Date: 5/14/26  
Ship Via: 2 Our Truck

| Line# | Pcs Description  | Width | Length | Weight   | Price     | UM | Extension  | Tax |
|-------|--|-------|--------|----------|-----------|----|------------|-----|
| 1     | 7 W6 X 15 Wide Flange CS HR Beams<br>A992                                    |       | 40' 0" | 4,200.00 | \$585.000 | E  | \$4,095.00 | E   |
| 2     | 24 CEE-6" X 14GA RED OXIDE<br>PURLINS METAL BUILDING<br>COMPONENTS<br>RO CEE |       | 30' 0" | 1,893.60 | \$52.500  | E  | \$1,260.00 | E   |
| 3     | 1 PL.250 CS HR A36 Decoil Plate<br>A36                                       | 48"   | 96"    | 327.00   | \$260.000 | E  | \$260.00   | E   |

**32 Totals 6,420.60**

|          |                             |                   |
|----------|-----------------------------|-------------------|
| Paid By: | <b>Subtotal Non taxable</b> | <b>\$5,615.00</b> |
| 1008     |                             |                   |
|          | <b>Total</b>                | <b>\$5,615.00</b> |

Unloading Instructions

*Heavy duty Commercial grade material*

Messages

DELIVER  
PAID IN FULL VIA ORBITAL# 242877

Company policy prohibits shipment of additional materials or service on open account whenever a past due balance exists.  
Finance charge of 1-1/2% per month on past due accounts. Annual rate is 18%.

Minimum 15% restocking charge on all returned items. No material returned without prior authorization. No returns after 30 days. Freight claims must be made within 5 days of receipt of goods.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 24, 2026

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

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus)

**AGENDA ITEM SECTION:** Public Hearings and Action Items

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

**FUND:** N/A

### EXECUTIVE SUMMARY:

The applicant filed a variance request to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4 quantity) and subject property are located at 132 E. Hospital Rd. (UTMB Hospital Campus).

Due to the fact that the wall signage will project above the parapet walls of the various buildings as illustrated below, a sign variance will be required.

The code of ordinances, Zoning Chapter/ Sec. 21.5-7 (3)a.1.(ii) reads as follows:

*a. Permanent signs:*

*1. Wall signs:*

*(i) Size and number. Wall signs are permitted for each individual business establishment with an allowable total sign area of 1½ square feet of signage for each linear foot of business frontage.*

*(ii) Location and height. A wall sign may not project above the roof line of a building except for buildings with parapet walls in which case the signage shall be flush with the wall and shall not project above the parapet. Signs placed on mansard, gambrel, and other sloping roofs must be perpendicular to the ground with all permanent structural supports covered from view. Except for wall and identification signs which are permitted elsewhere, wall signs may be placed on the front or sides but not the rear of a building.*

The property consists of a large, multi-building hospital campus with expansive building facades and limited vertical sign mounting space below the parapet due to the existing architectural design. The buildings feature extended horizontal frontages and restricted sign band areas, which are not typical of standard commercial properties.

*Additionally, the campus layout requires clear identification of individual buildings for patient and visitor navigation, creating a unique condition where standard sign placement below the parapet is not practical for visibility.*

Most nearby commercial properties are smaller in scale and include sufficient vertical mounting space for compliant wall signage. *The subject property is different due to its large hospital buildings, extended facade widths, and limited sign band areas, which create visibility challenges not typically encountered on standard commercial sites.*

The need for this variance is unique to the specific physical and operational characteristics of this property. The site is a large, multi-building hospital campus with expansive building facades and limited vertical sign band areas below the parapet due to its architectural design. Unlike typical commercial properties, the buildings feature extended horizontal frontage and restricted areas suitable for compliant wall signage, which limits visibility when adhering strictly to code requirements.

Additionally, the size and layout of the campus require clear and highly visible building identification to effectively guide patients, visitors, and emergency responders. Standard sign placement below the

parapet does not provide adequate visibility at this scale, particularly given the setback distances and building massing.

These conditions are not generally applicable to surrounding properties, which are smaller in scale and have sufficient vertical space for code-compliant signage. Therefore, the need for the requested variance is directly tied to the unique design, scale, and functional use of their property and does not represent a general condition affecting other properties in the area.

Special conditions related to the size, design, and operational requirements of this property create a situation where strict application of the Zoning Ordinance would deprive the property of reasonable use. The property is a large multi building hospital campus with expansive building facades and limited vertical areas available for compliant wall signage below the parapet. The requested variance does not seek to expand the use of the land beyond its intended purpose but is necessary to allow the property to function effectively as a hospital campus. Without the variance the property would be deprived of reasonable use in terms of safe wayfinding and identification, which are essential components of its operation.

The proposed signage is limited to building-mounted identification signage and does not introduce any hazards or adverse impacts to the surrounding environment. The signage is designed to be consistent with the overall architectural character of the hospital campus and will not obstruct visibility, create traffic hazards, or interfere with pedestrian or vehicular circulation. In fact, improved visibility of hospital identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus. Additionally, the request is limited in scope and does not alter the use, density, or function of the property. Surrounding properties will not be negatively impacted, as the signage will remain

compatible with the scale and context of the site. The variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

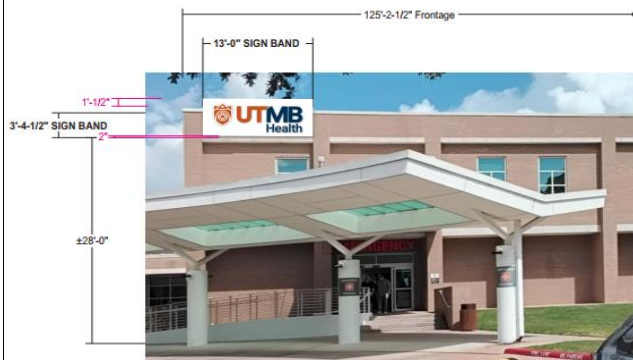
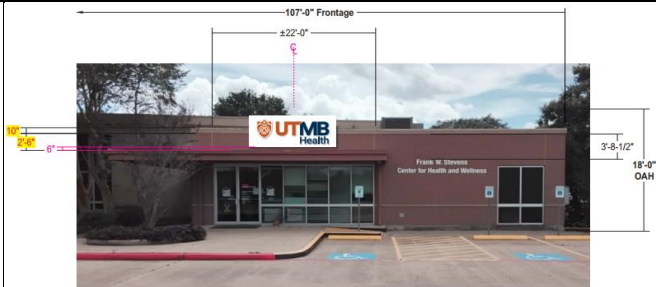
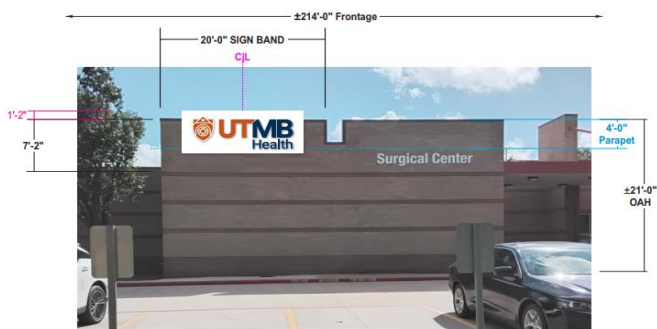
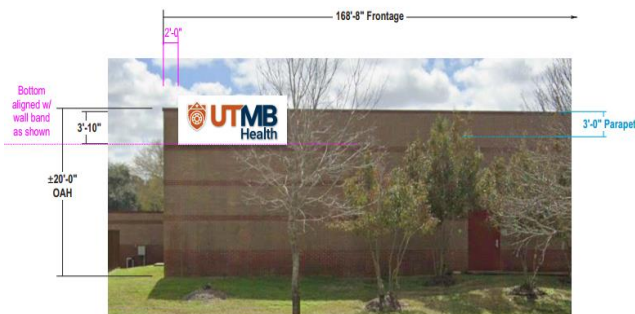


Aerial Map

### Existing Conditions



### Newly Proposed Wall Signs



**Zoning Code / Variance Analysis:**

**Sec. 28-23. Board of adjustment (BOA). F. (2). No variance shall be granted without first having given public notice and having held a public hearing on the variance request in accordance with subsection (h) of this section and unless the board of adjustment finds:**

- 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; *The UTMB campus layout requires clear identification of individual buildings for patient and visitor navigation, creating a unique condition where standard sign placement below the parapet is not practical for visibility.***
- b. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *The campus layout requires clear identification of individual buildings for patient and visitor navigation, creating a unique condition where standard sign placement below the parapet is not practical for visibility.***
- 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;**

*The proposed signage is limited to building-mounted identification signage and does not introduce any hazards or adverse impacts to the surrounding environment. The signage is designed to be consistent with the overall architectural character of the hospital campus and will not obstruct visibility, create traffic hazards, or interfere with pedestrian or vehicular circulation. In fact, improved visibility of hospital identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus.*

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

*These conditions are not generally applicable to surrounding properties, which are smaller in scale and have sufficient vertical space for code-compliant signage. Therefore, the need for the requested variance is directly tied to the unique design, scale, and functional use of their property and does not represent a general condition affecting other properties in the area.*

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

*Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.*

*The signage request is limited in scope and does not alter the use, density, or function of the property. Surrounding properties will not be negatively impacted, as the signage will remain compatible with the scale and context of the site. The variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.*

*Staff agrees the findings of undue hardship in granting this variance are properly established.*

**In order to grant a variance, the Board of Adjustment must make written findings that an undue hardship exists:**

Staff concurs that the difficulty caused is neither financial in nature, self-imposed nor generally affecting all or most properties in the same zoning district; and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of this sign variance will be in harmony with the spirit and purpose of these regulations.

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Adjustment finds that a hardship exists and grants the sign variances to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus)

**Sample Motion\*:**

*1 \*The Board of Zoning Adjustments has established findings of fact and determines that a hardship has been proven for the requested variances to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus) and does hereby grant the requested variances.*

*\*Board of Zoning members may vote Nay to DENY the petition due to findings that hardship is not demonstrated or such variance will adversely impact the general planning area.*



BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE

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

Applicant: Carrie Barry, Stratus Unlimited, LLC Phone: (210) 812-2224 Cell: (210) 812-2224

Address:

City: State: OH Zip: 44060

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

Property owner: Phone: Cell:

Address: 132 E. Hospital Drive

City: Angleton State: Texas Zip: 77515

Applicant Signature: Carrie Barry Date: 6/8/26 Owner Signature: Cosgrove, Jacqueline S., jscosgro Date: 2026.06.08 14:54:22-0500'

Property Information:

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

Street address or location: UTMB Health - 132 E Hospital Drive and 140 E. Hospital Drive - Angleton, TX 77515

Legal Description: (please provide copy of metes and bounds)

Present zoning: C-G, General Commercial - 0151 Present land use: Commercial

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

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

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

If yes, when:

Please provide proof of taxes paid on this property.

