



Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Will Clark, Michelle Townsend,

Regina Bieri, Ellen Eby, Michael Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, NOVEMBER 2, 2023, 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/Introduction and the Administering of the Oath of Office, for Mr. Will Clark, newly appointed Planning Commission member.
- 2.** Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 19, 2023.
- 3.** Discussion and possible action on the election of a Vice-chairperson for the Planning and Zoning Commission.

PUBLIC HEARINGS AND ACTION ITEMS

- 4.** Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance amending the City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district.

REGULAR AGENDA

5. Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 2.
6. Discussion and possible action on a Final Plat for Ashland Model Home Park.
7. Discussion and possible action on a Final Plat for Ashland Subdivision Section 1.
8. Discussion and possible action on a Final Plat for Ashland Subdivision Section 2

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, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: October 30, 2023, by 11:00 a.m. and remained so posted continuously for at least 72 hours 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 accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion/Introduction and the Administering of the Oath of Office, for Mr. Will Clark, newly appointed Planning Commission member.

AGENDA ITEM SECTION: Declaration of Quorum and Call to Order

BUDGETED AMOUNT: \$0 **FUNDS REQUESTED:** \$0

FUND: N/A

EXECUTIVE SUMMARY:
 Chair is requested to introduce Mr. Will Clark, new member to the Planning and Zoning Commission appointed by the City Council for Position Place #2 for a term expiring 2025. He has served on a number of committees over the years, from being an ambassador to the Rotary Club.

Mr. Will Clark has owned and operated a local real estate business in Angleton since 1980.

The oath of office will be administered by a City Official.

RECOMMENDATION:

The Planning and Zoning Commission should welcome Mr. Clark to the Commission.

PLANNING & ZONING COMMISSION

Number of Commission Members: 7

Term of Office: 2 years

Established by: Angleton

Appointed by: City Council

Regular Meetings held on: First Thursday of each month, 12:00 p.m.

Location: City of Angleton City Hall Council Chambers

Compensation: None

City Staff Support: City Manager Designee

Qualifications:

Powers and Duties:

The commission is authorized to amend, extend, and add to the master plan for the development of the city; recommend to city council plats, changes to zoning, plans for rebuilding blighted areas, an amendment to the building codes and perform other duties as assigned by the city council.

The commission is comprised of seven members appointed by city council and serve two-year terms.

Place 1	Bill Garwood (Chairman)	bgarwood@bcglobal.net	2024
Place 2	Will Clark 201 E. Bronco Bend	will_clark@sbcglobal.net	2025
Place 3	Deborah Spoor 717 Cotharn Dr.	dadbspoor@sbcglobal.net	2024
Place 4	Regina Bieri P.O. Box 2317	reginabieri@aol.com	2025
Place 5	Michael Hogan 909 S Downing Rd	michaels.hogan911@gmail.com	2024
Place 6	Michelle Townsend 3 Pecan Pl	michelle-townsendlaw@gmail.com	2025
Place 7	Ellen Eby 4 Hickory Place	elleneby@att.net	2024
Staff Liaison	Otis Spriggs		



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 19, 2023.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes for Planning and Zoning Commission meeting for September 19, 2023.

RECOMMENDATION: Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MEETING MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, SEPTEMBER 19, 2023 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Henry Munson (Acting Chair of this meeting), Michelle Townsend,

Regina Bieri, Ellen Eby, Shawn Hogan

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, SEPTEMBER 19, 2023 , AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

ROLL CALL:

Present were: Deborah Spoor, Ellen Eby, Michelle Townsend, and Henry Munson (presiding)

Absent were: Shawn Hogan, Regina Bieri, and William Garwood.

1. Meeting Minutes Approval:

Motion was made by Commission Member Michelle Townsend; seconded by Commission Member Ellen Eby to approve the meeting minutes for August 3, 2023, for the Planning and Zoning Commission meeting.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; with a 4-0 vote, the minutes were unanimously approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a Public Hearing, discussion and take possible action on an ordinance approving a request to rezone 1.67 acres from the Commercial General District to the SF- 7.2 Single Family Residential District, for property located at 2927 N. Valderas St., Angleton, TX; situated approximately 625 ft. north of the Henderson Rd./N. Valderas intersection, Brazoria County, Texas.**

Commission Member Henry Munson opened the public hearing, without any objection.

Kandice Haseloff-Bunker, Development Coordinator presented the application for a rezoning at 2927 Velasco Street, which is a request from Commercial General to Single

Family Residential 7.2 District. As you're aware, P&Z and City Council recently considered this application as a concept plan and provided positive feedback to the applicant. The area nears the northern city limits, in which some of the other properties have been developed as commercial and worship uses, but much of the area developed as residential.

This commercial zone property has been listed for-sale (45 days) and has remained unpurchased. As such, the Garcia family has been searching to purchase a large estate parcel to build a residential home and accessory barn for personal storage.

The family would like to purchase the property but discovered that it would need to be rezoned to suit their purposes. It's not expected to create any negative impact on the capacity or on the other properties in the area. The proposed home will be a great opportunity to allow for residential estate development.

Kandice Haseloff-Bunker ended by saying that Staff recommends that the Planning and Zoning Commission should adopt this final report and recommend approval for the ordinance rezoning 1.67 acres from the Commercial-General Zoning district to the Single Family 7.2. and that the Finding of Facts and Review Criteria for Section 28-24A2 are met and satisfied.

Commission Member Michelle Townsend inquired about the abutting land uses surrounding the property and expressed her concerns about the home being a stand-alone use in the middle of commercial. Mr. Spriggs described the uses and zoning designations as seen on the land use and zoning maps. The property to the north is zoned MFR 29 Multi-family residential. Two church uses are further north.

Commission Member Michelle Townsend inquired about the requirements for the barn. Mr. Spriggs explained that the new owner, if they receive the rezoning, could apply for the residence and barn structure under the same building permit. We would allow the barn to be built first, but the home would have to commence under the same active permit (extension of time is allowed). The barn is not permitted as a stand-alone structure in a residential area, absent a principal structure.

Commission Member Michelle Townsend asked what the recourse would be if they built the barn and not the house. Mr. Spriggs explained that it would be a violation of the code; and enforcement procedures could result in removal by court action.

The applicant Patsy Garcia explained their time schedule in which they would build the barn within a year and complete the home within another year.

Commission Member Eby asked about setbacks requirements of the MFR-29, and impact on the residential; are we tying our hands for potential problems?

Mr. Spriggs explained that the applicants were put on notice regarding the more intense zoning districts that surround the subject property.

Applicant Patsy Garcia gave comments, introducing her son-in-law, Steven Lanzillo. They would like store their camper, vehicles, trailers, etc., and build the residential estate.

Commission Member Michelle Townsend gave her reasons for not supporting, in that the property could be revenue generating for the city; instead of turning it into a private storage facility, subject to less revenue and for the city. She asked the applicant why they looked at commercial properties if they wanted to build a home. Ms. Garcia responded that when they saw the listing, it said commercial/residential. "Once we did the contract, we didn't realize that it was only commercial, thus we sought the rezoning".

Kandice Haseloff-Bunker provided that the Warranty Deed 1995008160 recorded on 03/13/1995 conveyed the property with protective covenants stating that for 5 years the property could solely be used for a day care center or related facility. After which the property could be used for any lawful purpose allowed by the zoning ordinance then in effect. Additionally, the protective covenants were deemed terminated after a period of 20 years. The zoning applied to the property is Commercial, no day care was developed on the site, and the property remained vacant and undeveloped as Commercial-General even after that. Year 2015 would have been the 20-year of expiration after the corporation of those protective covenants.

Commission Member Henry Munson closed the public hearing, without any objection.

Commission Acton:

Commission Member Ellen Eby made a motion to rezone 1.67 acres of land from Commercial General to Single Family Residential 7.2 for property located at 2927 N Valderas, and it's a recommendation to City Council for final action; Motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Nay; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; with a 3-1 vote the measure failed; a majority of 4 votes were needed.

REGULAR AGENDA

3. Discussion and possible action on Ashland Section Three Preliminary Plat

D.S. Director Otis Spriggs presented the item before the commission.

Section 3 preliminary plat consists of 75 lots, four blocks, eight reserves on 19.42 acres. For Section 3. As you know, the development agreement has been approved for the property. The plat is subject to the development agreement in terms of lot sizes and configurations. Staff recognized that Section 3 has an average 55' product; however, in some instances such as corner lots you'll see bigger lots typically, and on some of the curvature areas, there are 80' lots. Section 3 will access from Almandine Drive, which is off of Sapphire Dr. (Section 3 Street Dedication Plat), which the school is also served off of. The City Engineers review is copied for your reference, reflecting comments from the city Engineer, which were textual in nature. The applicant has responded to the comments.

As you recall, they are still under review with ADD and Brazoria County Engineering in terms of the mass drainage approval. After speaking with the school district, we learned that they are considering the approvals in in phases. Including the agencies having authority of drainage issues, they are considered the referral agencies such as the Angleton Drainage District, Brazoria Flood Control and the Drainage. Mr. Spriggs commented on the State highway department's review of any access off of FM 521, as you know would have to be approved by TxDOT regarding drive tie-ins, signalization, turn lanes, deceleration lanes, etc. The internal streets are subject to Brazoria County in terms of maintenance. Hence, the condition remains for those needed approvals being met prior to construction and/or recordation of these plats which would require signatures of certification.

Staff is recommending that P&Z forwards this plat to council with a positive recommendation, conditioned that all referral agency requirements and conditions be met and that the City Engineers final sign-off of all requirements is done in the end.

Commission Member Michelle Townsend asked about the lot mix.

Applicant: Caitlin King, META Planning/Design : Addressed the Commission's question about the influx of the smaller lots and when are we going to see like the 70 and 80 foot wide lots.

Ms. King replied that those will come a little bit later in the development. I believe our next sections, 7 through 9 and there are 60s. Usually, the larger products come a little bit later. From a financial perspective, the smaller lots come first typically, but they are slated to come in the next round of plats.

Commission Member Deborah Spoor asked, why don't we just take the whole development in as one? Instead of a motion on each section. I don't understand why we're looking at this section by section by section.

Mr. Spriggs responded, to answer the question of whether or not it can be approved all at once, noting that we have to treat them as separate applications in the manner the subdivision process works. You can combine your actions into one, but we must comply with state law, city ordinances and the L.D.C. The Planning Commission has the authority to forward a recommendation of approval or denial to Council on these plats (or approval with conditions). You act as a technical advisor to Council, as a Planning and Zoning Commission member.

Since it's in the E TJ, there are things that are beyond our control. Mr. Spriggs added that in so many ways, the development agreement becomes your zoning code or guiding document for this development.

Commission Action:

1st Motion. Commission Member Ellen Eby made a motion to deny the Ashland Section 3 Preliminary Plat; the motion was seconded by Commission Member Deborah Spoor

Roll Call Vote: Commission Member Henry Munson- Nay; Commission Member Michelle Townsend- Nay; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Vote was 2-2.

2nd Motion. Commission Member Michelle Townsend restated a second motion to approve the Ashland Section 3 Preliminary Plat with the noted conditions of the City Engineers final approval and the final approval of the referral agencies; the motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Nay; Commission Member Deborah Spoor- Nay; Vote was 2-2, the Preliminary Plat was denied.

4. Discussion and possible action on Ashland Section Six Preliminary Plat

D.S. Director Otis Spriggs presented the item before the commission noting that Section 6 parameters are very similar. The average lot would be the 55 foot lot, but a large amounts exceed that in size. The same as I stated before, the conditions were textual by the city engineer and have been cleared. The Referral Agency condition still follows this particular plat.

Staff recommends approval of the plat with those conditions as noted and that the plat be forwarded to council for final action.

Commission Member Michelle Townsend made a motion to approve the Ashland Section 6 Preliminary Plat with the noted conditions of the City Engineers final approval and the final approval of the referral agencies; the motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Nay; Commission Member Deborah Spoor- Nay; Vote was 2-2, the Section 6 Preliminary Plat was denied.

5. Discussion and possible action on Ashland Section Four Preliminary Plat

D.S. Director Otis Spriggs presented the item before the commission noting that the Section 4 preliminary plat request is very similar in nature with the 50' and 55' products, 88 lots, six reserves and five blocks.

Commission Member Michelle Townsend asked where we are on the mix with this plat submission. Mr. Spriggs clarified that we would need to have an average of 240 lots in the

various categories to exceed 10%. Staff will continue to track the lot mix. Mr. Spriggs stated that staff has the same recommendation as before on the Section 4 Preliminary Plat.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Ashland Section 4 Preliminary Plat with the noted conditions of the City Engineers final approval and the final approval of the referral agencies; the motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Nay; Commission Member Deborah Spoor- Nay; **Vote was 2-2**, the Section 4 Preliminary Plat was denied.

6. Discussion and possible action on Ashland Section Five Preliminary Plat

D.S. Director Otis Spriggs presented the item before the commission noting that Section 5, is directly next to Section 4, just east of it, having 102 lots at the 50-foot lot width average.

The same conditions would apply here for the textual changes all being cleared and all city engineering comments being met, and the referral agency conditions would follow as noted.

Commission Member Michelle Townsend asked for clarification on the attached concept plan. Caitlin King explained that Section 5 should have a land use of single family and lot specialty. She will provide the most recently approved Concept Plan which reflects the correction.

Commission Action:

Commission Member Michelle Townsend made a motion to approve the Ashland Section 5 Preliminary Plat with the noted conditions of the City Engineers final approval and the final approval of the referral agencies; the motion was seconded by Commission Member Henry Munson.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Nay; Commission Member Deborah Spoor- Nay; **Vote was 2-2**, the Section 5 Preliminary Plat was denied.

7. Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #4.

D.S. Director Otis Spriggs presented the item before the commission.

This particular area is in that northern eastern section of the concept plan east of the school site. This portion of the site is very close to where the school site is, but just a little bit east of it. This particular right away would be subject to the development agreement with the county, as it relates to right ways and street maintenance in the future. And

we're asking for a positive recommendation from the Council for final action. Caitlin King appeared before the Commission and pointed out this area being up past section one and two. That would have been in Street Dedication Section 2, Street Dedication Section Three, which kind of brought us to just right around the school site and then Street Dedication Section 3 picks up where we left off at the school site and it'll and will bring us over to that entrance that you see from those sections you saw this afternoon.

Commission Action:

Motion was made by Commission Member Michelle Townsend to approve final plat for Ashland Project Street Dedication #4, subject to satisfaction of any engineering and referral agency comments, corrections, recommendations and recommend to City Council for final action. Motion was seconded by Commission Member Spoor.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Motion Carried the Preliminary Plat was approved unanimously, 4-0.

8. Discussion and possible action on Angleton ISD Elementary No 7 and Junior High No 2 Final Plat

D.S. Director Otis Spriggs presented the item before the commission, noting that Angleton ISD is under a schedule to meet their construction approvals and work completion. The Ashland development plan has gone before the State Highway Department (TxDOT) in which you've seen the improvements along the quarter FM 521 as well as the connections to the development at Coral Haven and Sapphire Springs in terms of the right of way tie-ins. We have received some updates on the drainage approval in which the applicant is still working with ADD and Brazoria County. We understand that they will most likely split the development into phases that will facilitate the earlier approvals for the school district being done first. The applicant's engineer, who prepared the final plat is present. Staff and the City Engineer are recommending approval; as the city engineer's comments have been cleared and the referral agency conditions still lie on this plat as part of our recommendation to City Council. Also, Mr. Tim Richard, Bond Program Manager for Angleton ISD, is present. Mr. Richard spoke and confirmed that the school board is on board with everything noted.

Commission Action:

Motion was made by Commission Member Michelle Townsend to approve final plat for Angleton ISD Elementary Number 7 and Junior High Number 2, subject to condition that all referral agency approvals be met by applicant and the plat be forwarded to City Council for final consideration. Motion was seconded by Commission Member Ellen Eby.

Roll Call Vote: Commission Member Henry Munson- Aye; Commission Member Michelle Townsend- Aye; Commission Member Ellen Eby- Aye; Commission Member Deborah Spoor- Aye; Motion Carried the Preliminary Plat was approved unanimously, 4-0.

ADJOURNMENT TIME: 1:02 PM



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on the election of a Vice-chairperson for the Planning and Zoning Commission.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests the discussion and possible action on the election of a Vice Chairperson for the Planning and Zoning Commission in accordance with the City of Angleton Code of Ordinances, ARTICLE II. - ZONING PROCEDURES AND ADMINISTRATION as stated below:

Sec. 28-22. - Planning and zoning commission. (7) The planning and zoning commission shall appoint a chairperson and a vice-chairperson from among its membership, and each officer shall hold office for two years or until replaced by a simple majority vote of the full city council.

RECOMMENDATION: Staff recommends that the Planning and Zoning hold election and appoint a vice-chairperson.

PLANNING & ZONING COMMISSION

Number of Commission Members: 7

Term of Office: 2 years

Established by: Angleton

Appointed by: City Council

Regular Meetings held on: First Thursday of each month, 12:00 p.m.

Location: City of Angleton City Hall Council Chambers

Compensation: None

City Staff Support: City Manager Designee

Qualifications:

Powers and Duties:

The commission is authorized to amend, extend, and add to the master plan for the development of the city; recommend to city council plats, changes to zoning, plans for rebuilding blighted areas, an amendment to the building codes and perform other duties as assigned by the city council.

The commission is comprised of seven members appointed by city council and serve two-year terms.

Place 1	Bill Garwood (Chairman)	bgarwood@bcglobal.net	2024
Place 2	Will Clark 201 E. Bronco Bend	will_clark@sbcglobal.net	2025
Place 3	Deborah Spoor 717 Cotharn Dr.	dadbspoor@sbcglobal.net	2024
Place 4	Regina Bieri P.O. Box 2317	reginabieri@aol.com	2025
Place 5	Michael Hogan 909 S Downing Rd	michaels.hogan911@gmail.com	2024
Place 6	Michelle Townsend 3 Pecan Pl	michelle-townsendlaw@gmail.com	2025
Place 7	Ellen Eby 4 Hickory Place	elleneby@att.net	2024
Staff Liaison	Otis Spriggs		



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance amending the City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$0 **FUNDS REQUESTED:** \$0

FUND: N/A

EXECUTIVE SUMMARY:

During the Council session on July 25, 2023, Staff provided City Council with an analysis of the yard setback requirements of the various Zoning District categories and subdivision design principles within the City of Angleton, as compared to neighboring municipalities (See the attached table).

Under the direction of the City Manager, Staff forward the legal notice of the Public Hearings to the Facts Newspaper on recommended changes to the Lot requirements and setback sections of the Zoning Ordinances. The recommended changes are under legal review and will be considered by the Planning and Zoning Commission on November 2, 2023 for review, discussion, and action of recommendation to City Council, who will hold its first public hearing November 14, 2023. Meanwhile, Staff will continue to engage the development professionals and community for input, participation, and comment.

In summary, Staff is recommending an increase on the standard residential lot to be located at least 35 ft. from the R.O.W., having at least a setback of 10 feet. Staff will continue to fine-tune the minimum driveway depths, as well as stipulations of keeping the cul-de-sac street parking as

prohibited. Please see the mark-up attachment(s) to the Code of Ordinances applicable sections.

Commercial District front setbacks are recommended to be increased to 35 ft. minimum as well, with the exception of the CBD- Downtown area remaining as-is.

During the Council work session discussion of cul-de-sacs was commented on. Staff is recommending the following:

(ADD) PARKING ON CUL-DE-SACS PROHIBITED.

(a) No person shall stop, stand or park any vehicle upon any cul-de-sac within the City except while actually loading and unloading and then only for a period not to exceed thirty minutes.

(b) All cul-de-sacs within the City are hereby designated as fire lanes.

Sec. 23-99. - LDC Text amendment

C. Criteria for approval. The following criteria should be considered by the commission and council as findings of fact. The proposed amendment sets out to accomplish the following:

1. Promotes the health, safety, and general welfare of the city;
2. Promotes the safe, orderly, efficient and healthful development of the city;
3. Consistent with other policies of this LDC and the Angleton Comprehensive Plan; and
4. Any other criteria which, at the discretion of the commission and council, are deemed relevant and important.

Staff has determined that from a safety standpoint the proposed text amendments are consistent with the goals and strategies promoted in the City's most current Comprehensive Plan. Vehicular encroachments beyond the line of travel area for pedestrians or would continue to pose a threat to their health, safety and welfare of the neighborhoods if not reduced.

Photos of Challenging Scenarios

Item 4.

Photos of Challenging Scenarios



Findings and Goals as strategized within the City's Comprehensive Plan:

- Utilize planned development provisions to encourage innovative and imaginative site design that minimizes adverse impacts on adjacent properties.
- Protect the integrity of existing neighborhoods from intrusion by undesirable land uses through enforcement of development-related ordinances.
- Enhance existing neighborhoods through improvements to the public right of way (such as street trees), protection of open spaces and scenic areas utilizing quality signage, landscaping, sidewalks, subsurface drainage and lighting. The proposed changes will allow for safe travel both on emergency vehicle access as well as sound pedestrian walkability and avoidance of sidewalk encroachment of parked vehicles.
- Revising the development related ordinances such as Zoning and subdivision requirements.
- Enhancing existing neighborhoods through improvements to the public right of way (such as street trees), protection of opens paces and scenic areas utilizing quality signage, landscaping, sidewalks, etc.
- Angleton can grow sensibly by: balancing economic development and environmental protection; focusing new development where public services and utilities are already available; actively supporting redevelopment of older areas and vacant buildings; valuing its downtown and vibrant mixed-use areas; maintaining an efficient street network and infrastructure system; providing convenient neighborhood shopping and attractive parks; and, ensuring pedestrian-friendly commercial districts and walking connections between neighborhoods, parks and schools.

Staff has included below, the comments compiled during and after the Workshop on October 26, 2023 with development community: The video recording can be accessed by clicking or copy/pasting the following link: <https://angletontx.new.swagit.com/videos/277605>

WORKSESSION 10/26/2023 Comments/Questions	Method of Input	Response
<i>A lot of developers are using 12" wide lay down curbs instead of 6" upright. Adjust widths as needed. Probably best to just specify travel width.</i>	<i>Emailed Comment</i>	
<i>Recommend that for pavement width you specify if this is travel width or back of curb to back of curb.</i>	<i>Emailed Comment</i>	
<i>In newer neighborhoods with smaller backyards, how does that work or affect the rear yards.</i>	<i>Comments made in Person</i>	The objective is to try to maintain a minimum rear yard of 20 feet. The front yard increase is triggered due to the Safety issues of the driveway parking encroaching into the sidewalk/apron.
<i>Are these applicable only in the City Limits.</i>	<i>In-person</i>	This would apply where we have Zoning authority within the City Limits.
<i>What are the conditions of grandfathering on already approved plats?</i>	<i>In-person</i>	The grandfathering/non-conforming legal constraints will still be applied. We will work with Legal to determine any sunshining clauses in instances where we do have enforceability.
<i>What about Ancillary Structures (Accessory Structures)?</i>	<i>In-person</i>	Lot coverage and lot density is important. We will still accommodate pool houses and RV garages. Usually lots having those accessory uses and structures are larger in nature.
<i>Parking on 1 side of the street? Do we have that same rule for blocking of sidewalks?</i>	<i>In-person</i>	Currently Staff is not aware of such a rule of thumb; however, if we were to receive accessibility related complaints we would respond accordingly. Staff added that the criteria for making this form of ordinance text amendment will have to be considered.
<i>25' setbacks are the most typical front yard setbacks that we see in Houston.</i>	<i>In-person</i>	
<i>Would the setbacks, especially apply to rear/alleyway loaded lots?</i>	<i>Live Chat/Webinar</i>	We would retain the provisions within the CBD downtown area to allow for rear access garages with reduced setbacks. We would not have the same sidewalk challenges.
<i>How would the setback increase affect fire truck hose-reach?</i>	<i>In-person</i>	We will ensure that the new regulations do not violate any requirements on residential that are currently being regulated. We will engage the Fire Chief.
<i>Other areas have 2 separate setbacks on a Corner lot situation; i.e. a 20 ft. for the Garage and then a separate requirement on the main structure at 15 ft.</i>	<i>In-person</i>	Staff will consider that flexibility.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission holds the Public hearing, have discussion, receive public input and vote to recommend approval of an ordinance amending the Text of City of Angleton Code of Ordinances, Zoning Chapter 28, and Chapter 23- Land Development Code, including Sections 28-41 through Sections 28-62 - Residential and Commercial Zoning Districts regarding the Zoning setback and lot size/type regulations to City Council for final action and approval.

**City of Angleton
Proposed Setback Regulations Table**

Item 4.

Abbreviated Designation	Zoning District Name	Front Yard Setback (Feet)	Sideyard Setback (Feet)	Rear Yard Setback (Feet)	Roadway Width (Feet)
<i>Base Districts</i>					
AG	Agricultural	80	40	80	28
SFE-20	Single-Family Estate Residential-20 (minimum 20,000 square-foot lots)	40	10	25	28
SF-10	Single-Family Residential-10 (minimum 10,000 square-foot lots)	35	10	25	28
SF-7.2	Single-Family Residential-7.2 (minimum 7,200 square-foot lots)	35	10	20	30
SF-6.3	Single-Family Residential-6.3 (minimum 6,300 square-foot lots)	35	10	25	30
SF-5	Single-Family Residential-5 (minimum 5,000 square-foot lots)	35	5	15	30
SF-PH	Single-Family Residential-Patio Home (zero-lot-line homes)	35	Zero Lot or 10' b/t	10	30
2F	Two-Family Residential (duplex homes)	35	Zero Lot or 10' b/t	25	30
SFA	Single-Family Attached Residential (townhomes)	25	N/A	15	30
MFR-14	Multifamily Residential-14 (apartments maximum 14 units/acre)	35	15	15	30
MFR-29	Multifamily Residential-29 (apartments maximum 29 units/acre)	35	15	15	30
MFR-36	Multifamily Residential-36 (apartments maximum 36 units/acre)	40	15	15*	30
MH	Manufactured Homes	25	10*	10	30
C-N	Commercial - Neighborhood	20	15	20	*
C-MU	Commercial - Mixed-Use	20	15	20	*
C-G	Commercial - General	35	15	20	*
C-OR	Commercial - Office/Retail	35	35	15	*
CBD	Central Business District	N/A	N/A	N/A	*
LI	Light Industrial	35	10*	10*	*

* See Master Thoroughfare Plan

Sec. 28-41. - Zoning districts established.

Commented [O51]: add

(a) The City of Angleton, Texas is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
<i>Base Districts</i>	
AG	Agricultural
SFE-20	Single-Family Estate Residential-20 (minimum 20,000 square-foot lots)
SF-10	Single-Family Residential-10 (minimum 10,000 square-foot lots)
SF-7.2	Single-Family Residential-7.2 (minimum 7,200 square-foot lots)
SF-6.3	Single-Family Residential-6.3 (minimum 6,300 square-foot lots)
SF-5	Single-Family Residential-5 (minimum 5,000 square-foot lots)
SF-PH	Single-Family Residential-Patio Home (zero-lot-line homes)
2F	Two-Family Residential (duplex homes)
SFA	Single-Family Attached Residential (townhomes)
MFR-14	Multifamily Residential-14 (apartments - maximum 14 units/acre)
MFR-29	Multifamily Residential-29 (apartments - maximum 29 units/acre)
MFR-36	Multifamily Residential-36 (apartments - maximum 36 units/acre)

MH	Modular Homes
C-N	Commercial - Neighborhood
C-MU	Commercial - Mixed-Use
C-G	Commercial - General
C-OR	Commercial - Office/Retail
CBD	Central Business District
LI	Light Industrial
<i>Overlay Districts</i>	
PD	Planned Development
SUP	Specific Use Permit

(b) A summary of the area regulations for the following zoning districts is included within appendix B.

(c) Certain terms and definitions used within this chapter can be found in section 28-112.

(Ord. No. 2009-O-4A, §§ (III)(13)(13.1–13.3), 4-14-09; Ord. No. 2016-O-6B, § 2, 6-14-16)

Sec. 28-42. - AG—Agricultural district.

(a) *General purpose and description:* The AG—Agricultural, district is designed to permit the use of land for the ranching, propagation and cultivation of crops and similar uses of vacant land. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is initially zoned agricultural until it is assigned another zoning district. It is anticipated that agricultural zoned land will

eventually be rezoned to another zoning classification in the future. The agricultural district is also appropriate for areas where development is premature due to lack of utilities or city services; to preserve areas that are unsuitable for development due to problems that may present hazards such as flooding, in which case the AG zoning designation should be retained until such hazards are mitigated and the land is rezoned; and to provide permanent greenbelts or to preserve open space areas as buffers around uses that might otherwise be objectionable or pose environmental or health hazards.

(b) *Permitted uses:*

- (1) Those uses listed for the AG—Agricultural district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

- a. Three stories, and not to exceed 40 feet, for the main building/house.
- b. Forty-five feet for agricultural structures (e.g., barns, silos, water towers, etc.), provided they are no closer than 100 feet from any front, side or rear property line.
- c. Twenty-five feet for other accessory buildings, including detached garage, garden shed, accessory dwelling units, etc.

(d) *Area regulations:*

(1) *Size of lots:*

- a. *Minimum lot area:* Five acres (217,800 square feet).
- b. *Minimum lot width:* 100 feet.
- c. *Minimum lot depth:* 150 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* 80 feet.
- b. *Minimum side yard:* 40 feet for interior side yard; 80 feet for a corner lot on a street.
- c. *Minimum rear yard:* 80 feet for the main building and any accessory building(s). (See section 28-103 for accessory building standards.)

(3) *Parking regulations:*

- a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
- b. *Other:* See section 28-101, off-street parking and loading regulations.

- (4) *Minimum floor area per dwelling unit:* None.
 - (5) *Minimum exterior construction standards:* See section 28-105.
 - (6) *Maximum impervious surface coverage:* 40 percent.
- (e) *Special requirements:*
- (1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - (3) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - (4) Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
 - (5) Swimming pools: See section 28-110.
 - (6) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
 - (7) Any nonresidential land use or structure which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
 - (8) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).

- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(14)(14.1–14.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-43. - SFE-20—Single-family estate residential-20 district.

- (a) *General purpose and description:* The SFE-20—Single-Family Estate Residential-20, district is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 20,000 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SFE-20 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*
- (1) Those uses listed for the SFE-20 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
 - b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
- (1) *Size of lots:*
- a. *Minimum lot area:* 20,000 square feet.
 - b. *Minimum lot width:* 100 feet.

- c. *Minimum lot depth:* 125 feet.
- (2) *Size of yards:*
 - a. *Minimum front yard:* ~~30~~ 40 feet.
 - b. *Minimum side yard:* Ten feet for interior side yard; 20 feet for a corner lot; 30 feet for a key corner lot.
 - c. *Minimum rear yard:* 25 feet for the main building and any accessory building(s). (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
 - a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
 - b. *Other:* See section 28-101, off-street parking and loading regulations.
- (4) *Minimum floor area per dwelling unit:* None.
- (5) *Minimum exterior construction standards:* See section 28-14.
- (6) *Maximum impervious surface coverage:* 50 percent.
- (e) *Special requirements:*
 - (1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - (3) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - (4) Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
 - (5) Swimming pools: See section 28-110.
 - (6) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
 - (7) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.