**Request Information:**

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

1. Describe the variance you are requesting: Sign Variance

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: \_\_\_\_\_

~~The property consists of a large, multi-building hospital campus with expansive building facades and limited vertical sign mounting space below the parapet due to the existing architectural design. The buildings feature extended horizontal frontages and restricted sign band areas, which are not typical of standard commercial properties. Additionally, the campus layout requires clear identification of individual building for patient and visitor navigation, creating a unique condition where standard sign placement below the parapet is not practical for visibility.~~

3. Do similar property conditions exist in your area? Explain: \_\_\_\_\_

~~No, most nearby commercial properties are smaller in scale and include sufficient vertical mounting space for compliant wall signage. The subject property is different due to its large hospital building, extended façade widths, and limited sign band areas, which create visibility challenges not typically encountered on standard commercial sites.~~

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

~~The need for this variance is unique to the specific physical and operational characteristics of this property. The site is a large, multi-building hospital campus with expansive building facades and limited vertical sign band areas below the parapet due to its architectural design. Unlike typical commercial properties, the buildings feature extended horizontal frontage and restricted areas suitable for compliant wall signage, which limits visibility when adhering strictly to code requirements. Additionally, the size and layout of the campus require clear and highly visible building identification to effectively guide patients, visitors, and emergency responders. Standard sign placement below the parapet does not provide adequate visibility at this scale, particularly given the setback distances and building massing. These conditions are not generally applicable to surrounding properties, which are smaller in scale and have sufficient vertical space for code-compliant signage. Therefore, the need for the requested variance is directly tied to the unique design, scale, and functional use of their property and does not represent a general condition affecting other properties in the area.~~

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

Special conditions related to the size, design, and operational requirements of this property create a situation where strict application of the Zoning Ordinance would deprive the property of reasonable use. The property is a large multi building hospital campus with expansive building facades and limited vertical areas available for compliant wall signage below the parapet. The requested variance does not seek to expand the use of the land beyond its intended purpose but is necessary to allow the property to function effectively as a hospital campus. Without the variance the property would be deprived of reasonable use in terms of safe wayfinding and identification, which are essential components of its operation.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: \_\_\_\_\_

~~The proposed signage is limited to building-mounted identification signage and does not introduce any hazards or adverse impacts to the surrounding environment. The signage is designed to be consistent with the overall architectural character of the hospital campus and will not obstruct visibility, create traffic hazards, or interfere with pedestrian or vehicular circulation. In fact, improved visibility of building identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus. Additionally, the request is limited in scope and does not alter the use, density, or function of the property. Surrounding properties will not be negatively impacted, as the signage will remain compatible with the scale and context of the site. The variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.~~

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: See Attached Response

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

**Acknowledgements**

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

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

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

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

Applicant's Initials: CE Date: 6/8/26

# Stratus

onestratus.com

888.503.1569

**LOCATION NUMBER:**

132

**SITE ADDRESS:**

132 E. Hospital Dr.  
Angleton, TX 77515

[View in Google Maps](#)



# SIGN CODE

For Reference

Item 4.

| PRE-PERMIT SIGN INFO                                   |  | Property ID:  | 132                |
|--|--|---------------|--------------------|
| A) Project Name:                                       | UTMB Health  | Date:         | 10/23/2025         |
| B) Street Address:                                     | 132 E Hospital Dr  |               |                    |
| C) Town / City / State / Zip:                          | Angleton, TX 77515   |               |                    |
| D) Contact for Permit/Zoning:                          | Otis T. Spriggs  |               |                    |
| E) Contact Telephone:                                  | 979-849-4364 ext. 2108   |               |                    |
| Contact E-Mail if available:                           | ospriggs@angleton.tx.us  |               |                    |
| F) Jurisdiction: City/Town or County of:               | City of Angleton   | Address:      | 121 S. Velasco     |
|  |  | City, ST Zip: | Angleton, TX 77515 |
| G) Zoning Classification for property:                 | Per Otis, the referred property is zoned "C-G", General Commercial.  |               |                    |
| H) Is there a Master Sign Plan?                        | Per Otis, there is no Master Sign Plan.  |               |                    |
| I) Is a permit required?                               | It shall be unlawful for any person, unless provided otherwise in this chapter, to erect, place, rebuild, reconstruct, or move any sign within the city without first obtaining a sign permit.   |               |                    |
| J) What documents are required to file for the permit? | <p>All applications for sign permits shall be accompanied by a plan or plans drawn to scale which shall include the following:</p> <ol style="list-style-type: none"> <li>The dimensions of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.</li> <li>The dimensions of the sign's supporting members.</li> <li>The maximum and minimum height of the sign.</li> <li>The proposed location of the sign in relation to the face of the building in front of which or above which it is to be erected.</li> <li>The proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated.</li> <li>The location of all electrical transmission lines within 30 feet to any part of such proposed sign structure.</li> </ol> |               |                    |
| K) How long is the permit process?                     | Per Otis, permits usually take 5-10 business days subject to no variances needed.  |               |                    |
| L) What are the fees for a sign permit?                | <p>1. Class I and Class II Signs<br/>Processing Fee: \$30<br/>Application Fee:<br/>\$75.00 and up each if the permitted sign area ≤ 72 square feet<br/>\$150.00 and up each if the permitted sign area &gt; 72 square feet</p> <p>2. Temporary/Portable Signs/Banners<br/>Processing Fee: \$30<br/>Application Fee: \$25 and up</p>  |               |                    |
| M) Is engineering needed for wall signs?               | May be required based on scope of work.  |               |                    |
| N) Does engineering require a PE stamp?                | Yes.   |               |                    |
| O) Is landlord approval required?                      | Yes.   |               |                    |
| P) Legal Description Required for permit?              | Yes.   |               |                    |
| Q) Plat/Site Plan required for permit?                 | Yes.   |               |                    |

| ATTACHED SIGNS & WINDOW GRAPHICS  |   |
|---|---|
| 1) Formula for calculating wall sign square footage (Max Sq Footage - Primary & Secondary signs): | Each business establishment in an integrated business development is permitted wall signs with an allowable total sign area of 1 1/2 square feet of signage for each linear foot of business frontage.  |
| 2) Sq Ft allowance for bldg sides / rear:   | See above.  |
| 3) How is the sign area calculated?   | Sign area shall mean the total square footage of all sign facing, including that portion of the supporting structure or trim which carries any wording, symbols, identifying color, or pictures; provided, however, in the case of double-faced signs, only one face shall be computed to determine sign area.  |
| 4) Total # Wall Signs allowed per building elevation:   | Based on aggregate area of sign provisions herein; subject to review.   |
| 5) What is the max letter/character height allowed?   | A wall sign may not project above the roof line of a building except for buildings with parapet walls in which case the sign shall be flush with the wall and shall not project above the parapet.  |
| 6) Does the ordinance restrict color, design or illumination?                                     | <ol style="list-style-type: none"> <li>Wall sign means all flat signs, either of solid face construction or individual letters, symbols, or pictures, which are placed against the exterior wall of any building or structure and extending not more than 18 inches from the face of such building or structure, parallel to the building or structure, and having the advertisement on one face only.</li> <li>It shall be unlawful for any person to erect, structurally alter, relocate, or maintain any sign which creates glare upon a public street, sidewalk, or adjacent residential property.</li> <li>Non-energized signs may be illuminated from an independent artificial source provided such illumination is concentrated upon the area of the sign only, and does not cause glare upon any street, alley, driveway, parking area, or adjacent residential property.</li> <li>No sign shall contain lights which are not effectively shielded so as to prevent light from being directed at any portion of a street or highway from which the lights or light rays are visible and which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle.</li> <li>Signs placed on mansard, gambrel, and other sloping roofs must be perpendicular to the ground with all structural supports covered from view.</li> <li>Wall signs identifying businesses in an integrated business development may be placed on any wall of the building in which the business is located except the rear wall.</li> </ol> |
| 7) Does window vinyl need to be permitted, if so how much is allowed?                             | A permit shall not be required for the following: Signs painted directly on glass windows or doors that do not cover more than 50 percent of the glass surface.   |
| 8) Is the entire graphic calculated or just the company logo and name?                            | The entire graphic.   |

| FREESTANDING SIGNS  |  |
|---|--|
| 1) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs): | <p>The total sign areas for all monument signs in an integrated business development shall not exceed one square foot of sign area for each 300 square feet of gross usable area or square footage of the building up to a maximum sign area of 300 square feet. It is further provided, however, that each integrated business development shall be allowed at least one 32 square foot monument sign for each frontage enjoyed by that tract and that an integrated business development with only a single frontage shall be allowed at least one 50 square foot sign. Except as provided hereafter, no monument sign may be larger than 96 square feet nor smaller than 32 square feet. Integrated business developments which qualify by size for the total sign area of 300 square feet allowed for monument signs and which can meet spacing requirements contained herein may erect one 160 square foot sign. However, if a 160 square foot sign is erected, such development shall be limited to 225 square feet of total allowable sign area.</p>  |
| 2) # F/S Signs allowed:   | See above. Internal illumination allowed: operation of a motor vehicle.  |
| 3) Height Maximum:  | Monument sign shall mean any sign five feet or less from the natural ground level to the top of the sign. Cannot obstruct view; subject to site plan review.   |
| 4) Set-back of sign from right-of-way or property line:   | <p>1. It shall be unlawful for any person to erect, structurally alter, relocate, or maintain any sign which creates glare upon a public street, sidewalk, or adjacent residential property.</p> <p>2. Non-energized signs may be illuminated from an independent artificial source provided such illumination is concentrated upon the area of the sign only, and does not cause glare upon any street, alley, driveway, parking area, or adjacent residential property.</p> <p>3. No sign shall contain lights which are not effectively shielded so as to prevent light from being directed at any portion of a street or highway from which the lights or light rays are visible and which are of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle.</p> <p>4. The monument sign shall be set back from the street rights-of-way by a minimum of ten feet and from interior or rear property lines by a minimum of 50 feet.</p> <p>5. The monument sign shall have a minimum spacing from other monument signs of 100 feet.</p> |

| DIRECTIONAL SIGNS        |   |
|--------------------------|---|
| 5) Number Allowed:       | Determined at site plan review. Maximum Square Footage: Such signs shall not exceed two square feet in area.  |
| 6) Illumination Allowed? | Illumination allowed for such signs is not addressed by code; subject to review. Maximum Height: addressed by code; subject to review.  |
| 7) Permit Required?      | The following type signs shall be exempt: Monument signs erected on-site by public and private developments directing or denoting the entrance, exit, parking, and direction of traffic flow, providing such signs are not prohibited or further regulated by other provisions of this section or other ordinances of the city. Customer logo allowed for such signs is not addressed by code; subject to review. |

| TEMPORARY BANNERS   |  |
|---|--|
| 1) What temporary sign types are allowed?                     | Under construction signs. Grand opening signs.   |
| 2) What is the max sign size area?                            | Under construction signs. Temporary monument signs permitted under this subparagraph shall not exceed 32 square feet in area. Grand opening signs. Such signs must not exceed 32 square feet.  |
| 3) How is the sign area calculated?                           | Sign area shall mean the total square footage of all sign facing, including that portion of the supporting structure or trim which carries any wording, symbols, identifying color, or pictures; provided, however, in the case of double-faced signs, only one face shall be computed to determine sign area.   |
| 4) Are logos factored into sign area?                         | Yes.   |
| 5) How many signs per elevation?                              | Under construction signs. Commercial or industrial developments which are ten acres in size or greater are allowed a total of two monument signs while developments smaller than ten acres in size are allowed one monument sign. Grand opening signs. One temporary sign (which may be in the form of a banner) shall be permitted.   |
| 6) How long can signs be up?                                  | Under construction signs. Such temporary sign shall be removed 12 months from the date of its erection or when the construction of the development is completed, whichever first occurs. Grand opening signs. A wall sign to advertise grand opening celebrations for an individual business establishment shall be permitted for a period not to exceed 14 days. Such 14-day period shall begin on the date of erection of the sign, and the sign shall be totally removed prior to the expiration of the 14th day.                           |
| 7) Does the ordinance restrict color, design or illumination? | Under construction signs. Temporary monument signs may be located anywhere on the site provided they are set back a minimum of ten feet from any street frontage and a minimum of 200 feet from street intersections; provided, however, that at least one sign shall be permitted for each tract. A permit shall not be required for the following: A sign not over 32 square feet in area setting forth information concerning a building or other structure under repair or construction or advertising the sale or rental of the premises. |

| PRE-PERMIT SIGN INFO - Notes, continued |  | Property I.D. # | 132 |
|---|--|-----------------|-----|
| <b>VARIANCE INFORMATION</b>             |  |                 |     |
| 1) Variance cost?                       | \$500 and up.  |                 |     |
| 2) Variance time frame?                 | 2 to 4 months.   |                 |     |
| 3) Variance document deadline?          | A completed variance application is due 30 days prior to the next Board of Adjustment meeting.   |                 |     |
| 4) Variance meeting dates?              | Board of Adjustment meetings are held at noon on the third Wednesday of each month.  |                 |     |
| 5) Variance documents required?         | Super imposed photographic drawings showing mounting details of proposed signs, photos of existing signs, measurements of existing and proposed signs, measurements of elevations and wall height, detailed footer for ground sign and engineers for freestanding signs, Landlord approval and owner authorization, site plan showing location of signs. Additional documents may be required and requested upon submittal based on scope of work. |                 |     |
| 6) How many sets?                       | 10 to 15 sets.   |                 |     |
| 7) Likelihood of variance approval?     | 20%  |                 |     |

| MISC. NOTES  |  |
|--|--|
| Sign Code Link:  |  |
| <a href="https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIIICOOR_CH21.5SI_S21.5-7SIPRECOINDI">https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIIICOOR_CH21.5SI_S21.5-7SIPRECOINDI</a>  |  |
| It shall be unlawful for any person to erect, structurally alter, or relocate a sign in such a manner as to constitute a hazard to pedestrian or vehicular traffic, or in such a manner as to obstruct free and clear vision, regardless of location, by reason of the position, shape, color, or movement which may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device. Nor shall such sign make use of any work, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse vehicular or pedestrian traffic.   |  |
| No sign shall be erected nearer than ten feet horizontally or eight feet vertically from any utility pole.   |  |
| This code check is provided with the assumption that you will get the landlord / property owner approval. The information herein is limited to what the city has told us, and we cannot be responsible if they do not inform us that a sign plan is in place. We strongly encourage you to check your issue for landlord criteria and to apply for permits before manufacturing a sign. Sign criteria is reported as presented to us as the "Completion Date". ETO is not responsible for changes in local sign code after the completion date, nor for the review process (interpretations, calculations or fees of local authorities). It is understood that a permit will be obtained prior to manufacture, if required by authorities. The recipient of this code check, understands and agrees to the following. This code check is not exclusive and should not be used in place of the definitions, prohibitions and exemptions of the ordinance. This code check is good for the day on which it is completed only. Information contained herein is a guideline and should not in any way be taken as a permit approval. Signs should not be produced until the permit has been issued. Doing approval is often subject to interpretation that said official makes of the ordinance for their city/country/knowledge. We cannot be held responsible for verbal answers and interpretation. This code check is completed without the knowledge of specific project details and Expedite The Diehl LLC does not assume any liability, we simply provide the code information based on the current code. 2025 |  |
| Copyright 2026 Expedite The Diehl LLC 614.828.8215   |  |



|           |   |
|-----------|---|
| CLIENT:   |   |
| ADDRESS:  | 132 E. Hospital Dr.<br>Angleton, TX 77515 |
| PAGE NO.: | 2   |

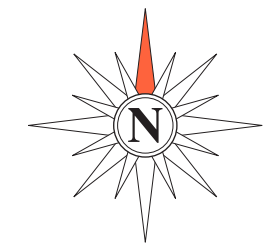
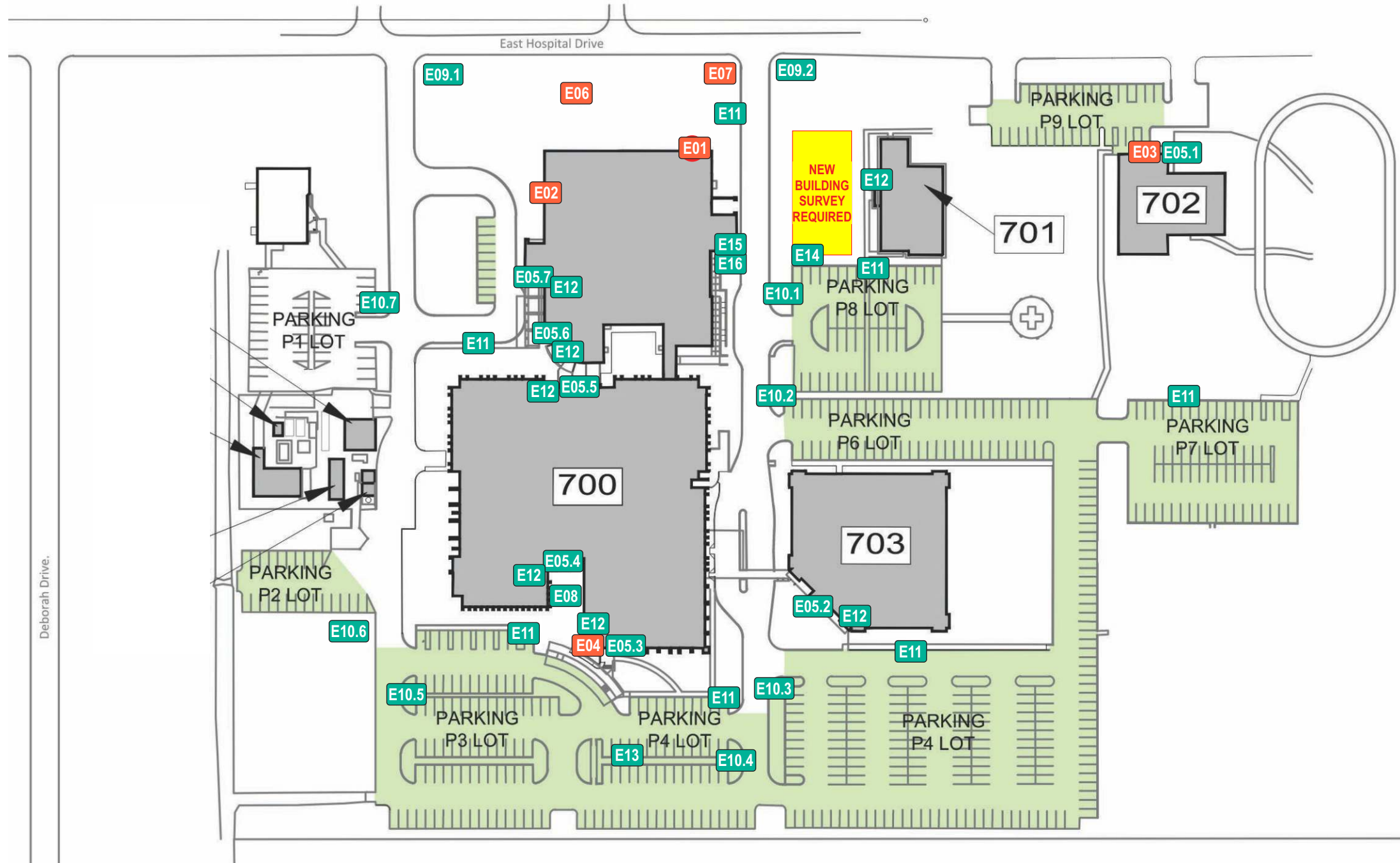
|                       |   |                  |                  |
|-----------------------|---|------------------|------------------|
| ORDER NUMBER:         | 1248505   | PROJECT NUMBER:  | 89645            |
| SITE NUMBER:          | 132   | PROJECT MANAGER: | JENIFER ROESSLER |
| ELECTRONIC FILE NAME: | G:\ACCOUNTS\U\UTMB Health\2025\TX\132_Angleton\132_Angleton_All Signage_R21.cdr |                  |                  |

| Rev #    | Req #  | Date/Artist  | Description | Rev #  | Req #  | Date/Artist  | Description |
|----------|--------|--------------|-------------|--------|--------|--------------|-------------|
| Original | 560814 | 10/30/25 JT  |             | Rev 20 | 600693 | 06/01/26 BLB |             |
| Rev 14   | 587688 | 03/25/26 AS  |             | Rev 21 | 601581 | 06/04/26 AS  |             |
| Rev 15   | 588859 | 04/02/26 AS  |             | Rev 9  | 582345 | 03/03/26 AS  |             |
| Rev 16   | 590338 | 04/14/26 AS  |             | Rev 10 | 584043 | 03/10/26 AS  |             |
| Rev 17   | 594964 | 04/30/26 BLB |             | Rev 11 | 584184 | 03/11/26 AS  |             |
| Rev 18   | 597528 | 05/13/26 BLB |             | Rev 12 | 585691 | 03/18/26 AS  |             |
| Rev 19   | 599010 | 05/20/26 AS  |             | Rev 13 | 586892 | 03/24/26 AS  |             |

**SITE PLAN**

For Reference - NTS

Item 4.