Commented [OS2]: In comparison to adjacent cities, Staff is recommending a minimum setback on estate lots to be "40 ft.". (Discussed 7/25/2023 Workshop)

(8) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:

- Off-street parking and loading requirements (section 28-101).
- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(15)(15.1–15.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-44. - SF-10—Single-family residential-10 district.

- (a) *General purpose and description:* The SF-10—Single-Family Residential-10, district is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 10,000 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-10 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*

- (1) Those uses listed for the SF-10 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- Two and one-half stories, and not to exceed 35 feet, for the main building/house.
 - One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
- (1) *Size of lots:*
- Minimum lot area:* 10,000 square feet.
 - Minimum lot width:* 80 feet.
 - Minimum lot depth:* 110 feet.
- (2) *Size of yards:*
- Minimum front yard:* ~~30~~ 35 feet.
 - Minimum side yard:* ~~Seven and one-half~~ Ten feet for interior side yard; fifteen feet for a corner lot on a street; 30 feet for a key corner lot.
 - Minimum rear yard:* 25 feet for the main building and any accessory building(s). (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
- Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
 - Other:* See section 28-101, off-street parking and loading regulations.
- (4) *Minimum floor area per dwelling unit:* None.
- (5) *Minimum exterior construction standards:* See section 28-105.
- (6) *Maximum impervious surface coverage:* 60 percent.
- (e) *Special requirements:*
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.

Commented [OS3]: In comparison to adjacent cities, Staff is recommending a minimum setback to be "35 ft." on the standard SF lots due to increased familiar parking needs. (Discussed 7/25/2023 Workshop)

- (4) Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
- (5) Swimming pools: See section 28-110.
- (6) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
- (7) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (8) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:

- Off-street parking and loading requirements (section 28-101).
- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(16)(16.1–16.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.

- (a) *General purpose and description:* The SF-7.2—Single-Family Residential-7.2, district is intended to provide for development of primarily detached, single-family residences on smaller and more compact lots of not less than 7,200 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-7.2 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*
- (1) Those uses listed for the SF-7.2 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- Two and one-half stories, and not to exceed 35 feet, for the main building/house.
 - One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
- (1) *Size of lots:*
- Minimum lot area:* 7,200 square feet.
 - Minimum lot width:* 60 feet.
 - Minimum lot depth:* 100 feet.
- (2) *Size of yards:*
- Minimum front yard:* ~~25-35~~ feet.
 - Minimum side yard:* ~~Five-10'-0"~~ feet for interior side yard; ~~15-30~~ feet for a corner lot on a street; ~~25-30~~ feet for a key corner lot.
 - Minimum rear yard:* 20 feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
- Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.

Commented [OS4]: In comparison to adjacent cities, Staff is recommending a minimum setback to be "35 ft." on the standard SF lots due to increased familiar parking needs. (Discussed 7/25/2023 Workshop)

Commented [OS5]: Consider increasing minimum distance between structure and property lines to be 10 ft. on standard residential lots.

b. *Other*: See section 28-101, off-street parking and loading regulations.

- (4) *Minimum floor area per dwelling unit*: None.
- (5) *Minimum exterior construction standards*: See section 28-105.
- (6) *Maximum impervious surface coverage*: 60 percent.

(e) *Special requirements*:

- (1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
- (3) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (4) Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
- (5) Swimming pools: See section 28-110.
- (6) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)5.
- (7) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (8) *Other regulations*: See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).

- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(17)(17.1–17.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-46. - SF-6.3—Single-family residential-6.3 district.

- (a) *General purpose and description:* The SF-6.3, Single-Family Residential-6.3, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 6,300 square feet in size in logical neighborhood units.
- (b) *Permitted uses:*
- (1) Those uses listed for the SF-6.3 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
 - b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*
- (1) *Size of lots:*
- a. *Minimum lot area:* 6,300 square feet.
 - b. *Minimum lot width:* 60 feet.
 - c. *Minimum lot depth:* 100 feet.
- (2) *Size of yards:*
- a. *Minimum front yard:* ~~20-35~~ feet.
 - b. *Minimum side yard:* ~~Five feet~~10'-0" for interior side yard; 15 feet for a corner lot on a street; ~~25-30~~ feet for a key corner lot.

Commented [OS6]: In comparison to adjacent cities, Staff is recommending a minimum setback to be "35 ft." on the standard SF lots due to increased familiar parking needs. (Discussed 7/25/2023 Workshop)

Commented [OS7]: Consider increasing minimum distance between homes to be 15 ft. on standard residential lots.

- c. *Minimum rear yard:* Twenty feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
- a. *Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
- b. *Other:* See section 28-101, off-street parking and loading regulations.
- (4) *Minimum floor area per dwelling unit:* None.
- (5) *Minimum exterior construction standards:* See section 28-105.
- (6) *Maximum impervious surface coverage:* 60 percent.
- (e) *Special requirements:*
- (1) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (2) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
- (3) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (4) Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
- (5) Swimming pools: See section 28-110.
- (6) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)5.
- (7) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (8) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).

- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(18)(18.1–18.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2016-O-6B, § 2, 6-14-16)

Sec. 28-47. - SF-5—Single-family residential-5 district.

- (a) *General purpose and description:* The SF-5—Single-Family Residential-5, district is intended to provide for development of primarily detached, single-family residences on small, compact lots of not less than 5,000 square feet in size in logical neighborhood units.
- (b) *Permitted uses:*
- (1) Those uses listed for the SF-5 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
 - b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) *Area regulations:*

- (1) *Size of lots:*
- Minimum lot area:* 5,000 square feet.
 - Minimum lot width:* 50 feet.
 - Minimum lot depth:* 100 feet.
- (2) *Size of yards:*
- Minimum front yard:* 20-35 feet.
 - Minimum side yard:* Five feet for interior side yard; 15 feet for a corner lot on a street; 25 feet for a key corner lot.
 - Minimum rear yard:* 20-15 feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for accessory building standards.)
- (3) *Parking regulations:*
- Single-family dwelling unit:* A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
 - Other:* See section 28-101, off-street parking and loading regulations.
- (4) *Minimum floor area per dwelling unit:* None.
- (5) *Minimum exterior construction standards:* See section 28-105.
- (6) *Maximum impervious surface coverage:* 60 percent.
- (e) *Special requirements:*
- Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
 - Swimming pools: See section 28-110.
 - A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing

Commented [OS8]: In comparison to adjacent cities, Staff is recommending a minimum setback to be "35 ft." on the standard SF lots due to increased familiar parking needs. (Discussed 7/25/2023 Workshop)

Commented [OS9]: Accessory buildings shall be 5 ft. from the rear and side property lines, and outside of any recorded easement.

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the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)5.

- (7) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (8) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).
 - Reserved for future use (section 28-111).
 - Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(19)(19.1–19.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2016-O-6B, § 2, 6-14-16)

Sec. 28-48. - SF-PH—Single-family residential—Patio home district (Zero-lot-line homes).

- (a) *General purpose and description:* The SF-PH—Single-Family Residential-Patio Home, district is designed to provide for development of primarily detached single-family residences on compact lots having one side yard reduced to zero feet (i.e., "zero-lot-line"), and having not less than 5,000 square feet. Patio home developments shall be arranged in a clustered lot pattern with a common usable open space system that is an integral part of the development. Areas zoned for the SF-PH district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be

designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(b) Permitted uses:

- (1) Those uses listed for the SF-PH district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) Height regulations:

(1) Maximum height:

- a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
- b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.

(d) Area regulations:

(1) Size of lots:

- a. Minimum lot area: 5,000 square feet.
- b. Maximum project size: The maximum size of a patio home development shall be 40 acres.
- c. Minimum lot width: 50 feet.
- d. Minimum lot depth: 100 feet.

(2) Size of yards:

- a. Minimum front yard: 20 feet; 25-35 feet to the garage door face for front-entry homes.
- b. Minimum side yard: One side yard reduced to zero feet; other side yard a minimum of ten feet required with 15 feet required on corner lots adjacent to a residential or collector street, and 20 feet required on corner lots adjacent to an arterial street; 20 feet for a key corner lot on any street.
- c. Minimum rear yard: Ten feet for the main building and any accessory building(s); 25 feet for rear entry garage.

(3) Parking regulations:

- a. Single-family dwelling unit: A minimum of two parking spaces on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
- b. Other: See section 28-101, off-street parking and loading requirements.

(4) Minimum floor area per dwelling unit: None.

Commented [OS10]: In comparison to adjacent cities, Staff is recommending a minimum setback to be "35 ft." due to increased familiar parking needs. (Discussed 7/25/2023 Workshop)

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- (5) *Minimum exterior construction standards:* See section 28-105.
- (6) *Maximum impervious surface coverage:* 70 percent.
- (e) *Special requirements:*
- (1) Patio home developments shall be developed as zero-lot-line homes. One side yard shall be reduced to zero feet, while the other side yard shall be a minimum of ten feet; 15 feet for a corner lot on the residential or collector street side, or 20 feet for a corner lot on an arterial street. A minimum five-foot wide maintenance and utility easement shall be placed on the adjacent lot (i.e., the other side of the zero-lot-line) to enable the property owner to maintain that portion of his/her house that is on the zero-lot-line. Side yards and maintenance and utility easements shall be shown on the subdivision plat. A minimum separation between patio homes of ten feet shall be provided. Roof overhangs will be allowed to project into the maintenance and utility easement a maximum of 24 inches, but the maintenance and utility easement shall remain reasonably accessible to the adjacent homeowner to perform maintenance and repairs to all portions of the exterior of his/her home. No accessory building, pool, or stored materials (e.g., firewood, garden or construction materials, etc.) shall be located or stored within the maintenance easement; wooden decking may be located within the maintenance easement.
 - (2) Maintenance requirements for common areas. A property owners association is required for continued maintenance of common land and facilities.
 - (3) Single-family lots and detached dwellings constructed in this district shall conform to the standards as set forth in the SF-5 zoning district.
 - (4) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (5) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - (6) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - (7) Homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
 - (8) Swimming pools: See section 28-110.
 - (9) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and

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approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)5.

(10) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.

(11) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:

- Off-street parking and loading requirements (section 28-101).
- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(20)(20.1–20.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-49. - 2F—Two-family residential district (Duplex homes).

(a) *General purpose and description:* The 2F—Two-Family Residential, district is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of each of the two-family or duplex units is encouraged. This district is typically used as a "buffer" or transition district between lower density residential areas and higher density or nonresidential areas or major thoroughfares. Areas zoned for the 2F district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns which discourage non-local traffic; they shall be properly

buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(b) *Permitted uses:*

- (1) Those uses listed for the 2F district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

- a. Two and one-half stories, and not to exceed 35 feet, for the main building/house.
- b. One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.

(d) *Area regulations:*

(1) *Size of lots for two-family/duplex homes:*

- a. *Minimum lot area:* 10,000 square feet per pair of dwelling units; 5,000 square feet per dwelling unit.
- b. *Minimum lot width:* 80 feet.
- c. *Minimum lot depth:* 100 feet.

(2) *Size of yards for two-family/duplex homes:*

- a. *Minimum front yard:* 25-35 feet; 25-35 feet to the garage door face for front-entry homes.
- b. *Minimum side yard:* Five feet required with 15 feet required on corner lots adjacent to a residential or collector street, and 20 feet required on corner lots adjacent to an arterial street; 25 feet for key corner lot on any street.
- c. *Minimum rear yard:* 25 feet for the main building and any accessory building(s); 25 feet for rear entry garage. (See section 28-103 for exceptions.)

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(3) *Parking regulations:*

- a. A minimum of two parking spaces for each dwelling unit on the same lot as the main structure and on a paved driveway having a minimum length of 25 feet as measured from the street right-of-way line.
- b. Also see section 28-101, off-street parking and loading regulations.

(4) *Minimum floor area per dwelling unit for two-family/duplex homes:* None.

(5) *Minimum exterior construction standards:* See section 28-105.

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

(e) *Special requirements:*

- (1) Single-family lots and detached dwellings constructed in this district shall conform to the standards as set forth in the SF-6.3 zoning district.
- (2) The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
- (3) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.
- (4) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
- (5) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (6) Single-family and two-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
- (7) Swimming pools: See section 28-110.
- (8) A site plan shall be required for any development that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
- (9) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (10) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).

- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(21)(21.1–21.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13)

Sec. 28-50. - SFA—Single-family attached residential district (Townhomes).

- (a) *General purpose and description:* The SFA—Single-Family Attached Residential, district is intended to promote stable, quality, attached-occupancy residential development on individual lots at higher residential densities. Individual ownership of each lot and dwelling unit is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multifamily or nonresidential areas or major thoroughfares. Areas zoned for the SFA district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns which discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*
- (1) Those uses listed for the SFA district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Two and one-half stories, and not to exceed 35 feet, for the main building or house.
 - b. One story for other accessory buildings, including detached garage, carports, garden shed, gazebo, clubhouse, mail kiosks, etc.
 - c. Other requirements (see section 28-106).
- (d) *Area regulations:*

(1) *Size of lots:*

- a. *Minimum lot area:* 2,500 square feet.
- b. *Maximum density:* Ten units per gross acre of land area within the development.
- c. *Maximum project size:* The maximum size of a single-family attached residential development shall be 25 acres.
- d. *Minimum lot width:* 20 feet.
- e. *Minimum lot depth:* 100 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* 15 feet; front yard setbacks shall be staggered in at least four-foot increments such that no more than two units have the same front setback in a row; no front-entry garages permitted unless the garage door or carport access opening is set back at least 20 feet from the property line (i.e., the right-of-way or street easement line).
- b. *Minimum side yard:*
 - 1. Single-family attached dwellings shall not have an interior side yard; however, a minimum ten-foot side yard is required for a corner lot adjacent to a residential street or alley that only serves lots within the SFA subdivision, a minimum 15-foot side yard is required for a corner lot adjacent to a residential or collector street serving lots outside the SFA subdivision, a minimum 20-foot side yard is required for a corner lot adjacent to an arterial street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart.
 - 2. A complex or continuous row of attached single-family dwellings shall have a minimum length of four dwelling units (quadriplex), a maximum length of eight dwelling units.
- c. *Minimum rear yard:* 15 feet for the main building and any accessory building(s); 20 feet for rear entry garage.

(3) *Maximum lot coverage:* 70 percent by main and accessory buildings on each individual lot.(4) *Parking regulations:*

- a. A minimum of two parking spaces for each dwelling unit, located in front, behind, beside or incorporated into the dwelling unit and located on the same lot as each dwelling unit (see section 28-101, off-street parking and loading requirements).
- b. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one guest/visitor space per four units. SFA developments that include a two-car garage or carport and driveway area equivalent to two

additional parking spaces on each lot are not required to provide visitor parking spaces.

- c. Additional parking shall be required for any recreational uses, clubhouse, office, sales offices and other similar accessory structures and uses.

(5) *Minimum floor area per dwelling unit:* 800 square feet of air-conditioned floor area.

(6) *Minimum exterior construction standards:* See section 28-105.

(e) *Special requirements:*

(1) *Maintenance requirements for common areas.* A property owners association is required for continued maintenance of common land and facilities.

(2) *Streets.* Two-way streets that serve 25 or fewer lots within a SFA development shall provide a 50-foot right-of-way and a 28-foot wide roadway. One-way streets that serve 25 or fewer lots within a SFA development shall provide a 20-foot right-of-way and a 14-foot wide roadway. All street corners and curves shall be designed to accommodate access by a fire truck. Streets may be privately owned or, if constructed to city standards, publicly dedicated streets. Streets serving more than 25 lots shall comply with the normal standards for residential, collector or arterial streets.

(3) *Refuse facilities.* Solid waste disposal services may be provided individually to each unit in the development in the same manner as other single-family developments or through the use of a common refuse facility. A common refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk from more than one dwelling. All common refuse containers shall be maintained in accordance with local public health and sanitary regulations. Common refuse facilities shall be located no closer than 30 feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies and shall be screened in accordance with subsection 28-104(b)(7) of this chapter (see illustrations 16 and 17 for refuse container enclosure diagrams).