**Stratus**

onstratus.com

8959 Tyler Boulevard  
Mentor, Ohio 44060

888.503.1569

CLIENT: **UTMB Health**

ADDRESS:  
132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.:  
**3**

ORDER NUMBER:  
1248505

SITE NUMBER:  
132

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER:  
89645

PROJECT MANAGER:  
JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description | Rev #         | Req #  | Date/Artist  | Description |
|----------|--------|--------------|-------------|---------------|--------|--------------|-------------|
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| Rev 18   | 597528 | 05/13/26 BLB |             | Rev 12        | 585691 | 03/18/26 AS  |             |
| Rev 19   | 599010 | 05/20/26 AS  |             | Rev 13        | 586892 | 03/24/26 AS  |             |

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**E01 NORTH ELEVATION - Surgery Center Bldg**

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

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 24.4 |
| PROPOSED SIGN SF: | 85.8 |

EXISTING CONDIT Item 4.

Backside @ rooftop parapet wall - For Reference



Existing 2'-8"H X 9'-2"W OA Letterset to be removed and replaced with new as shown;  
 Wall to be patched and painted with like materials;  
 Wall restoration area is approx. 24.4 sq ft ;  
 Electrical access via roof - one penetration for primary

168'-8" Frontage

2'-0"

Bottom aligned w/ wall band as shown

3'-10"

±20'-0" OAH



3'-0" Parapet

**COLOR PALETTE**

WALL COLOR:  
 Paint match to be provided

All paint finishes to be Satin unless otherwise noted

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 ADDRESS: 132 E. Hospital Dr.  
 Angleton, TX 77515  
 PAGE NO.: **4**

ORDER NUMBER: 1248505  
 PROJECT NUMBER: 89645  
 SITE NUMBER: 132  
 PROJECT MANAGER: JENIFER ROESSLER  
 ELECTRONIC FILE NAME:  
 G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
 132\_Angleton\_All Signage\_R21.cdr

| Rev #    | Req #  | Date/Artist  | Description                   | Rev #         | Req #  | Date/Artist  | Description       |
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| Rev 15   | 588859 | 04/02/26 AS  |                               | Rev 9         | 582345 | 03/03/26 AS  |                   |
| Rev 16   | 590338 | 04/14/26 AS  |                               | Rev 10        | 584043 | 03/10/26 AS  |                   |
| Rev 17   | 594964 | 04/30/26 BLB | Revised sign install location | Rev 11        | 584184 | 03/11/26 AS  | Added option      |
| Rev 18   | 597528 | 05/13/26 BLB |                               | Rev 12        | 585691 | 03/18/26 AS  | Chose this option |
| Rev 19   | 599010 | 05/20/26 AS  |                               | Rev 13        | 586892 | 03/24/26 AS  | Revised size      |

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**E01 NORTH ELEVATION (ARCHITECTURAL) - Surgery Center Bldg**

Scale: 1/16"=1'-0"

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 24.4 |
| PROPOSED SIGN SF: | 85.8 |

EXISTING CONDIT Item 4.

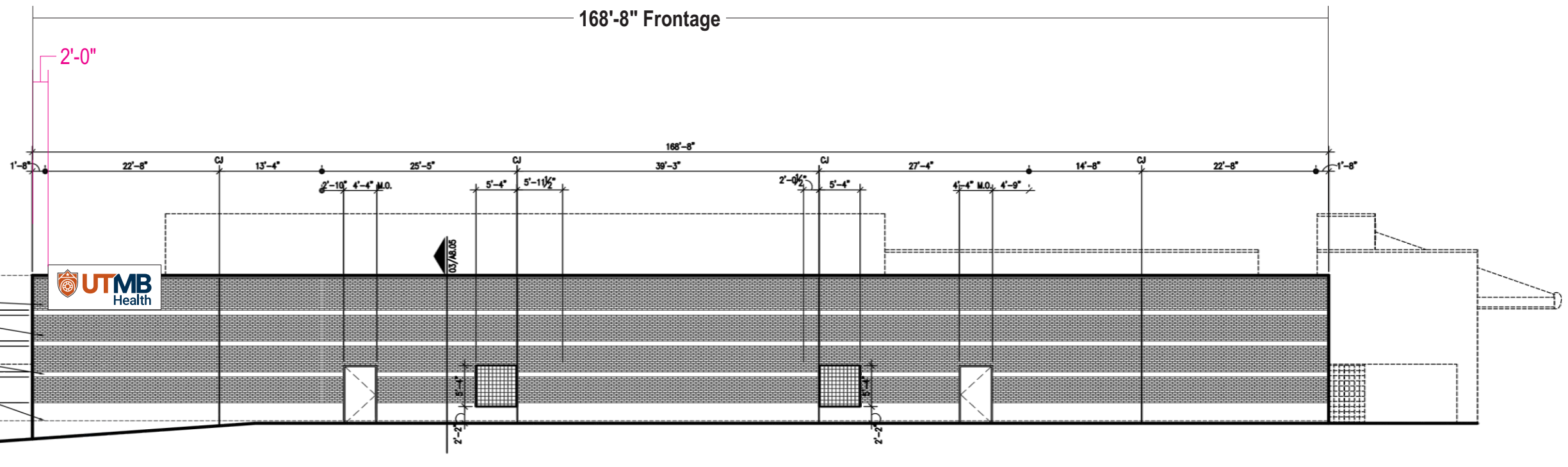


**COLOR PALETTE**

WALL COLOR:  
Paint match to be provided

All paint finishes to be Satin unless otherwise noted

Existing 2'-8"H X 9'-2"W OA Letterset to be removed and replaced with new as shown;  
Wall to be patched and painted with like materials;  
Wall restoration area is approx. 24.4 sq ft ;  
Electrical access via roof - one penetration for primary



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CLIENT: **UTMB Health**

ADDRESS: 132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.: **5**

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER: JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description   | Rev #         | Req #  | Date/Artist  | Description |
|----------|--------|--------------|---------------|---------------|--------|--------------|-------------|
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| Rev 15   | 588859 | 04/02/26 AS  |               | Rev 9         | 582345 | 03/03/26 AS  |             |
| Rev 16   | 590338 | 04/14/26 AS  | Added to book | Rev 10        | 584043 | 03/10/26 AS  |             |
| Rev 17   | 594964 | 04/30/26 BLB |               | Rev 11        | 584184 | 03/11/26 AS  |             |
| Rev 18   | 597528 | 05/13/26 BLB |               | Rev 12        | 585691 | 03/18/26 AS  |             |
| Rev 19   | 599010 | 05/20/26 AS  |               | Rev 13        | 586892 | 03/24/26 AS  |             |

**E02 WEST ELEVATION - Surgery Center Bldg**

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

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 46.6 |
| PROPOSED SIGN SF: | 85.8 |

EXISTING CONDIT Item 4.



±214'-0" Frontage

20'-0" SIGN BAND

C/L

1'-2"

7'-2"



4'-0" Parapet

±21'-0" OAH

Existing 3'-10"H X 12'-2"W OA Letterset to be removed and replaced with new as shown;  
Wall to be patched and painted with like materials;  
Wall restoration area is approx. 46.6 sq ft;  
**NO Primary electrical at sign location**

**COLOR PALETTE**

WALL COLOR:  
Paint match to be provided

All paint finishes to be Satin unless otherwise noted

**Backside @ rooftop parapet wall - For Reference**



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CLIENT: **UTMB Health**  
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Angleton, TX 77515  
PAGE NO.: **6**

ORDER NUMBER: 1248505  
PROJECT NUMBER: 89645  
SITE NUMBER: 132  
PROJECT MANAGER: JENIFER ROESSLER  
ELECTRONIC FILE NAME:  
G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
132\_Angleton\_All Signage\_R21.cdr

| Rev #    | Req #  | Date/Artist  | Description | Rev #         | Req #  | Date/Artist  | Description       |
|----------|--------|--------------|-------------|---------------|--------|--------------|-------------------|
| Original | 560814 | 10/30/25 JT  |             | Rev 20        | 600693 | 06/01/26 BLB |                   |
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| Rev 15   | 588859 | 04/02/26 AS  |             | Rev 9         | 582345 | 03/03/26 AS  |                   |
| Rev 16   | 590338 | 04/14/26 AS  |             | Rev 10        | 584043 | 03/10/26 AS  |                   |
| Rev 17   | 594964 | 04/30/26 BLB |             | Rev 11        | 584184 | 03/11/26 AS  | Added option      |
| Rev 18   | 597528 | 05/13/26 BLB |             | Rev 12        | 585691 | 03/18/26 AS  | Chose this option |
| Rev 19   | 599010 | 05/20/26 AS  |             | Rev 13        | 586892 | 03/24/26 AS  | Revised size      |

E02

# WEST ELEVATION (ARCHITECTURAL) - Surgery Center Bldg

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

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 46.6 |
| PROPOSED SIGN SF: | 85.8 |

EXISTING CONDIT

Item 4.