(4) All utilities shall be provided separately to each lot within an SFA district so that each unit is individually metered.

(5) Any residential development of a lower density than provided for in SFA districts is allowed here provided such development is in accordance with the applicable district regulations of such lower density uses.

(6) Each SFA lot shall contain a private yard with not less than 300 square feet of area (i.e., a back yard or large side yard). Private yards may include a patio cover, gazebo or other similar non-enclosed structure which does not cover more than 25 percent of the area of the private yard, and they may also include a swimming pool, swing set, play fort, or other private leisure amenity.

(7) The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

- (8) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (9) Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of five or more acres.
- (10) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (11) Homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be 25 feet.
- (12) A site plan shall be required for any SFA development, or for any other type of development in the SFA district that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
- (13) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards. All buildings within a nonresidential development shall be architecturally compatible with each other, in that they shall use similar exterior finish colors and materials to achieve an overall, visually compatible appearance when viewed from the road.
- (14) Gated/secured entrances shall be in accordance with the city's design standards for gated/secured entrances on private streets.
- (15) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).

- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(16) *Screening requirements.* A screening fence along shared property lines between SFA districts and other single-family zoning districts shall be required. Said screening fence shall comply with the requirements of section 28-104.

(Ord. No. 2009-O-4A, §§ (III)(22)(22.1–22-5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2015-O-11A, § 2, 11-10-15; Ord. No. [20190910-009](#), § 2, 9-10-19)

Sec. 28-51. - MFR-14—Multifamily residential-14 district (Apartments).

- (a) *General purpose and description:* The MFR-14—Multifamily Residential-14, district is an attached residential district intended to provide moderate residential density of up to 14 dwelling units per acre. The principal permitted land uses will include low-rise multiple-family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between nonresidential development or heavy automobile traffic and medium- or low-density residential development. Areas zoned for the MFR-14 district shall have, or shall make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved drive aisles with logical and efficient vehicular circulation patterns; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*
- (1) Those uses listed for the MFR-14 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Two stories, and not to exceed 35 feet, for the main building(s).
 - b. One story for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.
 - c. Other requirements (see section 28-106).

(d) *Area regulations:*(1) *Size of lots:*

- a. *Minimum lot area:* 3,000 square feet per dwelling unit, not to exceed 14 dwelling units per acre (calculated on gross acreage). The minimum lot (i.e., project) size shall be 6,300 square feet.
- b. *Minimum lot width:* 60 feet.
- c. *Minimum lot depth:* 100 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* ~~25~~35 feet. All areas adjacent to a street shall be deemed front yards. See section 28-106 for additional setback requirements.
- b. *Minimum side and rear yard:* 15 feet, unless adjacent to a single-family, duplex, patio home or single-family attached district then side and rear setbacks shall be according to the height of the multifamily building, as follows:
 - 1. *One-story building:* 25 feet.
 - 2. *Two-story building:* 50 feet.
- c. *Building separation:*
 - 1. *One-story buildings:* 15 feet for buildings without openings; 20 feet for buildings with openings.
 - 2. *Two-story buildings (or a two-story building adjacent to a one-story building):* 20 feet for buildings without openings; 25 feet for buildings with openings.
 - 3. *Between a main building and an accessory building:* Ten feet.

(3) *Minimum floor area per dwelling unit:* 600 square feet of air-conditioned floor area.(4) *Maximum impervious surface coverage:* 50 percent.(5) *Parking regulations:*

- a. One space for each efficiency or one-bedroom unit.
- b. Two spaces for each two-bedroom unit.
- c. Two and a half spaces for each three-bedroom unit.
- d. Three spaces for each four- or more bedroom unit.
- e. The average number of parking spaces for the total development shall be no less than one space per dwelling unit.
- f. No parking space may be located closer than six feet from any building, nor closer than two feet from any side or rear lot line.
- g. At least one resident parking space per dwelling unit shall be covered.

- h. See section 28-101, off-street parking and loading requirements, for additional requirements.
- (6) *Minimum exterior construction standards:* See section 28-105.
- (e) *Special requirements:*
- (1) *Landscape area requirements:* See section 28-102 for landscaping requirements.
 - (2) *Refuse facilities:* Every multifamily dwelling unit shall be located within 200 feet of a refuse facility, measured along the designated pedestrian travel way. A refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk for more than one dwelling, and all refuse containers shall be maintained in accordance with local public health and sanitary regulations. Refuse containers shall be located no closer than 30 feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies, and shall be screened in accordance with subsection 28-104(b)(7). (See illustrations 16 and 17 for refuse container enclosure diagrams).
 - (3) *Screening requirements:* See section 28-104 for screening requirements.
 - (4) Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-6.3, 2F, SF-PH or SFA district standards, respectively.
 - (5) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (6) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - (7) All points on the exterior facades of all buildings shall be within 150 feet of a dedicated fire lane easement (as measured by an unobstructed pathway, or route, for fire hoses).
 - (8) A four-foot wide ADA paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be six feet to accommodate a two-foot bumper overhang for vehicles.
 - (9) Buildings shall not exceed 200 feet in length.
 - (10) Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize vehicle parking areas are provided. This parking area shall not be used to meet the minimum parking requirements, and shall not be visible from a public street.
 - (11) All buildings containing residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.

- (12) All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas.
- (13) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards. All buildings within a nonresidential development shall be architecturally compatible with each other, in that they shall use similar exterior finish colors and materials to achieve an overall, visually compatible appearance when viewed from the road.
- (14) Gated/secured entrances shall be in accordance with the city's design standards for gated/secured entrances on private streets.
- (15) A site plan shall be required for any MFR development, or for any other type of development in the MFR-14 district that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).
- (16) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).
 - Reserved for future use (section 28-111).

- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(23)(23.1–23.6), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. [20190910-010](#), §§ 2, 3, 9-10-19; Ord. No. [20191112-008](#), § 2, 11-12-19)

Sec. 28-52. - MFR-29—Multifamily residential-29 district (Apartments).

- (a) *General purpose and description:* The MFR-29—Multifamily Residential-29 district is an attached residential district intended to provide high residential density of up to 29 dwelling units per acre. The principal permitted land uses will include low-rise multiple-family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between nonresidential development or heavy automobile traffic and medium- or low-density residential development. Areas zoned for the MFR-29 district shall have, or shall make provision for City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved drive aisles with logical and efficient vehicular circulation patterns; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.
- (b) *Permitted uses:*
- (1) Those uses listed for the MFR-29 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
 - a. Three stories, and not to exceed 40 feet, for the main building(s).
 - b. One story for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.
 - c. Other requirements (see section 28-106).
- (d) *Area regulations:*
- (1) *Size of lots:*
 - a. *Minimum lot area:* 1,500 square feet per dwelling unit, not to exceed 29 dwelling units per acre (calculated on gross acreage). The minimum lot (i.e., project) size shall be 6,300 square feet.
 - b. *Minimum lot width:* 60 feet.
 - c. *Minimum lot depth:* 100 feet.
 - (2) *Size of yards:*

- a. *Minimum front yard:* ~~25-35~~ feet. All areas adjacent to a street shall be deemed front yards. See section 28-106 for additional setback requirements.
- b. *Minimum side and rear yard:* 15 feet, unless adjacent to a single-family, duplex, patio home or single-family attached district then side and rear setbacks shall be according to the height of the multifamily building, as follows:
 - 1. *One-story building:* 25 feet.
 - 2. *Two-story building:* 50 feet.
- c. *Building separation:*
 - 1. *One-story buildings:* 15 feet for buildings without openings; 20 feet for buildings with openings.
 - 2. *Two-story buildings (or a two-story building adjacent to a one-story building):* 20 feet for buildings without openings; 25 feet for buildings with openings.
 - 3. *Between a main building and an accessory building:* Ten feet.
- (3) *Minimum floor area per dwelling unit:* 600 square feet of air conditioned floor area.
- (4) *Maximum impervious surface coverage:* 50 percent.
- (5) *Parking regulations:*
 - a. One and a half spaces for each efficiency or one-bedroom unit.
 - b. Two spaces for each two-bedroom unit.
 - c. Two and a half spaces for each three-bedroom unit.
 - d. Three spaces for each four- or more bedroom unit.
 - e. The average number of parking spaces for the total development shall be no less than one space per dwelling unit.
 - f. No parking space may be located closer than six feet from any building, nor closer than two feet from any side or rear lot line.
 - g. At least one resident parking space per dwelling unit shall be covered.
 - h. See section 28-101, off-street parking and loading requirements, for additional requirements.
- (6) *Minimum exterior construction standards:* See section 28-105.
- (e) *Special requirements:*
 - (1) *Landscape area requirements:* See section 28-102 for landscaping requirements.
 - (2) *Refuse facilities:* Every multifamily dwelling unit shall be located within 200 feet of a refuse facility, measured along the designated pedestrian travel way. A refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk for more than one dwelling, and all refuse containers shall be

maintained in accordance with local public health and sanitary regulations. Refuse containers shall be located no closer than 30 feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies, and shall be screened in accordance with subsection 28-104(b)(7). (See illustrations 16 and 17 for refuse container enclosure diagrams).

- (3) *Screening requirements:* See section 28-104 for screening requirements.
- (4) Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-6.3, 2F, SF-PH or SFA district standards, respectively.
- (5) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (6) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (7) All points on the exterior facades of all buildings shall be within 150 feet of a dedicated fire lane easement (as measured by an unobstructed pathway, or route, for fire hoses).
- (8) A four-foot wide ADA paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be six feet to accommodate a two-foot bumper overhang for vehicles.
- (9) Buildings shall not exceed 200 feet in length.
- (10) Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize vehicle parking areas are provided. This parking area shall not be used to meet the minimum parking requirements, and shall not be visible from a public street.
- (11) All buildings containing residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- (12) All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas.
- (13) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards. All buildings within a nonresidential development shall be architecturally compatible with each other, in that they shall use similar exterior finish colors and materials to achieve an overall, visually compatible appearance when viewed from the road.
- (14) Gated/secured entrances shall be in accordance with the city's design standards for gated/secured entrances on private streets.

(15) A site plan shall be required for any MFR development, or for any other type of development in the MFR-29 district that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).

(16) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:

- Off-street parking and loading requirements (section 28-101).
- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(24)(24.1–24-5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2016-O-6B, § 2, 6-14-16; Ord. No. [20190910-010](#), § 4, 9-10-19; Ord. No. [20191112-008](#), § 3, 11-12-19)

Sec. 28-53. - MFR-36—Multifamily residential-36 district (Apartments).

(a) *General purpose and description:* The MFR-36—Multifamily Residential-36 district is an attached residential district intended to provide the highest residential density of up to 36 dwelling units per acre. The principal permitted land uses will include low-

rise multiple-family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and serve as a buffer between nonresidential development or heavy automobile traffic and medium- or low-density residential development. Areas zoned for the MFR-36 district shall have, or shall make provision for City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved drive aisles with logical and efficient vehicular circulation patterns; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(b) *Permitted uses:*

- (1) Those uses listed for the MFR-36 district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

- a. Three stories, and not to exceed 40 feet, for the main building(s).
- b. One story for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.
- c. Other requirements (see section 28-106).

(d) *Area regulations:*

(1) *Size of lots:*

- a. *Minimum lot area:* 1,200 square feet per dwelling unit, not to exceed 36 dwelling units per acre (calculated on gross acreage). The minimum lot (i.e., project) size shall be 6,300 square feet.
- b. *Minimum lot width:* 60 feet.
- c. *Minimum lot depth:* 100 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* ~~25~~-40 feet. All areas adjacent to a street shall be deemed front yards. See section 28-106 for additional setback requirements.
- b. *Minimum side and rear yard:* 15 feet, unless adjacent to a single-family, duplex, patio home or single-family attached district then side and rear setbacks shall be according to the height of the multifamily building, as follows:
 1. *One-story building:* 25 feet.
 2. *Two-story building:* 50 feet.
 3. *Over two-story building:* 75 feet.
- c. *Building separation:*

1. *One-story buildings*: 15 feet for buildings without openings; 20 feet for buildings with openings.
 2. *Two-story buildings (or a two-story building adjacent to a one-story building)*: 20 feet for buildings without openings; 25 feet for buildings with openings.
 3. *Over two-story buildings (or an over two-story building adjacent to a one- or two-story building)*: 25 feet for buildings with or without openings.
 4. *Between a main building and an accessory building*: Ten feet.
- (3) *Minimum floor area per dwelling unit*: 600 square feet of air conditioned floor area.
- (4) *Maximum impervious surface coverage*: 50 percent.
- (5) *Parking regulations*:
- a. One and a half spaces for each efficiency or one-bedroom unit.
 - b. Two spaces for each two-bedroom unit.
 - c. Two and a half spaces for each three-bedroom unit.
 - d. Three spaces for each four- or more bedroom unit.
 - e. The average number of parking spaces for the total development shall be no less than one space per dwelling unit.
 - f. No parking space may be located closer than six feet from any building, nor closer than two feet from any side or rear lot line.
 - g. At least one resident parking space per dwelling unit shall be covered.
 - h. See section 28-101, off-street parking and loading requirements, for additional requirements.
- (6) *Minimum exterior construction standards*: See section 28-105.
- (e) *Special requirements*:
- (1) *Landscape area requirements*: See section 28-102 for landscaping requirements.
 - (2) *Refuse facilities*: Every multifamily dwelling unit shall be located within 200 feet of a refuse facility, measured along the designated pedestrian travel way. A refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk for more than one dwelling, and all refuse containers shall be maintained in accordance with local public health and sanitary regulations. Refuse containers shall be located no closer than 30 feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies, and shall be screened in accordance with subsection 28-104(b)(7). (See illustrations 16 and 17 for refuse container enclosure diagrams).
 - (3) *Screening requirements*: See section 28-104 for screening requirements.

- (4) Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-6.3, 2F, SF-PH or SFA district standards, respectively.
- (5) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (6) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
- (7) All points on the exterior facades of all buildings shall be within 150 feet of a dedicated fire lane easement (as measured by an unobstructed pathway, or route, for fire hoses).
- (8) A four-foot wide ADA paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be six feet to accommodate a two-foot bumper overhang for vehicles.
- (9) Buildings shall not exceed 200 feet in length.
- (10) Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize vehicle parking areas are provided. This parking area shall not be used to meet the minimum parking requirements, and shall not be visible from a public street.
- (11) All buildings containing residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- (12) All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas.
- (13) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards. All buildings within a nonresidential development shall be architecturally compatible with each other, in that they shall use similar exterior finish colors and materials to achieve an overall, visually compatible appearance when viewed from the road.
- (14) Gated/secured entrances shall be in accordance with the city's design standards for gated/secured entrances on private streets.
- (15) A site plan shall be required for any MFR development, or for any other type of development in the MFR-36 district that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and

approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).

(16) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:

- Off-street parking and loading requirements (section 28-101).
- Landscape requirements (section 28-102).
- Accessory structure and use regulations (section 28-103).
- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(25)(25.1–25.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2016-O-6B, § 2, 6-14-16; Ord. No. [20190910-010](#), § 5, 9-10-19; Ord. No. [20191112-008](#), § 4, 11-12-19)

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

- (a) *General purpose and description:* The MH, Manufactured Home, district is a detached residential district establishing standards for the development of HUD-Code manufactured home parks and subdivisions. HUD-Code manufactured home subdivisions include individually platted lots for sale within the subdivision, for the placement of manufactured home units. A manufactured home park offers spaces for the placement of manufactured home units on a lease or rental basis. The manufactured home district establishes area and design requirements for parks and subdivisions, as well as yard requirements for individual lots. Both parks and subdivisions provide open space and recreational areas appropriate for the acreage and number of units contained. Areas zoned for the MH district shall have, or shall

make provision for, City of Angleton water and sewer services. They shall be designed to adequately accommodate storm drainage; they shall have paved streets with logical and efficient vehicular circulation patterns that discourage non-local traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(b) *Permitted uses:*

- (1) Those uses listed for the MH district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Area regulations:*

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

- a. **Minimum front yard: 25 feet from a dedicated street; 15 feet from any private street or drive.** See section 28-106 for additional setback requirements.
- b. *Minimum side yard:* Ten feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.
- c. *Minimum rear yard:* Ten feet; 20 feet from any zoning district boundary line.
- d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way line.