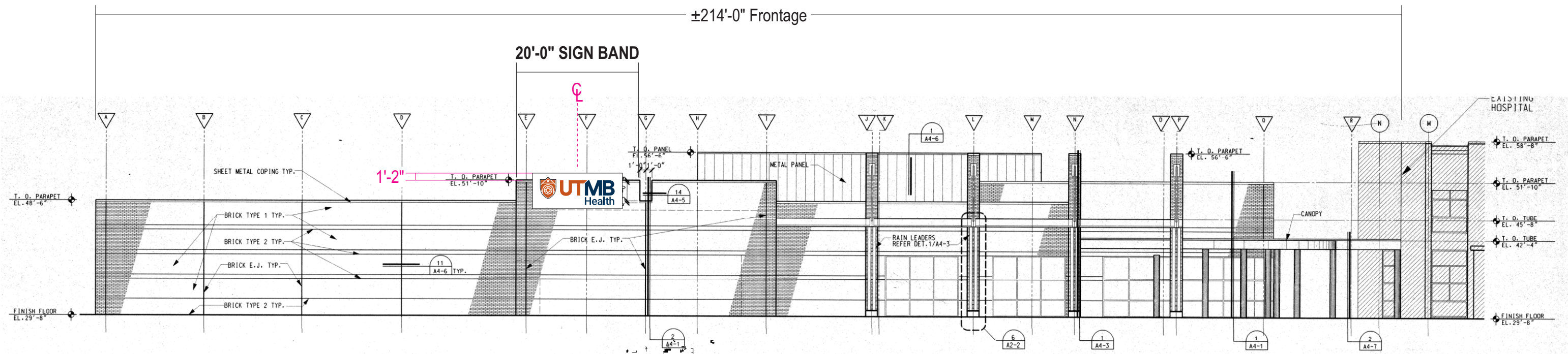


### COLOR PALETTE

**WALL COLOR:**  
Paint match to be provided

All paint finishes to be Satin  
unless otherwise noted

Existing 3'-10"H X 12'-2"W OA Letterset to be removed and replaced with new as shown;  
Wall to be patched and painted with like materials;  
Wall restoration area is approx. 46.6 sq ft;  
**NO Primary electrical at sign location**



# Stratus

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PAGE NO.:

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ORDER NUMBER:

1248505

SITE NUMBER:

132

ELECTRONIC FILE NAME:

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132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER:

89645

PROJECT MANAGER:

JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description   | Rev #         | Req #  | Date/Artist  | Description |
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| Rev 15   | 588859 | 04/02/26 AS  |               | Rev 9         | 582345 | 03/03/26 AS  |             |
| Rev 16   | 590338 | 04/14/26 AS  | Added to book | Rev 10        | 584043 | 03/10/26 AS  |             |
| Rev 17   | 594964 | 04/30/26 BLB |               | Rev 11        | 584184 | 03/11/26 AS  |             |
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E01  
E02

**FACE & HALO LIT CHANNEL LETTERS ON BACKER**

**CUSTOM FLHL30.is.bk**

Item 4.

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

85.8 square feet

refer to  
**PRODUCTION SHOP DRAWING**  
# UTM0020B  
for manufacturing details

- FACES:** .177" white polycarbonate with surface applied translucent orange and blue vinyl and matte overlamine
- TRIMCAP:** Shield: 1" jewelite trimcap w/ clips at 15" o.c. painted orange  
UT: 1" jewelite trimcap w/ clips at 42" o.c. painted orange  
MB & Health: 1" jewelite trimcap w/ clips at 42" o.c. painted blue
- RETURNS:** Shield: 4" deep .040 alum. returns pre-finished white interior / exterior painted orange  
Letters: 4" deep .040 alum. returns pre-finished white interior / exterior pre-finished white

**BACKS:** .177" clear polycarbonate with surface applied diffuser

**ILLUM.:** Principal Sloan 7000K White LEDs as required by manufacturer;  
**Power supplies housed in backer;**  
Dimmer switches required for the following configurations:

- Face lighting of the shield logo mark
- Face lighting of the UTMB letter forms
- Face lighting of the word "Health"
- Halo lighting of the shield + UTMB
- Halo lighting of the word "Health"

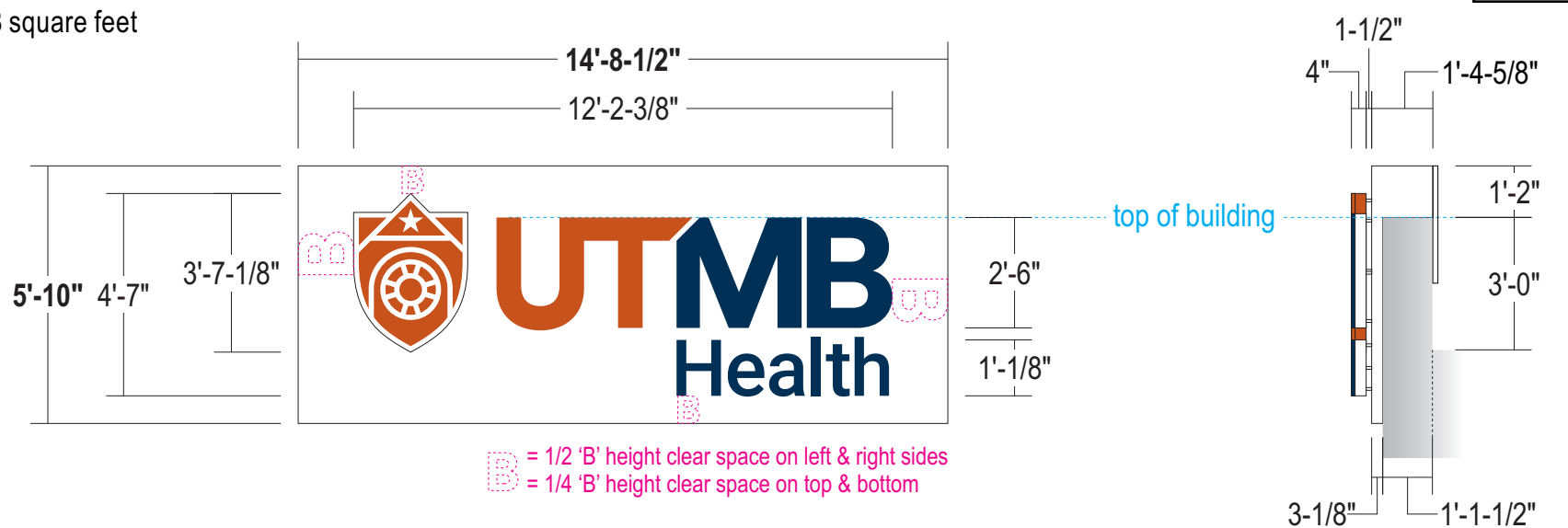
**BACKER:** Fab'd aluminum backer with internal framework as required to wrap over top of parapet;  
*Access panel on back of sign required for easy access to power supplies and dimmers;*  
Painted white on all exposed surfaces

SEAMS ARE TYPICALLY REQUIRED IN ALL PANELS OVER 10 FT LENGTHS;  
ALL PERMANENT SEAMS TO BE FILLED & GROUND SMOOTH FOR SEAMLESS APPEARANCE  
DRAWING MAY NOT SHOW PERMANENT SEAM PLACEMENT.  
If no seams are shown on drawing - sign to be shipped in one piece.

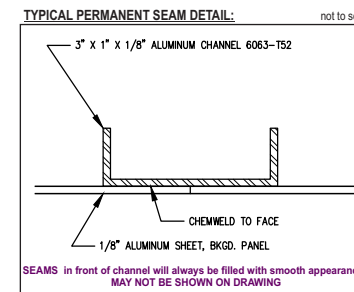
**WALL MAT.:** Brick

**INSTALL:** Logo and letters mounted to backer with 1-1/2" standoffs, painted white;  
Backer mounted to wall surface with 1/2" diameter sleeve anchors (3/8" diameter bolt) w/ 1-1/2" min. embedment; Additional attachment on backside of cabinet with 1-1/2" x 1-1/2" x 3/16" square steel tube;  
*See shop drawing for full details*

**QUANTITY:** (1) ONE REQUIRED FOR NORTH ELEVATION & (1) ONE REQUIRED FOR WEST ELEVATION



B = 1/2 'B' height clear space on left & right sides  
B = 1/4 'B' height clear space on top & bottom



**COLOR PALETTE**

- Pantone 167 C Orange  
Arion 2500-2119 Orange
- Pantone 540 C Blue  
Oracal 8800-183 Ink Blue
- White  
3M 3635-70 Diffuser  
3M 3660 Matte Overlamine

Paint finish to be satin unless otherwise specified

**ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

**SIMULATED NIGHT VIEW**



**Stratus**

onestratus.com  
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Mentor, Ohio 44060  
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CLIENT: **UTMB Health**

ADDRESS: 132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.: **8**

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER: JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description                      | Rev #         | Req #  | Date/Artist  | Description                           |
|----------|--------|--------------|----------------------------------|---------------|--------|--------------|---------------------------------------|
| Original | 560814 | 10/30/25 JT  |                                  | Rev 20        | 600693 | 06/01/26 BLB | Revised per ENG                       |
| Rev 14   | 587688 | 03/25/26 AS  |                                  | <b>Rev 21</b> | 601581 | 06/04/26 AS  | Revised per ENG                       |
| Rev 15   | 588859 | 04/02/26 AS  | Revised depth of channel letters | Rev 9         | 582345 | 03/03/26 AS  |                                       |
| Rev 16   | 590338 | 04/14/26 AS  | Added parapet dimensions         | Rev 10        | 584043 | 03/10/26 AS  |                                       |
| Rev 17   | 594964 | 04/30/26 BLB |                                  | Rev 11        | 584184 | 03/11/26 AS  | Added option                          |
| Rev 18   | 597528 | 05/13/26 BLB |                                  | Rev 12        | 585691 | 03/18/26 AS  | Chose this option, added dimmer notes |
| Rev 19   | 599010 | 05/20/26 AS  |                                  | Rev 13        | 586892 | 03/24/26 AS  | Revised size                          |

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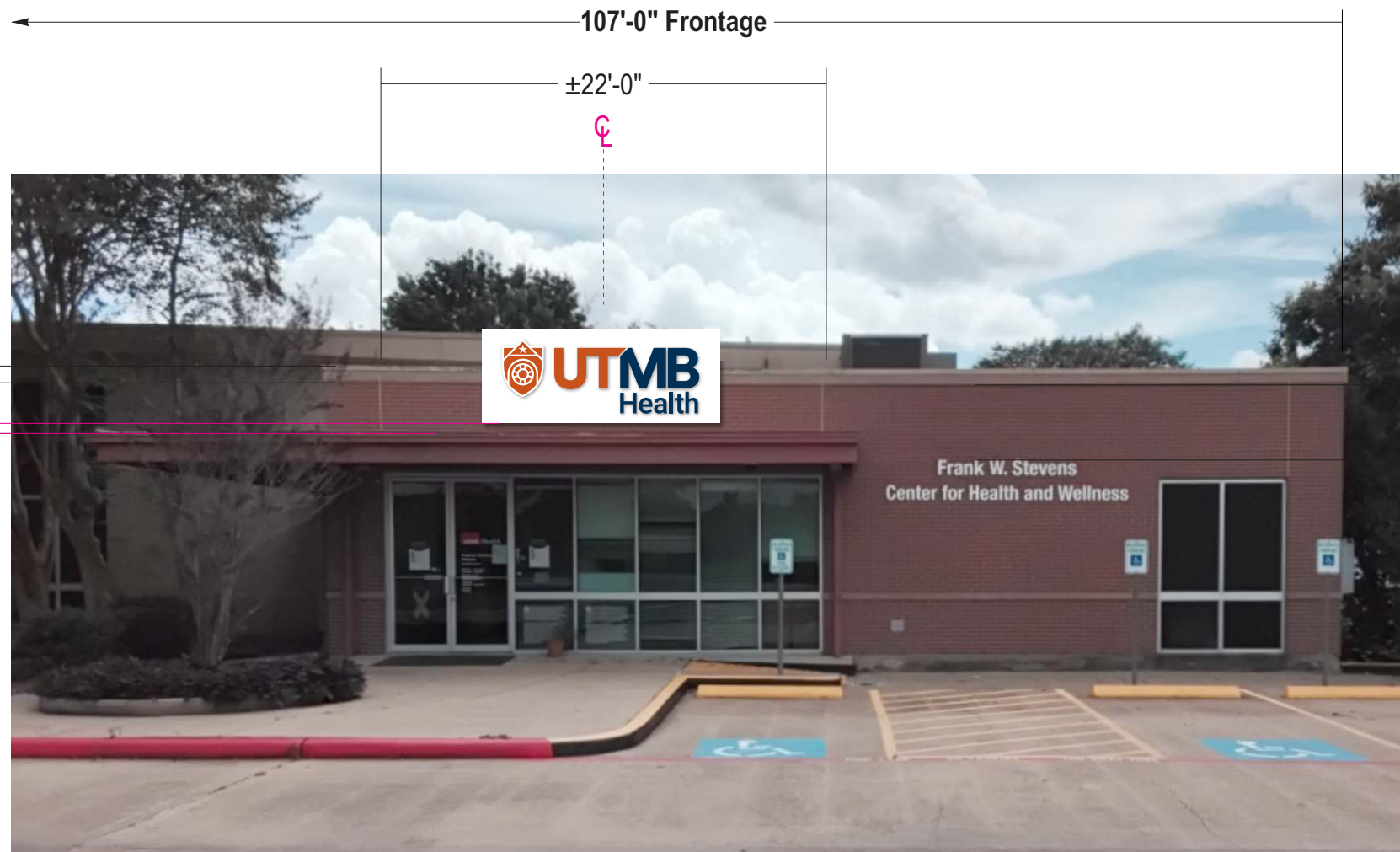
**E03** NORTH ELEVATION - Bldg 702  
Scale: 1/8"=1'-0"

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 14.2 |
| PROPOSED SIGN SF: | 54.9 |

EXISTING CONDIT Item 4.



NO ELEVATION DRAWING AVAILABLE FOR THIS SIGN  
POWER WILL NEED TO BE RUN FOR NEW SIGN



Existing 2'-1"H X 6'-10"W OA Letterset to be removed and replaced with new as shown;  
Wall to be patched and painted with like materials;  
Wall restoration area is approx. 14.2 sq ft;  
**NO Primary electrical at sign location**

**COLOR PALETTE**

**WALL COLOR:**  
Paint match to be provided

*All paint finishes to be Satin unless otherwise noted*

**Stratus**  
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Mentor, Ohio 44060  
888.503.1569

CLIENT: **UTMB Health**

ADDRESS: 132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.: **9**

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME:  
G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER:  
JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description    | Rev #         | Req #  | Date/Artist  | Description       |
|----------|--------|--------------|----------------|---------------|--------|--------------|-------------------|
| Original | 560814 | 10/30/25 JT  |                | Rev 20        | 600693 | 06/01/26 BLB |                   |
| Rev 14   | 587688 | 03/25/26 AS  |                | <b>Rev 21</b> | 601581 | 06/04/26 AS  |                   |
| Rev 15   | 588859 | 04/02/26 AS  |                | Rev 9         | 582345 | 03/03/26 AS  |                   |
| Rev 16   | 590338 | 04/14/26 AS  | Added note     | Rev 10        | 584043 | 03/10/26 AS  |                   |
| Rev 17   | 594964 | 04/30/26 BLB | Added bldg dim | Rev 11        | 584184 | 03/11/26 AS  | Added option      |
| Rev 18   | 597528 | 05/13/26 BLB |                | Rev 12        | 585691 | 03/18/26 AS  | Chose this option |
| Rev 19   | 599010 | 05/20/26 AS  |                | Rev 13        | 586892 | 03/24/26 AS  | Revised size      |

E03

# FACE & HALO LIT CHANNEL LETTERS ON BACKER

CUSTOM FLHL24.is.bk

NO ELEVATION DRAWING AVAILABLE FOR THIS SIGN

Item 4.

Scale: 3/8"=1'-0"

54.9 square feet

refer to  
PRODUCTION SHOP DRAWING  
# UTM0022B  
for manufacturing details

- FACES:** .177" white polycarbonate with surface applied translucent orange and blue vinyl and matte overlamine
- TRIMCAP:** Shield: 1" jewelite trimcap w/ clips at 22" o.c. painted orange  
UT: 1" jewelite trimcap w/ clips at 54" o.c. painted orange  
MB & Health: 1" jewelite trimcap w/ clips at 54" o.c. painted blue
- RETURNS:** Shield: 4" deep .040 alum. returns pre-finished white interior / exterior painted orange  
Letters: 4" deep .040 alum. returns pre-finished white interior / exterior pre-finished white

**BACKS:** .177" clear polycarbonate with surface applied diffuser

- ILLUM.:** Principal Sloan 7000K White LEDs as required by manufacturer;  
**Power supplies housed in backer;**  
Dimmer switches required for the following configurations:
  - Face lighting of the shield logo mark
  - Face lighting of the UTMB letter forms
  - Face lighting of the word "Health"
  - Halo lighting of the shield + UTMB
  - Halo lighting of the word "Health"

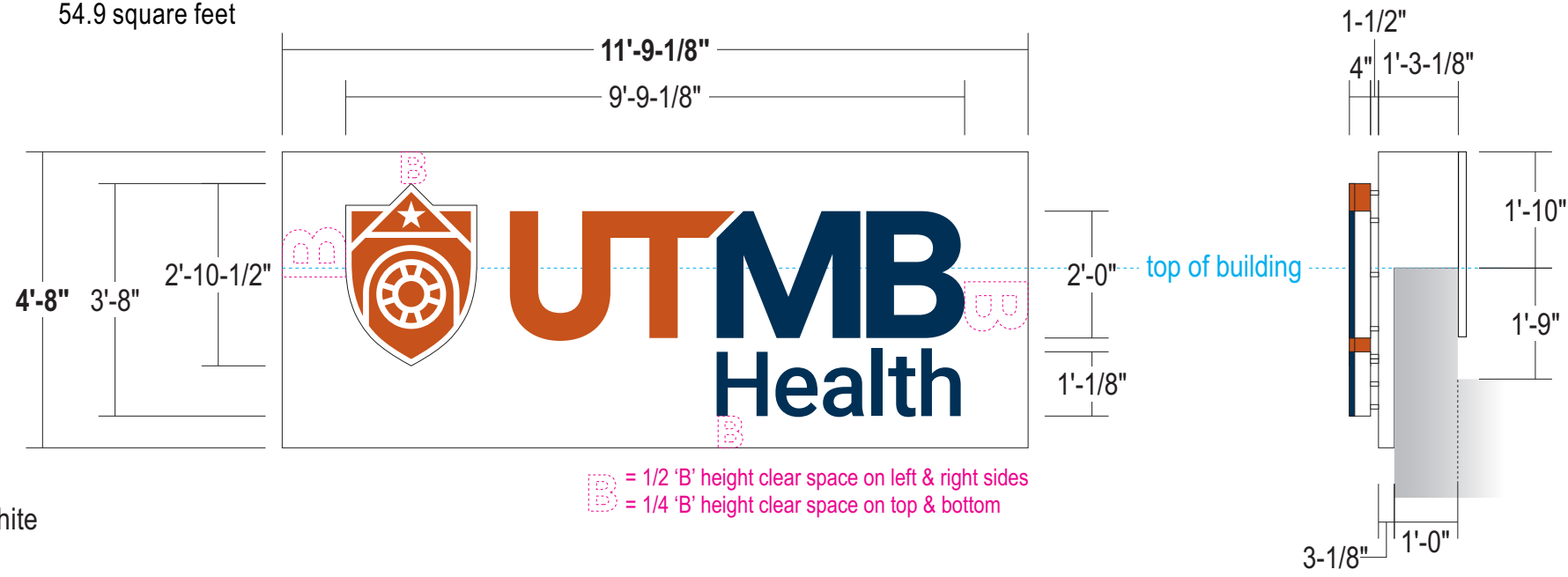
**BACKER:** Fab'd aluminum backer with internal framework as required to wrap over top of parapet;  
*Access panel on back of sign required for easy access to power supplies and dimmers;*  
Painted white on all exposed surfaces

SEAMS ARE TYPICALLY REQUIRED IN ALL PANELS OVER 10 FT LENGTHS;  
ALL PERMANENT SEAMS TO BE FILLED & GROUND SMOOTH FOR SEAMLESS APPEARANCE  
DRAWING MAY NOT SHOW PERMANENT SEAM PLACEMENT.  
If no seams are shown on drawing - sign to be shipped in one piece.