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

- a. *Minimum lot area:* 4,000 square feet per unit.
- b. *Minimum lot width:* 40 feet.
- c. *Minimum lot depth:* 100 feet.

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

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

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

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

- (7) *Maximum height limit:*

- a. Two and one-half stories, and not to exceed 36 feet, for the main building/house.
- b. One story for other accessory buildings, including detached garages, carports, management office, clubhouse, gazebo, mail kiosks, etc.
- c. Other requirements (see section 28-106).

- (8) *Minimum exterior construction standards:* None (manufactured homes only - all other structures shall conform with section 28-105).
- (9) *Maximum impervious surface coverage:* 60 percent.
- (d) *Supplemental requirements for manufactured home parks:*
- (1) *Tenant parking:* Each parking space shall be an approved all-weather surface, in accordance with city standards, and shall be located to eliminate interference with access to parking areas provided for other manufactured homes and for public parking in the park (see section 28-101, off-street parking and loading requirements).
 - (2) *Visitor and supplemental parking:* Manufactured home parks that provide a paved parking area on each lot that accommodates fewer than four parking spaces (with spaces stacked no more than two parking spaces deep) shall provide visitor and supplemental parking in accordance with the following requirements:
 - a. Two visitor parking spaces for every three manufactured home spaces. No manufactured home lot shall be situated further than 150 feet from a visitor space.
 - b. One supplemental parking or vehicle storage space for the parking or storage of boats, campers and similar vehicles or equipment for every four manufactured home spaces. Supplemental parking spaces may be located anywhere within the manufactured home park.
 - c. Each visitor and/or supplemental parking space will be not less than nine feet by 20, which is not to be included in the lot size for any manufactured home lot.
 - (3) *Access:* Each manufactured home community shall have direct access from an improved public street in accordance with the subdivision ordinance. Where an internal private street provides access to individual lots or dwelling units, the same shall be paved in accordance with city standards, and it shall be dedicated to the public as an emergency access or fire lane easement to allow for the rapid and safe movement of vehicles used in providing emergency health or public safety services. Each emergency access/fire lane easement shall have a clear unobstructed width of 24 feet, shall connect to a dedicated public street, and shall have a turning area and radii of a minimum of 50 feet to permit free movement of emergency vehicles. Dead end streets are not allowed. Fire lane easements shall be maintained by the manufactured home park.
Gated/secured entrances shall be in accordance with the city's design standards for gated/secured entrances on private streets.
 - (4) *Walkways:* Designated ADA concrete walkways four feet in width will be provided on both sides of roadways or streets.
 - (5) *Street names and signs:* Within each manufactured home park, all streets shall be named, and manufactured homes numbered in a logical and orderly fashion. Street

signs shall be of a color and size contrasting with those on public streets and roadways so that there is no confusion regarding which are private and which are public streets. These signs and numbers shall be of standard size and placement to facilitate location by emergency vehicles. Street names shall be submitted to the city manager, along with the construction plat application, reviewed by the appropriate city staff with respect to street naming procedures set forth within the subdivision ordinance and/or the city's code of ordinances, and approved by the planning and zoning commission and the city council on the construction plat for the subdivision. The street names shall be set with construction plat approval, and shall not be changed on the final plat without city approval. All dwelling unit numbering (i.e., addressing) shall be assigned by the city manager.

- (6) *Other signs:* Along all sections of emergency access easements, the owner or agent shall erect metal signs prohibiting parking. The sign type, size, height and location shall be in accordance with the manual of uniform traffic control devices and approved by the city.
- (7) *Intersections:* Internal streets shall intersect adjoining public streets at approximately 90 degrees and at locations which will eliminate or minimize interference with traffic on those public streets.
- (8) *Street lighting:* Street lighting within the manufactured home park shall be provided in accordance with the subdivision regulations, and shall be maintained by the owners of the manufactured home park.
- (9) *Electric and telephone service:* All electrical distribution lines and all telephone lines shall be underground except the primary service lines to the park.
- (10) *Drainage and soil protection:* The ground surface in all parts of the park shall be graded and equipped to drain all surface water in a safe, efficient manner. Each manufactured home space shall provide adequate drainage for the placement of a manufactured home. Exposed ground surfaces in all parts of every manufactured home park shall be paved and/or covered with stone, brick paving, or other similar solid material, or protected with a vegetative growth (such as grass) capable of preventing soil erosion and eliminating dust.
- (11) *Firefighting:*
 - a. Approaches to all manufactured homes shall be kept clear for firefighting.
 - b. The owner or agent of a manufactured home park shall be responsible for the instruction of any staff in the use of the park fire protection equipment and in their specific duties in the event of a fire. Owner shall supply standard city fire hydrants located within 300 feet of all manufactured home spaces, measured along the drive or street.
 - c. The owner or agent of a manufactured home park shall be responsible for maintaining the entire area of the park free of dry brush, leaves and weeds in excess of six inches in height.

- (12) *Refuse facilities:* Solid waste disposal services may be provided individually to each lot in the manufactured home park in the same manner as other single-family developments or through the use of a common refuse facility. A common refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk from more than one dwelling. All common refuse containers shall be maintained in accordance with local public health and sanitary regulations. Every manufactured home lot shall be located within 150 feet of a refuse facility, measured along the designated pedestrian travel way. Common refuse facilities shall be located no closer than 30 feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies and shall be screened in accordance with subsection 28-104(b)(7) of this chapter. (See illustrations 16 and 17 for refuse container enclosure diagrams).
- (13) *Anchorage of manufactured homes:* To insure against natural hazards such as tornados, high winds and electrical storms, anchorage for each manufactured home shall be provided according to the building code and state law.
- (14) *Skirting:*
- a. All manufactured home units not attached to a permanent foundation shall provide skirting from the top of the unit's frame to grade. Skirting shall totally enclose and secure from view the unit's axles and all required anchors, footings, and piers.
 - b. All required skirting shall be masonry, and shall be of a color similar to the materials used in the construction of the manufactured home unit such that it blends with the overall appearance of the unit.
- (e) *Special requirements:*
- (1) Single-family, duplex, patio home, or townhouse residential units constructed in this district shall conform to SF-6.3, 2F, SF-PH or SFA district standards, respectively.
 - (2) Open/outside storage is permitted provided it does not create a nuisance and is in conformance with the adopted International Property Maintenance Code.
 - (3) *Usable open space requirements:* Except as provided below, any manufactured home development shall provide useable open space that equals or exceeds 15 percent of the total land area within the development. Usable open space areas shall be in conformance with subsections 28-48(e)(4) and 28-48(e)(5).
 - (4) One playground area containing at least five pieces of play equipment shall be provided for every 100 dwelling units, or fraction thereof. The playground equipment shall be of heavy duty construction, such as is normally used in public parks or on public school playgrounds.
 - (5) A site plan shall be required for any MH development, or for any other type of development in the MH district that will include: 1) a private amenity or facility comprised of one or more buildings (such as a private recreation/swimming

facility, clubhouse, etc.); 2) a golf course; and/or 3) a gated (restricted access) entrance into the development. In these instances, site plan submission and approval will be required for these elements (a site plan showing the entirety of the proposed subdivision is not required). Site plan submission and approval shall be in accordance with subsection 28-63(d), but shall not require a public hearing as required by subsection 28-63(d)(5).

- (6) Any nonresidential land use which may be permitted in this district shall conform to the "C-N"—Commercial-Neighborhood district standards.
- (7) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).
 - Reserved for future use (section 28-111).
 - Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(26)(26.1–26.5), 4-14-09; Ord. No. 2013-O7C, § 3, 7-9-13; Ord. No. 2016-O-3A, § 2, 3-8-16)

Sec. 28-55. - C-N—Commercial-Neighborhood district.

- (a) *General purpose and description:* The C-N—Commercial-Neighborhood district is established to provide for areas of smaller-scaled and pedestrian-oriented neighborhood-serving commercial and mixed use development (typically with floor plans of less than 10,000 square feet) that includes retail, services, office, eating and

drinking, housing, smaller-scaled public uses, etc. Single-family housing is not permitted in this district.

(b) *Permitted uses:*

- (1) Those uses listed for the C-N district in section 28-51 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

- a. Two stories, and not to exceed 30 feet, for the main building(s).
- b. One story for accessory buildings.
- c. Other (see section 28-106).

(d) *Area regulations:*

(1) *Size of lot:*

- a. *Minimum lot area:* 5,000 square feet.
- b. *Minimum lot width:* 25 feet.
- c. *Minimum lot depth:* 100 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* 20 feet. All yards adjacent to a street shall be considered a front yard (see section 28-106 for additional setback requirements).
- b. *Minimum side and rear yard:* 15 feet unless adjacent to a residentially zoned property (see below).
- c. *Interior side yards:* When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.
- d. *Minimum side or rear yard adjacent to a residential district:* 20 feet for one-story building, and an additional ten feet for every story (or fraction thereof) above one-story in height.

- (3) *Maximum lot coverage:* Maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).

- (4) *Maximum building size:* The maximum building foot print (first floor) area of a structure shall not exceed 10,000 square feet.

- (5) *Parking requirements:* As established by section 28-101, off-street parking and loading requirements.

- (6) *Minimum exterior construction standards:* See section 28-105.

(e) *Special requirements:*

- (1) *Driveway spacing* (i.e., distance between driveways, measured edge-to-edge):
Shall conform to the latest TXDOT spacing standards.
- (2) *Landscaping requirements:* See section 28-102.
- (3) *Screening requirements:* See section 28-104.
- (4) Outdoor retail sales which involve the outside display of merchandise and seasonal items, shall be limited to the following if not otherwise allowed by a specific use permit:
 - a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall not extend into public right-of-way or onto adjacent property without property owner permission.
 - d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business each day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.
- (5) Open/outside storage is prohibited without a specific use permit.
- (6) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (7) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).

- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(27)(27.1–27.5), 4-14-09; Ord. No. 2013-O7C, § 4, 7-9-13)

Sec. 28-56. - C-MU—Commercial-mixed-use district.

- (a) *General purpose and description:* The C-MU—Commercial-Mixed-Use, district is established to provide for areas of large-scale, pedestrian- and auto-oriented, region-serving, mixed-use development that includes a mix of retail formats (large and small), office and business services, commercial lodging, office-oriented research and development, recreation and entertainment, etc. Multifamily residential uses are permitted in this district. Development in this district will occur under a unified master plan.
- (b) *Permitted uses:*
- (1) Those uses listed for the C-MU district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
- a. Eight stories, and not to exceed 80 feet, for the main building(s).
 - b. One story for accessory buildings.
 - c. Other (see section 28-106).
- (d) *Area regulations:*
- (1) *Size of lots:*
- a. *Minimum lot area:* 10,000 square feet.
 - b. *Minimum lot width:* 75 feet.

- c. *Minimum lot depth:* 100 feet.
- (2) *Size of yards:*
 - a. *Minimum front yard:* 20 feet. All yards adjacent to a street shall be considered a front yard (see section 28-106 for additional setback requirements).
 - b. *Minimum side and rear yard:* 15 feet unless adjacent to a residentially zoned property (see below).
 - c. *Minimum side or rear yard adjacent to a residential district:* 20 feet for one-story building, and an additional ten feet for every story (or fraction thereof) above one-story in height.
- (3) *Maximum lot coverage:* Maximum 80 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- (4) *Parking requirements:* As established by section 28-101, off-street parking and loading requirements.
- (5) *Minimum exterior construction standards:* See section 28-105.
- (e) *Special requirements:*
 - (1) *Driveway spacing* (i.e., distance between driveways, measured edge-to-edge): Shall conform to the latest TXDOT spacing standards.
 - (2) *Landscaping requirements:* See section 28-102.
 - (3) *Screening requirements:* See section 28-104.
 - (4) Outdoor retail sales which involve the outside display of merchandise and seasonal items, shall be limited to the following if not otherwise allowed by a specific use permit:
 - a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall not extend into public right-of-way or onto adjacent property without property owner permission.
 - d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.

- (5) Open/outdoor storage is prohibited without a specific use permit.
- (6) Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (7) Other regulations: See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls, and screening requirements (28-104).
 - Exterior construction and design requirements (28-105).
 - Supplemental regulations (28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).
 - Reserved for future use (section 28-111).
 - Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(28)(28.1–28.5), 4-14-09; Ord. No. 2013-O7C, § 4, 7-9-13)

Sec. 28-57. - C-G—Commercial-general district.

- (a) *General purpose and description:* The C-G—Commercial-General, district is intended to reflect existing and future areas of larger scaled pedestrian and auto-oriented commercial development (typically with floor plans of more than 10,000 square feet) located on the city's major arterial roads, and to include a wide variety of community-serving uses that include retail, services, office, auto-related businesses, eating and

drinking, recreation and entertainment, public and semi-public uses, etc. Residential uses are not permitted in this district.

(b) *Permitted uses:*

- (1) Those uses listed for the C-G district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.

(c) *Height regulations:*

(1) *Maximum height:*

- a. Eight stories, and not to exceed 80 feet, for the main building(s).
- b. One story for accessory buildings.
- c. Other (section 28-106).

(d) *Area regulations:*

(1) *Size of lot:*

- a. *Minimum lot area:* 10,000 square feet.
- b. *Minimum lot width:* 75 feet.
- c. *Minimum lot depth:* 100 feet.

(2) *Size of yards:*

- a. *Minimum front yard:* 20-35 feet. All yards adjacent to a street shall be considered a front yard (see section 28-106 for additional setback requirements).
- b. *Minimum side and rear yard:* 15 feet unless adjacent to a residentially zoned property (see below).
- c. *Interior side yards:* When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.
- d. *Minimum side or rear yard adjacent to a residential district:* 20 feet for one-story building, and an additional 20 feet for every story (or fraction thereof) above one-story in height.

- (3) *Maximum lot coverage:* Maximum 80 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).

- (4) *Parking requirements:* As established by section 28-101, off-street parking and loading requirements.

- (5) *Minimum exterior construction standards:* See section 28-105.

(e) *Special requirements:*

- (1) *Driveway spacing* (i.e., distance between driveways, measured edge-to-edge):
Shall conform to the latest TXDOT spacing standards.
- (2) *Landscaping requirements*: See section 28-102.
- (3) *Screening requirements*: See section 28-104.
- (4) Outdoor retail sales which involve the outside display of merchandise and seasonal items, shall be limited to the following if not otherwise permitted by a specific use permit:
- a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall not extend into public right-of-way or onto adjacent property without property owner permission.
 - d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.
- (5) *Open/outside storage*: Open storage, without a specific use permit, is limited to a maximum of 20 percent of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building.
- (6) *Recreational vehicles*: Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling or permanent nonresidential purposes.
- (7) *Other regulations*: See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).

- Fencing, walls and screening requirements (section 28-104).
- Exterior construction and design requirements (section 28-105).
- Supplemental regulations (section 28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(29)(29.1–29.6), 4-14-09; Ord. No. 2013-O-7C, § 4, 7-9-13)

Sec. 28-58. - C-O/R—Commercial-office/retail district.