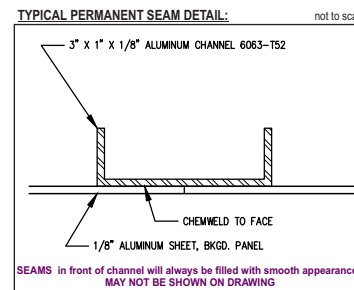
**WALL MAT.:** Brick

**INSTALL:** Logo and letters mounted to backer with 1-1/2" standoffs, painted white;  
Backer mounted to wall surface with 1/2" diameter sleeve anchors (3/8" diameter bolt) w/ 1-1/2" min. embedment; Additional attachment on backside of cabinet with 1-1/2" x 1-1/2" x 3/16" square steel tube;  
*See shop drawing for full details*

**QUANTITY:** (1) ONE REQUIRED



B = 1/2 'B' height clear space on left & right sides  
B = 1/4 'B' height clear space on top & bottom



### COLOR PALETTE

- Pantone 167 C Orange  
Arion 2500-2119 Orange
- Pantone 540 C Blue  
Oracal 8800-183 Ink Blue
- White  
3M 3635-70 Diffuser  
3M 3660 Matte Overlamine

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

### SIMULATED NIGHT VIEW



# Stratus

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888.503.1569

CLIENT:

ADDRESS: 132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.: 10

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER: JENIFER ROESSLER

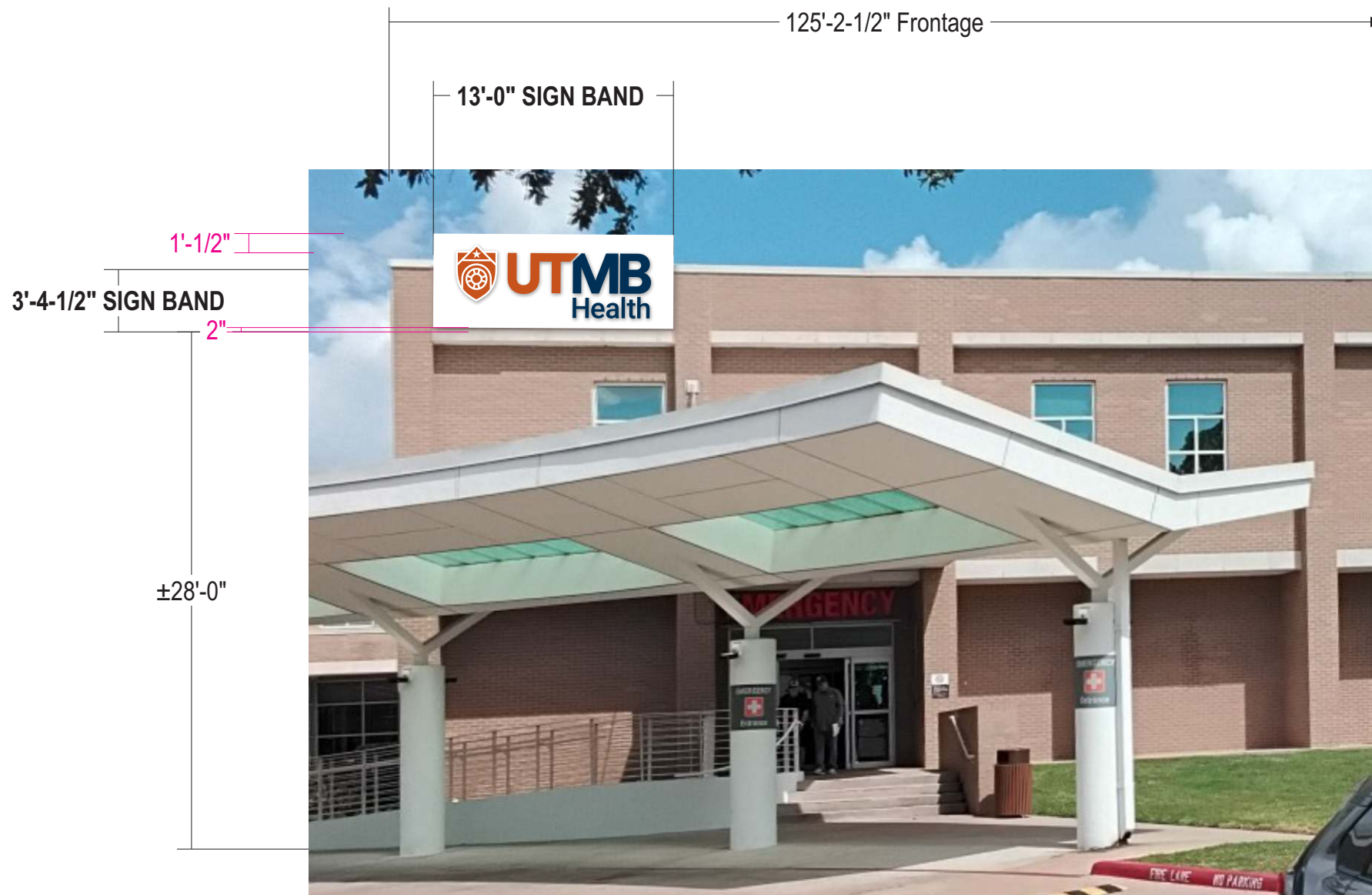
| Rev #    | Req #  | Date/Artist  | Description                      | Rev #         | Req #  | Date/Artist  | Description                           |
|----------|--------|--------------|----------------------------------|---------------|--------|--------------|---------------------------------------|
| Original | 560814 | 10/30/25 JT  |                                  | Rev 20        | 600693 | 06/01/26 BLB | Revised per ENG                       |
| Rev 14   | 587688 | 03/25/26 AS  |                                  | <b>Rev 21</b> | 601581 | 06/04/26 AS  | Revised per ENG                       |
| Rev 15   | 588859 | 04/02/26 AS  | Revised depth of channel letters | Rev 9         | 582345 | 03/03/26 AS  |                                       |
| Rev 16   | 590338 | 04/14/26 AS  | Added parapet dimensions         | Rev 10        | 584043 | 03/10/26 AS  |                                       |
| Rev 17   | 594964 | 04/30/26 BLB |                                  | Rev 11        | 584184 | 03/11/26 AS  |                                       |
| Rev 18   | 597528 | 05/13/26 BLB |                                  | Rev 12        | 585691 | 03/18/26 AS  | Chose this option, added dimmer notes |
| Rev 19   | 599010 | 05/20/26 AS  |                                  | Rev 13        | 586892 | 03/24/26 AS  | Revised size                          |

**E04 SOUTH ELEVATION - Hospital Bldg 700**

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

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 24   |
| PROPOSED SIGN SF: | 66.1 |

EXISTING CONDIT Item 4.



Existing 2'-8" H X 9'-0" W OA Letterset to be removed and replaced with new as shown;  
 Wall to be patched and painted with like materials;  
 Wall restoration area is approx. 24 sq ft;  
 Electrical access via roof - one penetration for primary

**COLOR PALETTE**

WALL COLOR:  
 Paint match to be provided

All paint finishes to be Satin unless otherwise noted

**Stratus**

onstratus.com  
 8959 Tyler Boulevard  
 Mentor, Ohio 44060  
 888.503.1569

CLIENT: **UTMB Health**

ADDRESS: 132 E. Hospital Dr.  
 Angleton, TX 77515

PAGE NO.: **11**

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME:  
 G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
 132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER:  
 JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description | Rev #         | Req #  | Date/Artist  | Description                           |
|----------|--------|--------------|-------------|---------------|--------|--------------|---------------------------------------|
| Original | 560814 | 10/30/25 JT  |             | Rev 20        | 600693 | 06/01/26 BLB |                                       |
| Rev 14   | 587688 | 03/25/26 AS  |             | <b>Rev 21</b> | 601581 | 06/04/26 AS  |                                       |
| Rev 15   | 588859 | 04/02/26 AS  |             | Rev 9         | 582345 | 03/03/26 AS  |                                       |
| Rev 16   | 590338 | 04/14/26 AS  |             | Rev 10        | 584043 | 03/10/26 AS  |                                       |
| Rev 17   | 594964 | 04/30/26 BLB |             | Rev 11        | 584184 | 03/11/26 AS  | Added option                          |
| Rev 18   | 597528 | 05/13/26 BLB |             | Rev 12        | 585691 | 03/18/26 AS  | Chose this option, revised dimensions |
| Rev 19   | 599010 | 05/20/26 AS  |             | Rev 13        | 586892 | 03/24/26 AS  | Revised size                          |

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E04

# SOUTH ELEVATION (ARCHITECTURAL) - Hospital Bldg 700

Scale: 3/32"=1'-0"

|                   |      |
|-------------------|------|
| EXISTING SIGN SF: | 24   |
| PROPOSED SIGN SF: | 66.1 |

EXISTING CONDIT

Item 4.