- (a) *General purpose and description:* The C-O/R—Commercial-Office/Retail, district is intended to provide for areas of integrated professional office and retail development of quality design in a landscaped setting serving high technology, research and development, and retail development. This district provides for future areas of large-scaled pedestrian- and auto-related commercial development on the city's major arterial roads. Residential uses are not permitted in this district.
- (b) *Permitted uses:*
- (1) Those uses listed for the C-O/R district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
 - a. Eight stories, and not to exceed 80 feet, for the main building(s).
 - b. One story for accessory buildings.
 - c. Other (section 28-106).
- (d) *Area regulations:*
- (1) *Size of lot:*
 - a. *Minimum lot area:* 10,000 square feet.

- b. *Minimum lot width:* 75 feet.
 - c. *Minimum lot depth:* 100 feet.
- (2) *Size of yards:*
- a. *Minimum front yard:* ~~20~~-35 feet. All yards adjacent to a street shall be considered a front yard (see section 28-106 for additional setback requirements).
 - b. *Minimum side and rear yard:* 15 feet unless adjacent to a residentially zoned property (see below).
 - c. *Interior side yards:* When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.
 - d. *Minimum side or rear yard adjacent to a residential district:* 20 feet for one-story building, and an additional ten feet for every story (or fraction thereof) above one-story in height.
- (3) *Parking requirements:* As established by section 28-101, off-street parking and loading requirements.
- (4) *Minimum exterior construction standards:* See section 28-105.
- (e) *Special requirements:*
- (1) *Driveway spacing* (i.e., distance between driveways, measured edge-to-edge):
 - a. *Arterial street:* One driveway per 200 linear feet of frontage.
 - b. *Collector street:* One driveway per 100 linear feet of frontage.
 - c. *Local street:* One driveway per 50 linear feet of frontage.
 - (2) *Landscaping requirements:* See section 28-102.
 - (3) *Screening requirements:* See section 28-104.
 - (4) Outdoor retail sales which involve the outside display of merchandise and seasonal items, shall be limited to the following if not otherwise allowed by a specific use permit:
 - a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall not extend into public right-of-way or onto adjacent property without property owner permission.

- d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.
- (5) Open/outside storage, without a specific use permit, is limited to a maximum of five percent of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building.
- (6) Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling or permanent nonresidential purposes.
- (7) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).
 - Reserved for future use (section 28-111).
 - Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(30)(30.1–30.5), 4-14-09; Ord. No. 2013-O-7C, § 4, 7-9-13)

Sec. 28-59. - CBD—Central business district.

- (a) *General purpose and description:* The development standards in the CBD—Central Business district, are designed to maintain and encourage development and redevelopment within the central business section (old downtown) of the city in a "pedestrian friendly" environment that is conducive to special events such as sidewalk sales, street dances, festivals, and other similar events. Standards for the district are generally intended to regulate development such that new structures look similar to existing ones within this section of the city. They are also intended to preserve and enhance the community's "small town" heritage and the unique character of the city's original business district.
- (b) *Permitted uses:*
- (1) Those uses listed for the CBD district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use permit which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
 - a. Four stories for the main building(s).
 - b. One story for accessory buildings.
 - c. Other (section 28-106).
- (d) *Area regulations:*
- (1) *Size of lot:*
 - a. *Minimum lot area:* None specified.
 - b. *Minimum lot width:* None specified.
 - c. *Minimum lot depth:* None specified.
 - (2) *Size of yards:*
 - a. *Minimum front yard:* None specified.
 - b. *Minimum side yard:* None specified.
 - c. *Minimum rear yard:* None specified.
 - (3) *Maximum lot coverage:* 100 percent including main and accessory buildings.
 - (4) *Maximum floor-area-ratio (FAR):* four to one.
 - (5) *Parking requirements:* No on-site parking shall be required within this district. However, if on-site parking is provided, all parking areas shall conform to the requirements of subsection 28-101(c).

(e) *Special requirements:*

(1) Design standards for the CBD district.

- a. *False fronts or parapets:* False fronts or parapets may be added to existing buildings in order to add character and detail to simple facades.
- b. *Coloring:* Predominant exterior finish colors shall be of fired brick, similar to that which is present on adjacent existing buildings (other masonry materials may also be considered during site plan review). Trim (i.e., lintels, sills, door jambs, cornices and other similar items) shall be brick, cast stone, stone, cast or wrought iron, or concrete, and colors shall be complementary to the predominant facade colors. Accent colors for friezes, doors and door frames, window frames and mullions, signage, awnings, moldings and other similar features shall be colors that are complementary to, and compatible with, the spirit and intent of the downtown streetscape.
- c. *Facade openings:* Facade openings shall comprise at least 40 percent of the building's facade area.
- d. *Awnings/canopies:*
 1. *Ratios:* Awnings shall be at an appropriate scale to the building size and configuration. They shall not extend above the roofline of any single-story structure, or above the top of the second floor of any multi-story structure at the awnings' highest points. Awnings shall not completely obstruct any windows on the building.
 2. *Projection:* Since awnings must extend beyond the building face, a reasonable amount of projection shall be allowed. No awning shall extend more than five feet outward from the building face/surface.
 3. *Colors and materials:* A mixture of colors is recommended, but no more than three different colors shall be used for awnings on a single building facade (excluding business logo, which may have more colors). Materials shall be of cloth or canvas, or another material which is complementary to the period or building style (metal or plastic shall be prohibited).
 4. *Movement:* Except for slight movements that are normal for fabric canopies (i.e., along fringe, etc.), no movement shall be allowed for awnings and canopy structures.
- e. *Overhead power lines:* New utility lines to business establishments shall be placed underground or toward the rear of existing buildings.
- f. *Pedestrian streetscape:* Pedestrian spaces shall be treated with amenities that are selected based upon their ability to unify the streetscape with the area's historic past. It is important that elements such as construction materials, colors, textures and fixture design complement the area's historic qualities. These features shall be repeated throughout the streetscape so as to unify the district as a whole.

- g. *Furnishings*: Planters, window boxes, street furniture and other streetscape furnishings shall be complementary to the historical time frame of the CBD area, and shall be located not more than five feet from the building front/facade.
- (2) *Open storage*: Open storage is prohibited in the CBD district without a specific use permit.
- (3) Outdoor retail sales which involve the outside display of merchandise and/or seasonal items, shall be limited to the following if not otherwise allowed by a specific use permit:
- a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall only be located in front of the property/business which is selling the items and shall not extend into public right-of-way or onto adjacent property (without property owner permission).
 - d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.
- (4) *Architectural design*: The architectural design of buildings and sites shall strive to achieve the following objectives:
- a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to, and are oriented toward, the pedestrian areas and surrounding buildings; and
 - f. Buildings that contain special architectural features to signify entrances.

All building materials shall be established on architectural elevations and supporting information.

- (5) *Building facade plan:* The architectural style and scale of new/renovated buildings within the CBD district shall be compatible with the styles and scale of other adjacent buildings. Therefore:
- a. In addition to the site plan which is required by section 28-26, a building facade plan shall also be required. The building facade plan shall be submitted in conjunction with the site plan application.
 - b. The building facade plan shall clearly show how any new structure and/or any structure that is undergoing exterior renovations will look, and shall portray a reasonably accurate depiction of the materials to be used. Especially significant is the way in which such structure(s) will be viewed from the thoroughfare upon which the property faces and/or sides.
 - c. Review, approval and appeal procedures shall be the same as the procedures for a site plan, as outlined in section 28-26.
 - d. The city manager (or his/her designee) may, as he/she deems appropriate, require submission of information and materials (possibly actual samples of materials to be used) additional to those initially submitted by the applicant during the building facade plan review process.
- (6) *Other regulations:* See sections 28-101 through 28-112 regarding development standards for:
- Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).
 - Accessory structure and use regulations (section 28-103).
 - Fencing, walls and screening requirements (section 28-104).
 - Exterior construction and design requirements (section 28-105).
 - Supplemental regulations (section 28-106).
 - Performance standards (section 28-107).
 - Lighting and glare standards (section 28-108).
 - Home occupation regulations (section 28-109).
 - Special regulations for certain types of uses (section 28-110).

- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(31)(31.1–31.5), 4-14-09; Ord. No. 2013-O-7C, § 4, 7-9-13)

Sec. 28-60. - LI—Light industrial district.

- (a) *General purpose and description:* The LI—Light Industrial, district is intended primarily for the conduct of light manufacturing, assembling and fabrication activities, and for warehousing, research and development, wholesaling and service operations that do not typically depend upon frequent customer or client visits.
- (b) *Permitted uses:*
- (1) Those uses listed for the LI district in section 28-81 as "P" or "S" are authorized uses permitted by right, or by specific use which must be approved utilizing procedures set forth in section 28-63.
- (c) *Height regulations:*
- (1) *Maximum height:*
 - a. One hundred and twenty feet for the main building(s).
 - b. Other (section 28-106).
- (d) *Area regulations:*
- (1) *Size of lot:*
 - a. *Minimum lot area:* 10,000 square feet.
 - b. *Minimum lot width:* 100 feet.
 - c. *Minimum lot depth:* 100 feet.
 - (2) *Size of yards:*
 - a. *Minimum front yard:* ~~25~~-~~35~~ feet. All yards adjacent to a street shall be considered a front yard (see section 28-106 for additional setback requirements).
 - b. *Minimum side and rear yard:* Ten feet unless adjacent to a residentially zoned property (see below).
 - c. *Minimum side or rear yard adjacent to a residential district:* 30 feet for one-story building, and an additional 15 feet for every story (or fraction thereof) above one-story in height.
 - (3) *Maximum lot coverage:* Maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
 - (4) *Parking requirements:* As established by section 28-101, off-street parking and loading requirements.

- (5) *Minimum exterior construction standards:* See section 28-105.
- (e) *Special requirements:*
- (1) *Driveway spacing* (i.e., distance between driveways, measured edge-to-edge):
Shall conform to the latest TXDOT spacing standards.
 - (2) *Landscaping requirements:* See section 28-102.
 - (3) *Screening requirements:* See section 28-104.
 - (4) Outdoor retail sales which involve the outside display of merchandise and/or seasonal items, shall be limited to the following if not otherwise allowed by a specific use permit:
 - a. Shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.
 - b. Shall not pose a safety or visibility hazard, impede public vehicular circulation, nor reduce pedestrian walkways below that required by applicable ADA accessibility standards, either on-site or off-site.
 - c. Shall not extend into public right-of-way or onto adjacent property (without property owner permission).
 - d. All outside display items that are used or second hand goods shall be moved indoors or stored in accordance with open/outside storage regulations at the end of business each day (outside display of used autos and decorative landscaping materials, after the end of the business day, shall be allowed in those districts where such land uses are permitted).
 - e. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - f. Outside retail sales and storage of compressed industrial gases (including propane) and associated containers used in the operation of a business or for general retail sales is permitted provided they are maintained in a secure area not larger than 100 square feet and do not violate fire or safety regulations.
 - (5) Open storage, without a specific use permit, is limited to a maximum of 20 percent of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building.
 - (6) Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling or permanent nonresidential purposes.
 - (7) Other regulations: See sections 28-101 through 28-112 regarding development standards for:
 - Off-street parking and loading requirements (section 28-101).
 - Landscape requirements (section 28-102).

- Accessory structure and use regulations (section 28-103).
- Fencing, walls, and screening requirements (28-104).
- Exterior construction and design requirements (28-105).
- Supplemental regulations (28-106).
- Performance standards (section 28-107).
- Lighting and glare standards (section 28-108).
- Home occupation regulations (section 28-109).
- Special regulations for certain types of uses (section 28-110).
- Reserved for future use (section 28-111).
- Definitions (section 28-112).

(Ord. No. 2009-O-4A, §§ (III)(32)(32.1–32.5), 4-14-09; Ord. No. 2013-O-7C, § 5, 7-9-13)

Sec. 28-61. - Overlay and special districts.

Overlay districts shall be used in conjunction with base zoning districts where it is appropriate to do so. In the use of the following overlay zoning classifications, the base district shall remain in effect as it is already in existence unless changed by zoning amendment and in accordance with the provisions of section 28-24. New base districts or changes in existing base districts may be requested at the same time overlay or special prefix districts are requested.

(Ord. No. 2009-O-4A, §§ (III)(33)(33.1), 4-14-09)

Add:

Sec. 23-115. – Standard language for special plat elements.

C.

Fire lanes and fire easements.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard, all-weather surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including

but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating: "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Add:

I. Adequate and safe access.

7. All Cul-De-Sacs that are considered Fire Lane shall have a 47.5-foot minimum radius/ 95-foot diameter. Corner radius shall be per the fire lane width required.

ORDINANCE NO. 2023-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON AMENDING THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS, SECTIONS 28-41 THROUGH SECTIONS 28-62 – RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS, SECTION 23-115–STANDARD LANGUAGE FOR SPECIAL PLAT ELEMENTS, SUBSECTION C. FIRE LANES AND FIRE EASEMENTS, STREET PAVEMENT WIDTH REQUIREMENT MODIFICATIONS. ARTICLE II. – SUBDIVISION AND DEVELOPMENT DESIGN, SECTION 23-12, TABLE 23-12.1, STREET DIMENSION STANDARDS, AND STREETS AND DRIVEWAYS, SECTION 129, AND SECTION 28-101 OFF-STREET AND LOADING REQUIREMENTS (11). J. FIRE LANES, PROVIDING FOR CLARITY ON AREA REGULATIONS, SETBACK REQUIREMENTS AND OTHER STANDARDS, AS SET OUT AND APPLICABLE IN EACH ZONING DISTRICT IN GENERAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Angleton (“City Council”) is authorized by Chapter 54 of the Texas Local Government Code to enforce rules, ordinances and police regulation of the municipality by fine or penalty; and,

WHEREAS, as authorized under law and in the best interest of the residents, citizens and inhabitants of the City of Angleton, the City Council deems it expedient and necessary to amend and modify various subsections of the City of Angleton Code of Ordinances, Chapter 23, Land Development Code. In addition to other minor changes to the chapter pertaining to cross references, duplications, clarifications, terminologies, reorganizations, and similar, the following sections are proposed to be amended: Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11).J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district, and adopt the amended ordinances as contained in “Exhibit A”; and

WHEREAS, the City of Angleton is a home rule city acting pursuant to its charter and City Council now finds the need to amend and revise Chapter 23 to promote the public health, safety and welfare of its citizens; and

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

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

SECTION 2. The City of Angleton, Code of Ordinances, Chapter 23, Land Development Code; in addition to other minor changes to the chapter pertaining to cross references, duplications, clarifications, terminologies, reorganizations, and similar, as included in Sections 28-41 through Sections 28-62 – Residential and Commercial Zoning Districts, Section 23-115–Standard language for special plat elements, Subsection C. Fire lanes and fire easements, Street pavement width requirement modifications. **ARTICLE II. – Subdivision and Development Design, Section 23-12, Table 23-12.1, Street Dimension Standards, and Streets and Driveways, Section 129, and Section 28-101 Off-street and loading requirements (11)J. Fire Lanes, providing for clarity on area regulations, setback requirements and other standards, as set out and applicable in each Zoning district are hereby amended and revised to read as contained in “Exhibit A”.**

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

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

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

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

PASSED AND APPROVED THIS THE 14TH DAY OF NOVEMBER, 2023.

CITY OF ANGLETON, TEXAS

John Wright Mayor

ATTEST:

Michelle Perez, TRMC City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 2.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 5.184 acres in Section 2 and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 32 lots, 2 blocks.

The preliminary plat for Angleton Park Place, Section 2 was approved subject to the final approval of the development agreement. Both the Preliminary Section 2 and the Development Agreement were approved by the Planning and Zoning Commission and City Council in August, 2023. The Development Agreement has been drafted and is pending approval signatures by City Council.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 2 and all comments have been addressed by the applicant.

The City Engineering has stipulated:

1. Construction plans shall be provided for review of the required public improvements for Angleton Park Place Section 2 prior to filing and approval of the Final Plat.