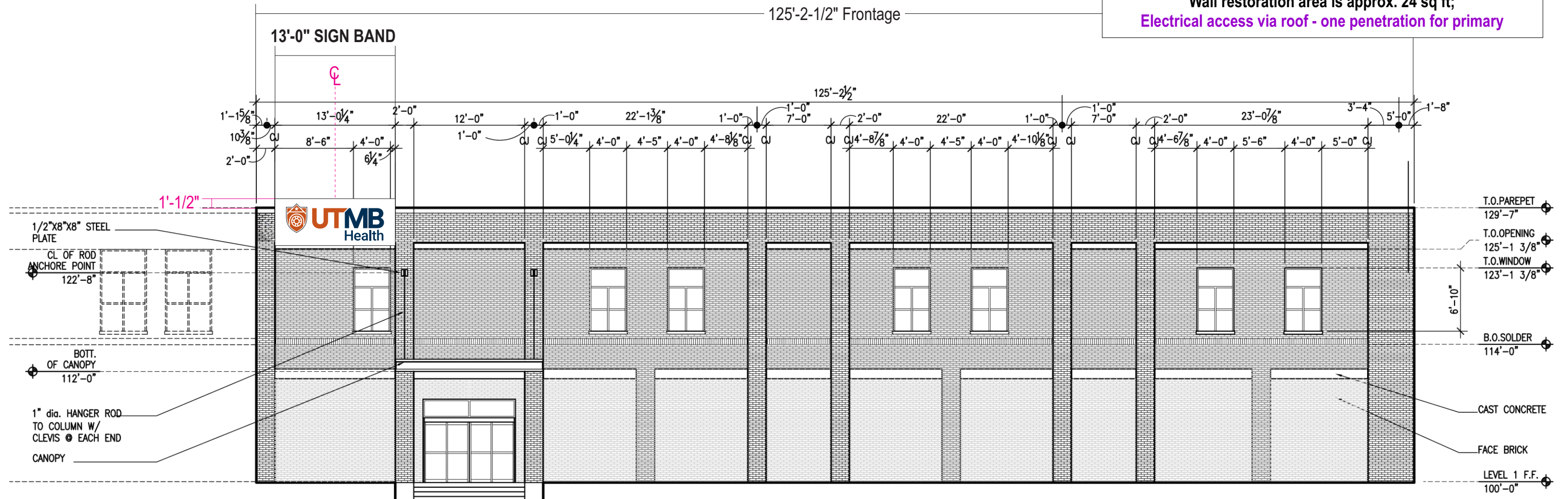


### COLOR PALETTE

WALL COLOR:  
Paint match to be provided

All paint finishes to be Satin  
unless otherwise noted

Existing 2'-8"H X 9'-0"W OA Letterset to be removed and replaced with new as shown;  
Wall to be patched and painted with like materials;  
Wall restoration area is approx. 24 sq ft;  
Electrical access via roof - one penetration for primary



# Stratus

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ADDRESS:

132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.:

12

ORDER NUMBER:

1248505

SITE NUMBER:

132

ELECTRONIC FILE NAME:

G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\  
132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER:

89645

PROJECT MANAGER:

JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description   | Rev #         | Req #  | Date/Artist  | Description |
|----------|--------|--------------|---------------|---------------|--------|--------------|-------------|
| Original | 560814 | 10/30/25 JT  |               | Rev 20        | 600693 | 06/01/26 BLB |             |
| Rev 14   | 587688 | 03/25/26 AS  |               | <b>Rev 21</b> | 601581 | 06/04/26 AS  |             |
| Rev 15   | 588859 | 04/02/26 AS  |               | Rev 9         | 582345 | 03/03/26 AS  |             |
| Rev 16   | 590338 | 04/14/26 AS  | Added to book | Rev 10        | 584043 | 03/10/26 AS  |             |
| Rev 17   | 594964 | 04/30/26 BLB |               | Rev 11        | 584184 | 03/11/26 AS  |             |
| Rev 18   | 597528 | 05/13/26 BLB |               | Rev 12        | 585691 | 03/18/26 AS  |             |
| Rev 19   | 599010 | 05/20/26 AS  |               | Rev 13        | 586892 | 03/24/26 AS  |             |

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E04

# FACE & HALO LIT CHANNEL LETTERS ON BACKER

CUSTOM FLHL26.is.bk

Item 4.

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

66.1 square feet

refer to  
**PRODUCTION SHOP DRAWING**  
# UTM0023B  
for manufacturing details

- FACES:** .177" white polycarbonate with surface applied translucent orange and blue vinyl and matte overlamine
- TRIMCAP:** Shield: 1" jewelite trimcap w/ clips at 22" o.c. painted orange  
UT: 1" jewelite trimcap w/ clips at 54" o.c. painted orange  
MB & Health: 1" jewelite trimcap w/ clips at 54" o.c. painted blue
- RETURNS:** Shield: 4" deep .040 alum. returns pre-finished white interior / exterior painted orange  
Letters: 4" deep .040 alum. returns pre-finished white interior / exterior pre-finished white

- BACKS:** .177" clear polycarbonate with surface applied diffuser
- ILLUM.:** Principal Sloan 7000K White LEDs as required by manufacturer;  
**Power supplies housed in backer;**  
Dimmer switches required for the following configurations:

- Face lighting of the shield logo mark
- Face lighting of the UTMB letter forms
- Face lighting of the word "Health"
- Halo lighting of the shield + UTMB
- Halo lighting of the word "Health"

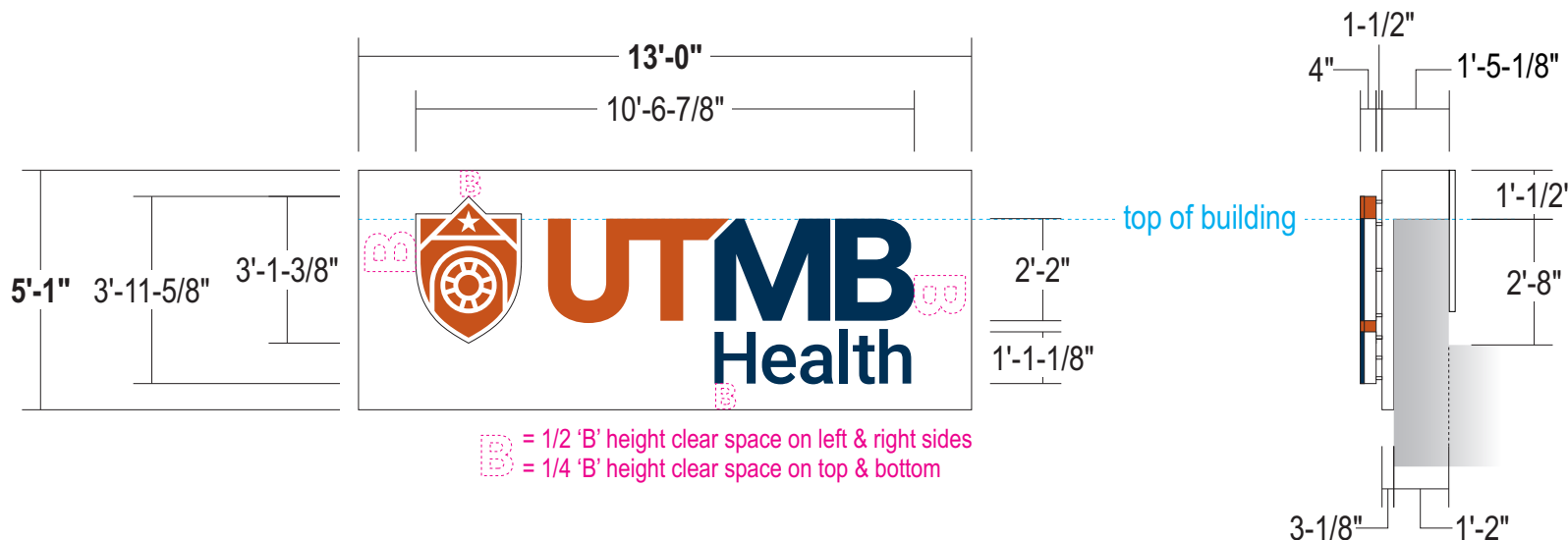
**BACKER:** Fab'd aluminum backer with internal framework as required to wrap over top of parapet;  
*Access panel on back of sign required for easy access to power supplies and dimmers;*  
Painted white on all exposed surfaces

SEAMS ARE TYPICALLY REQUIRED IN ALL PANELS OVER 10 FT LENGTHS;  
ALL PERMANENT SEAMS TO BE FILLED & GROUND SMOOTH FOR SEAMLESS APPEARANCE  
DRAWING MAY NOT SHOW PERMANENT SEAM PLACEMENT.  
If no seams are shown on drawing - sign to be shipped in one piece.

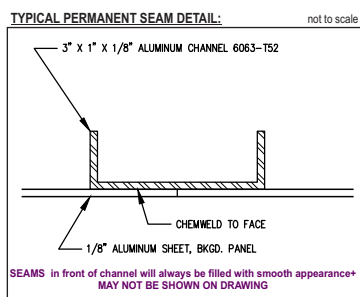
**WALL MAT.:** Brick

**INSTALL:** Logo and letters mounted to backer with 1-1/2" standoffs, painted white;  
Backer mounted to wall surface with 1/2" diameter sleeve anchors (3/8" diameter bolt) w/ 1-1/2" min. embedment; Additional attachment on backside of cabinet with 1-1/2" x 1-1/2" x 3/16" square steel tube;  
*See shop drawing for full details*

**QUANTITY:** (1) ONE REQUIRED



B = 1/2 'B' height clear space on left & right sides  
B = 1/4 'B' height clear space on top & bottom



**COLOR PALETTE**

- Pantone 167 C Orange  
Arion 2500-2119 Orange
- Pantone 540 C Blue  
Oracal 8800-183 Ink Blue
- White  
3M 3635-70 Diffuser  
3M 3660 Matte Overlamine

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.  
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



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888.503.1569

CLIENT: UTMB Health

ADDRESS: 132 E. Hospital Dr.  
Angleton, TX 77515

PAGE NO.: 13

ORDER NUMBER: 1248505

SITE NUMBER: 132

ELECTRONIC FILE NAME: G:\ACCOUNTS\U\UTMB Health\2025\TX\132\_Angleton\132\_Angleton\_All Signage\_R21.cdr

PROJECT NUMBER: 89645

PROJECT MANAGER: JENIFER ROESSLER

| Rev #    | Req #  | Date/Artist  | Description                      | Rev #         | Req #  | Date/Artist  | Description   |
|----------|--------|--------------|----------------------------------|---------------|--------|--------------|---|
| Original | 560814 | 10/30/25 JT  |                                  | Rev 20        | 600693 | 06/01/26 BLB | Revised per ENG                                     |
| Rev 14   | 587688 | 03/25/26 AS  |                                  | <b>Rev 21</b> | 601581 | 06/04/26 AS  |   |
| Rev 15   | 588859 | 04/02/26 AS  | Revised depth of channel letters | Rev 9         | 582345 | 03/03/26 AS  |   |
| Rev 16   | 590338 | 04/14/26 AS  | Added parapet dimensions         | Rev 10        | 584043 | 03/10/26 AS  |   |
| Rev 17   | 594964 | 04/30/26 BLB |                                  | Rev 11        | 584184 | 03/11/26 AS  |   |
| Rev 18   | 597528 | 05/13/26 BLB |                                  | Rev 12        | 585691 | 03/18/26 AS  | Chose this option, revised size, added dimmer notes |
| Rev 19   | 599010 | 05/20/26 AS  |                                  | Rev 13        | 586892 | 03/24/26 AS  | Revised size  |