Otherwise, Engineering has no objections to this Final Plat for Angleton Park Place Section 2.

Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

RECOMMENDATION:

The Planning and Zoning Commission should approve the Final Plat for Angleton Park Place Subdivision Section 2, and forward it to City Council for final action, subject to the final approval of the development agreement.

October 11, 2023

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

Re: On-Going Services
Angleton Park Place Section 2 Final Replat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Construction plans shall be provided for review of the required public improvements for Angleton Park Place Section 2 prior to filing and approval of the Final Plat. .

HDR takes no objection to the proposed Angleton Park Place Section 2 Final Replat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

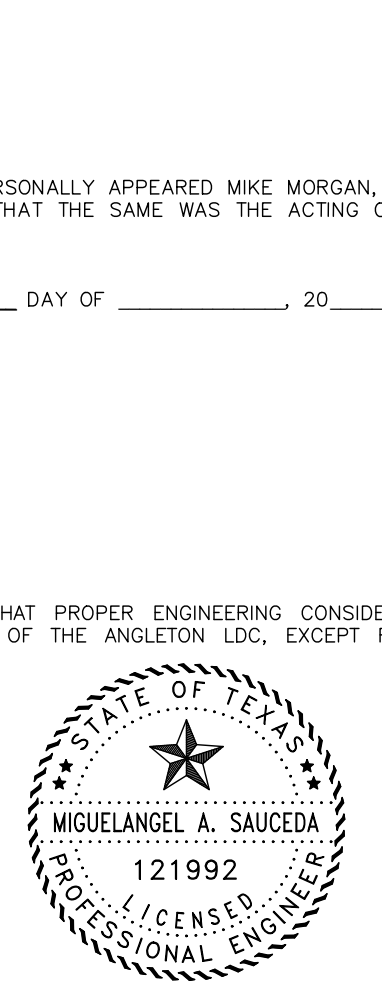
FIELD NOTES FOR 5.184 ACRES
 DESCRIPTION OF A 5.184 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF THE RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE, SECTION 1, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 5.184 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):
 BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING AN INTERIOR CORNER OF DRAINAGE RESERVE B, OF SAID ANGLETON PARK PLACE, SECTION 1;
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 115.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF BALTIC AVENUE, OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING FOR A TOTAL DISTANCE OF 175.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 87°09'17" EAST, ALONG A NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH R.O.W. LINE OF SAID BALTIC AVENUE, A DISTANCE OF 12.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE SOUTH 02°50'43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DRAINAGE RESERVE "E" OF SAID ANGLETON PARK PLACE, SECTION 1, PASSING AT A DISTANCE OF 210.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE NORTH R.O.W. LINE OF VERMONT AVENUE OF SAID ANGLETON PARK PLACE, SECTION 1, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, PASSING AT A DISTANCE OF 270.00 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND ON THE SOUTH R.O.W. LINE OF SAID VERMONT AVENUE, CONTINUING ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE WEST LINE OF DETENTION RESERVE "F", OF SAID ANGLETON PARK PLACE, SECTION 1, FOR A TOTAL DISTANCE OF 385.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE SOUTH 87°09'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH LINE OF SAID DETENTION RESERVE "F", A DISTANCE OF 407.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 02°50'43" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE EAST LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 560.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER AND LAWSON" FOUND FOR CORNER;
 THENCE NORTH 87°09'17" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE SOUTH LINE OF SAID DRAINAGE RESERVE "B", A DISTANCE OF 395.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF AND CONTAINING 5.184 ACRES OF LAND, MORE OR LESS.

DEDICATION STATEMENT:
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS ANGLETON PARK PLACE SECTION 2, A SUBDIVISION IN THE JURISDICTION OF THE CITY OF ANGLETON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON, THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER. FOR THE PURPOSES INDICATED ON THIS PLAT, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF ANGLETON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF ANGLETON'S USE THEREOF. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF ANGLETON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

OWNER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 MIKE MORGAN
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 KNOW ALL MEN BY THESE PRESENTS:
 THAT I, MIGUEL ANGELO A. SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

SIGNED:
 MIGUEL ANGELO A. SAUCEDA DATE _____
 PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 121992



DRAINAGE AND DETENTION EASEMENT
 THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS, WHOSE LOTS OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT, THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION OR OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM ORANGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

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

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

CHAIRMAN, BOARD OF SUPERVISORS
BOARD MEMBER
BOARD MEMBER
PLANNING AND ZONING COMMISSION AND CITY COUNCIL:
 APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY SECRETARY
 APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

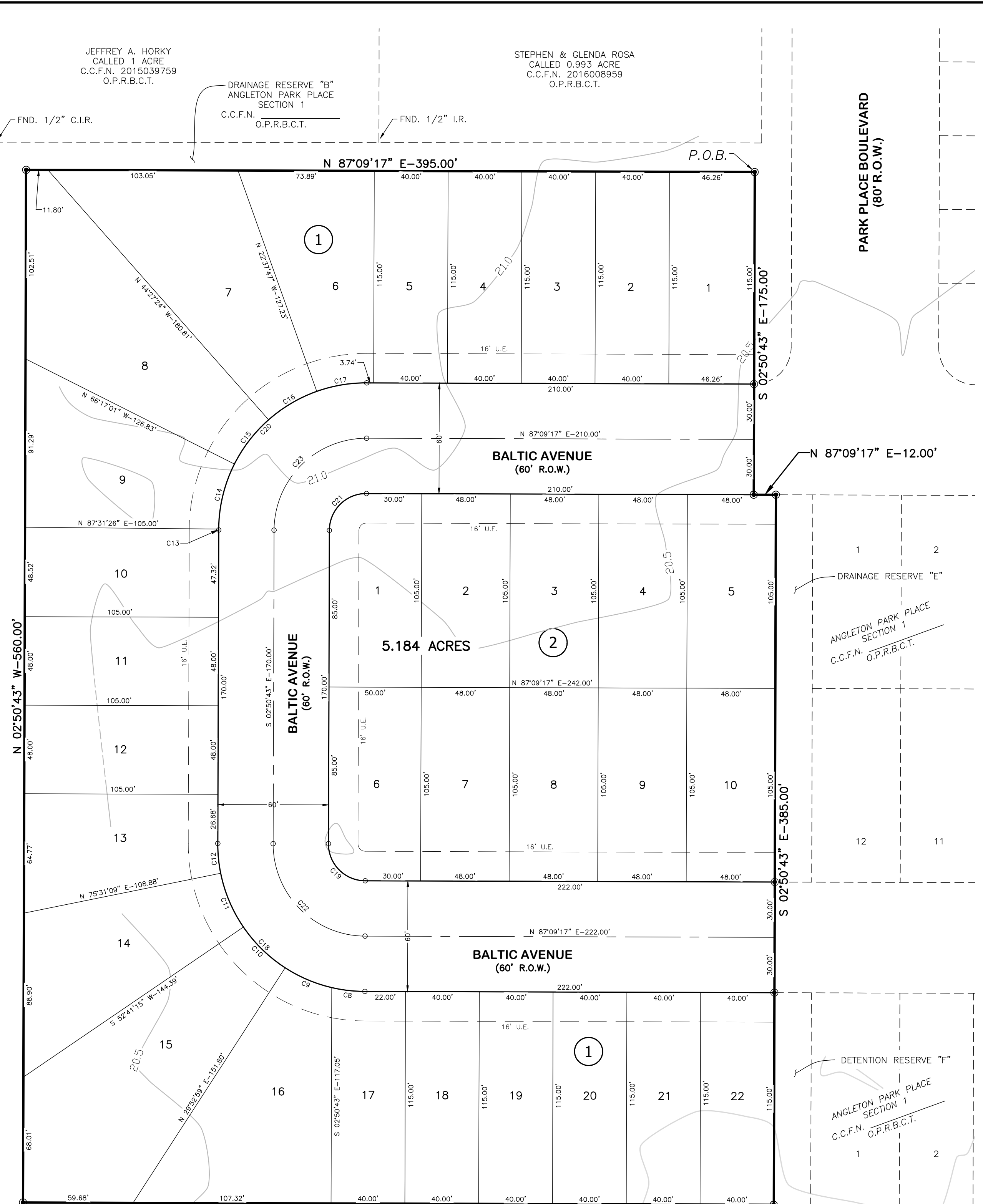
JOHN WRIGHT, MAYOR
CITY SECRETARY
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
 STATE OF TEXAS

JIMMY AND SHERI WOOD
 CALLED 1.11 ACRES
 C.C.F.N. 2016016983
 O.P.R.B.C.T.

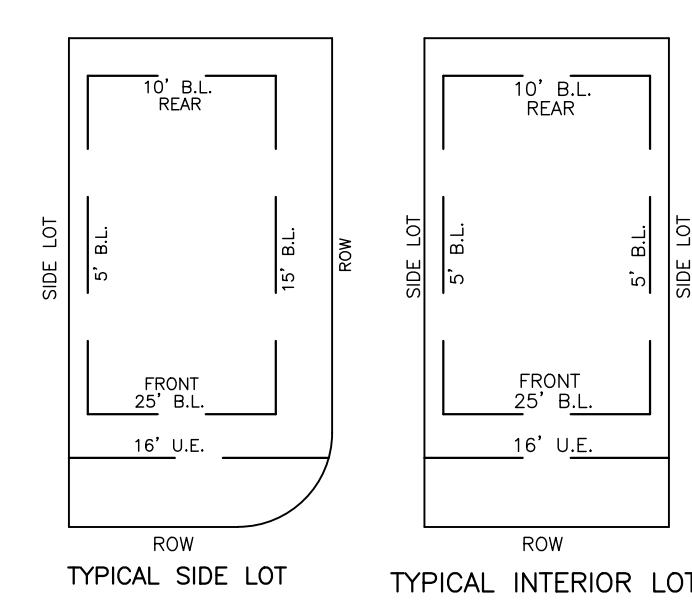
GUSTAVO AND ANA VASQUEZ
 CALLED 2.90 ACRES
 C.C.F.N. 2002010346
 O.P.R.B.C.T.

MICHAEL WAYNE VANHORN
 AND CHEREE RENEE SCHOLL
 CALLED 9.00 ACRES
 C.C.F.N. 2018015818
 O.P.R.B.C.T.



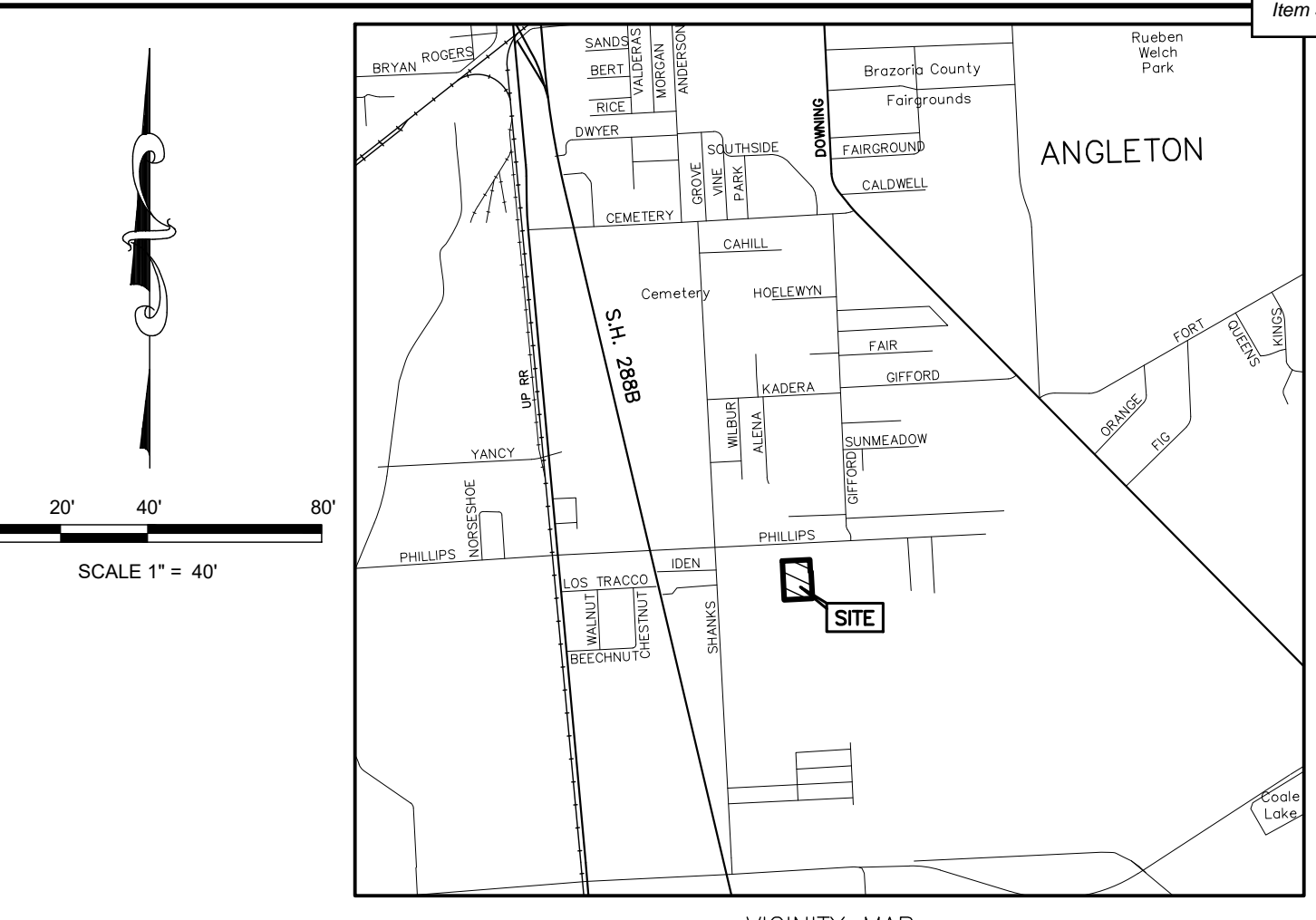
Curve No.	Length	CURVE TABLE			
		Radius	Delta	Chord Bearing	Chord Distance
C8	18.16'	80.00'	130°01'	N86°20'38"W	18.12'
C9	27.54'	80.00'	194°33'11"	N69°58'47"W	27.41'
C10	31.84'	80.00'	22°48'17"	N48°42'53"W	31.63'
C11	31.88'	80.00'	22°49'54"	N25°53'48"W	31.67'
C12	16.25'	80.00'	11°38'08"	N08°39'47"W	16.22'
C13	0.52'	80.00'	0°22'10"	N02°39'38"W	0.52'
C14	36.57'	80.00'	28°11'32"	N10°37'13"E	36.25'
C15	30.48'	80.00'	21°49'37"	N34°37'48"E	30.29'
C16	30.48'	80.00'	21°49'37"	N58°27'25"E	30.29'
C17	27.62'	80.00'	19°47'04"	N77°15'45"E	27.49'
C18	125.66'	80.00'	90°00'00"	S47°50'43"E	113.14'
C19	31.42'	20.00'	90°00'00"	S47°50'43"E	28.28'
C20	125.66'	80.00'	90°00'00"	S42°09'17"W	113.14'
C21	31.42'	20.00'	90°00'00"	S42°09'17"W	28.28'
C22	78.54'	50.00'	90°00'00"	S47°50'43"E	70.71'
C23	78.54'	50.00'	90°00'00"	S42°09'17"W	70.71'

BLOCK 1			BLOCK 1			BLOCK 2		
LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.	
1	5,320		12	5,040		1	5,164	
2	4,600		13	5,675		2	5,040	
3	4,600		14	6,948		3	5,040	
4	4,600		15	10,836		4	5,040	
5	4,600		16	8,309		5	5,040	
6	6,165		17	4,612		6	5,164	
7	8,829		18	4,600		7	5,040	
8	9,414		19	4,600		8	5,040	
9	6,982		20	4,600		9	5,040	
10	5,059		21	4,600		10	5,040	
11	5,040		22	4,600				



- LEGEND**
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
 P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 FND = FOUND
 C.I.R. = CAPPED IRON ROD
 I.R. = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 VOL., PG. = VOLUME PAGE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
- SYMBOLS**
 ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 ● = FND 5/8" I.R. W/CAP "BAKER & LAWSON" (EXCEPT AS NOTED)
 ● = SITE TBM

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



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO REPLAT RESIDENTIAL RESERVE "A", ANGLETON PARK PLACE SECTION 1, AS RECORDED IN C.C.F.N. _____ OF THE O.P.R.B.C.T. INTO A 32 LOT, 2 BLOCK SUBDIVISION.
 - ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
 - FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 480502445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN, WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - PROJECT BENCHMARK:
 ANGLETON = PUBLISHED ELEVATION = 25.81'
 TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.
 - SITE TBM "B":
 A 60D NAIL IN EAST FACE OF A POWER POLE LOCATED ON NORTHWEST CORNER OF PROPERTY, ON SOUTH SIDE OF EAST PHILLIPS ROAD. ELEVATION = 22.73'
 - THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
 - NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
 - NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
 - NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
 - NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
 - IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.

STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 KNOW ALL MEN BY THESE PRESENTS:
 THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



DARREL HEIDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LAND SURVEYOR NO. 5378

FINAL REPLAT
ANGLETON PARK PLACE
SECTION 2
A 5.184 ACRE
32 LOTS 2 BLOCKS SUBDIVISION
 BEING ALL OF
RESIDENTIAL RESERVE "A"
ANGLETON PARK PLACE
SECTION 1
AS RECORDED IN C.C.F.N.
OF THE O.P.R.B.C.T.

LOCATED IN THE
E. WALLER SURVEY, ABSTRACT NO. 134
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
 4005 Technology Drive, Suite 1530
 Angleton, TX 77515
 OFFICE: (979) 849-6681
 TBPLS NO. 10052500
 REG. NO. F-825

PROJECT: 14320 SCALE: 1" = 40' DRAWN BY: BT
 DRAWING NO.: 14320 FINAL PLAT SEC 2 DATE: 4/25/2023 CHECK BY: DH

#17180

Item 5.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 9/28/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 316 E Phillips Road

Name of Applicant: Miguel Saucedo Phone: 979-849-6681

Name of Company: Baker & Lawson Phone: _____

E-mail: msauceda@bakerlawson.com

Name of Owner of Property: Mike Morgan Jr

Address: 1915 N 288B, Freeport TX 77541

Phone: 9792365089 E-mail: dmmorganjr@yahoo.com

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

Signature of Owner or Agent for Owner (Applicant)

CANT:

7th day of September, 2023.



Notary Public for the State of Texas
 Commission Expires: 2-16-27

979-843-5665

REC#: 02252179 9/27/2023 2:51 PM

OPER: 3G TERM: 105

REF#: 58360 P_PLAT REVW BL

TRFN: 300.1190 ZONING VAR/PLATTING 992.00CR

ZONING/VARIANCE/PLA

TENDERED: 992.00 CHECK

APPLIED: 992.00-

CHANGE: 0.00

#17180

Item 5.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 9/28/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

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Phone: 9792365089 E-mail: dmmorganjr@yahoo.com

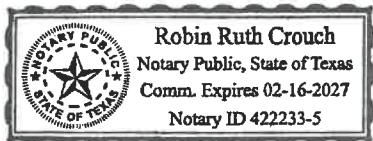
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 27th day of September, 2023.

(SEAL)



Notary Public for the State of Texas
Commission Expires: 2-16-27

**AFFIDAVIT OF
AUTHORIZATION BY PROPERTY OWNER**

I swear that I am the owner of (indicate address and/or legal description)
Lot 10, division 5 of The Subdivision of the East one-half
of Edwin Waller League Abstract 134
which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

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

NAME OF APPLICANT: Mike Morgan Miguel Saucedo

ADDRESS: 1915 N Brazosport Blvd

APPLICANT PHONE # 979-236-5089 E-MAIL: dmorganjr@yahoo.com
msaucedo@bakerlawson.com

PRINTED NAME OF OWNER: _____

SIGNATURE OF OWNER: Mike Morgan DATE: 6/10/21

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 10th day of June, 2021.

(SEAL)



Robin Crouch
Notary Public for the State of Texas
Commission Expires: 1-11-23

PROJECT SUMMARY FORM

Address of property 312 E Phillips, 316 E Phillips, & 320 E Phillips Road

The subject property fronts 503 feet on the South side of E Phillips Road

Depth: 933 Area: 17 Acres: 771883 square feet

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

Purpose is to replat Reserve A of ANgleton Park Place Section 1 Plat (unrecorded) into 32 manufactured home lots.

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

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

Name: Miguel Saucedo

Date: 06/28/2023



City of Angleton
 121 S. Velasco
 Angleton, TX 77515

Phone: (979) 849-4364
 Fax: (979) 849-5561

Paid Invoice

Item 5.

Page 1 of 1

DATE	INVOICE #
9/27/2023	23-01939
PAID DATE	9/27/2023

ACCOUNT :
MIGUEL SAUCEDA 316 E PHILLIPS Rd Angleton TX 77515 Phone: 979 849 6681

PERMIT NUMBER	17180
316 E PHILLIPS RD Rd Angleton, TX	

Date	Status	Payment	Amount
9/27/2023	Original Due		992.00
9/27/2023	Paid	Check 58880 BAKERLAWSON	(-) 992.00

Total Paid	992.00
-------------------	--------

PERMIT DEPARTMENT



CITY OF ANGLETON
121 S. Velasco St.
Angleton, Texas 77515

PERMIT NO: 17180

PERMIT TYPE: Plan Review Permit

PERMIT DATE:

EXPIRATION DATE: 03/27/2024

PROJECT ADDRESS: 316 E PHILLIPS RD Rd

OWNER NAME: Data Unavailable,

OWNER ADDRESS:

CONTRACTOR: MIGUEL SAUCEDA (979 849 6681)

316 E PHILLIPS Rd
Angleton TX 77515

PROJECT COST: \$ 0.00

PERMIT FEE PAID: \$ 992.00

SQ. FT:

**DESCRIPTION OF
RESIDENTIAL PLAT REVIEW**

I, THE UNDERSIGNED, IN CONSIDERATION OF THE CITY OF ANGLETON ISSUING TO ME THE ABOVE BUILDING PERMIT DO HEREWITH AGREE THAT I WILL ABIDE BY, OBSERVE, AND FULFILL ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, SANITATION, FIRE PREVENTION, ELECTRICAL WIRING, SAFETY AND HEALTH ORDINANCES, CODES AND LAWS OF THE CITY OF ANGELTON, COUNTY OF BRAZORIA AND THE STATE OF TEXAS IN THE ERECTION AND MAINTENANCE OF SAID IMPROVEMENT.

DATE: September 27, 2023

SIGNED:

TO REQUEST INSPECTIONS PLEASE CALL PERMIT DESK: 979-848-5665 M-F, 8:00 AM - 5:00 PM

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time).

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time)

32
26
192
800
268
992

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: ____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Model Home Park.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Model Home Park Final Plat. The subject property consists of 3.46 acres, has nine (9) lots of varying sizes and is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Model Home Park was approved September 2022 then extension of the approval was granted in September 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Model Home Park and at the time of agenda posting comments had not been addressed by the applicant. Responses to the City Engineer comments are now received and expected to be cleared prior to City Council consideration for approval.

The City Engineering has stipulated:

Sheet 1 of 2

1. Provide bearing and distance of abstract corner tie shown.
2. Provide a note on the plat to notate ownership and maintenance of proposed Reserves A & B.
3. Notate radius of all street knuckles shown.
4. Complete information shown on Plat Note #3.
5. Show complete information for area noted and drawn on the plat (e.g. Street Name, width, Filing information).
6. Notate future phase of development on the plat.
7. Show complete information for the plat area noted and drawn on the plat (e.g. Lots, street names).

8. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
9. Provide a Lot and Block table as provided in the Preliminary Plat
10. Update FEMA Firm Map shown: 48039C430K.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.

Sheet 2 of 2

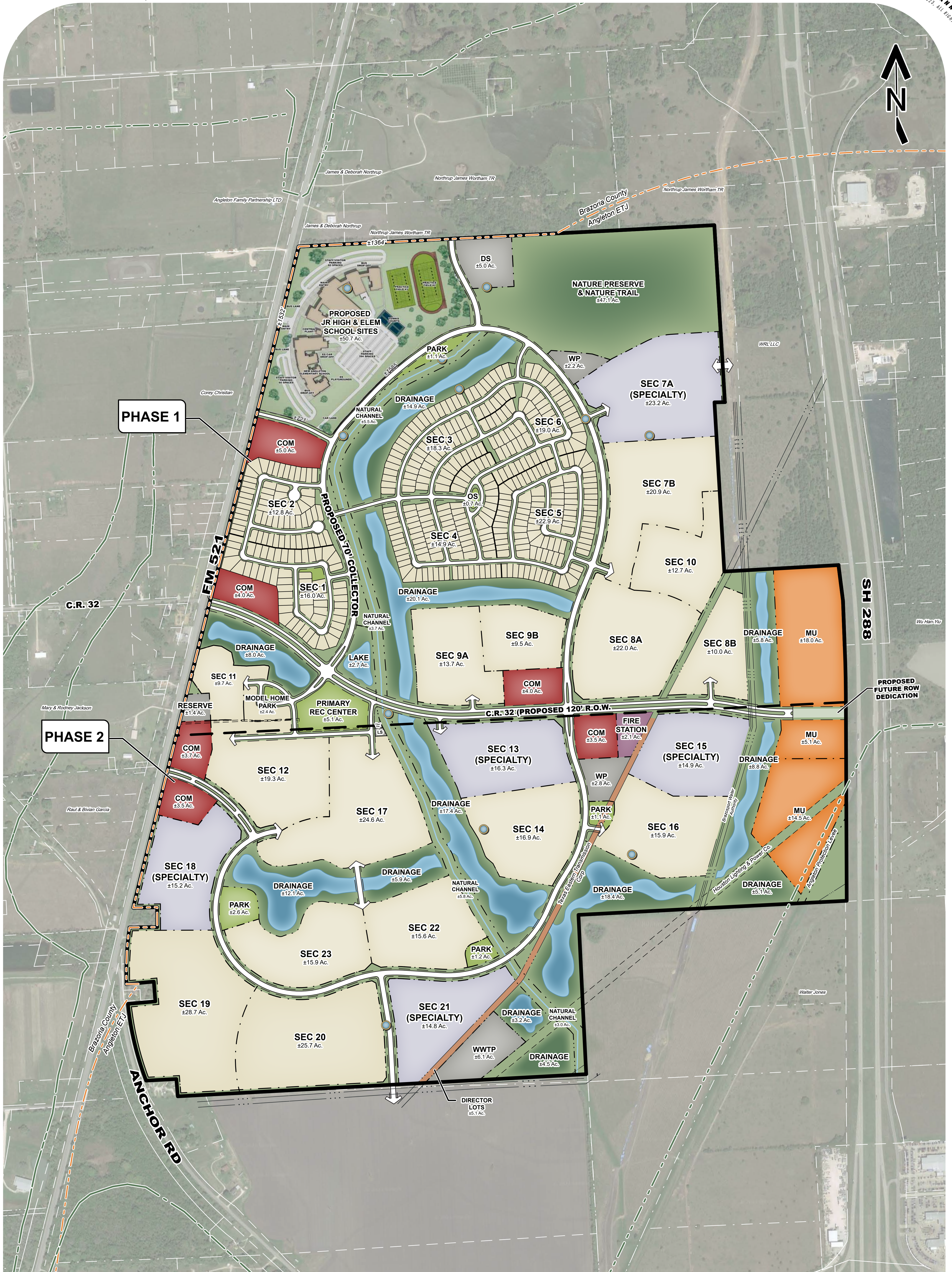
1. Show these courses on the plat drawing for the commencing of the metes and bounds.
2. Move signature block closer to the Owner's Acknowledgement.
3. Show the aerial easements on the plat or remove plat dedication if not necessary.

Note that the Applicant has forwarded a response and corrected plat as of 11/2/2023, pending final Engineering clearing of the above textual comments.

Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

RECOMMENDATION:

The Planning and Zoning Commission should approve the Final Plat for Ashland Model Home Park conditioned that all staff comments are cleared by the City Engineer, and provided the approval is granted by other referral agencies and forward it to City Council for final action.



an exhibit for

ASHLAND

± 881.8 ACRES OF LAND

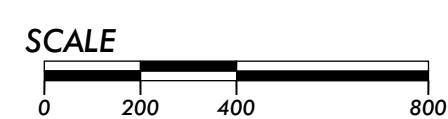
prepared for

ASHTON GRAY DEVELOPMENT



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

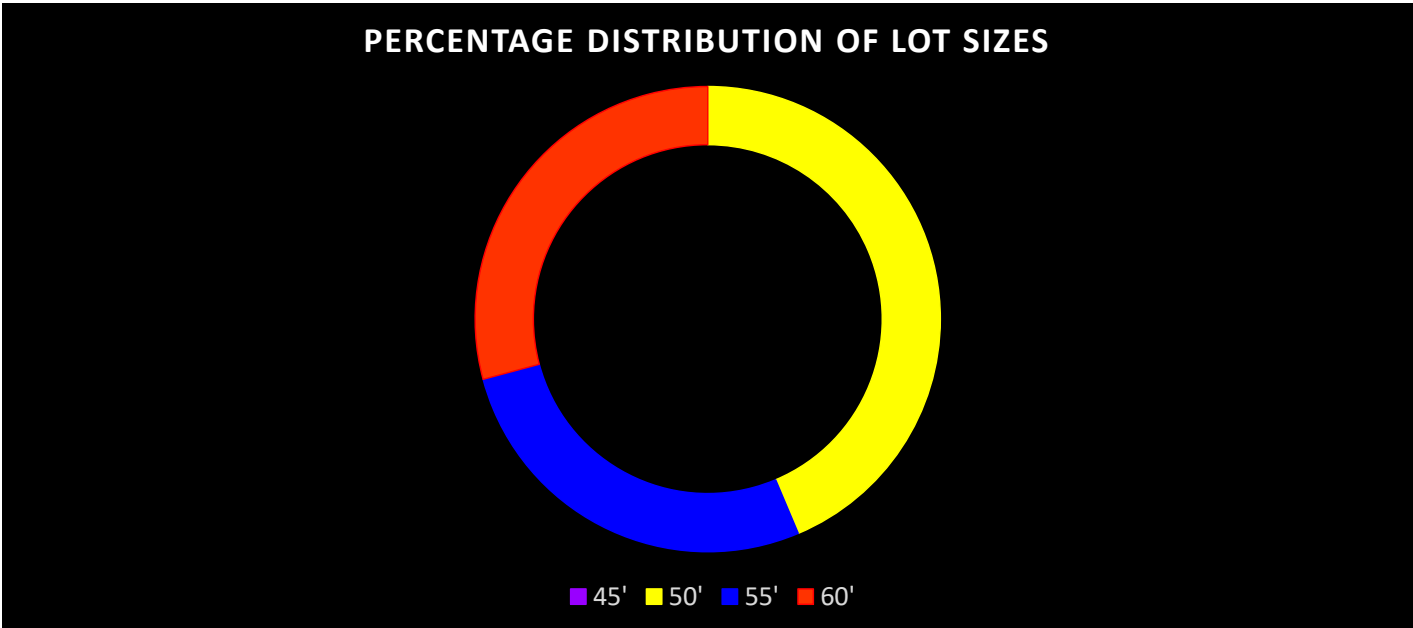
THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



MTA-78006
SEPTEMBER 25, 2023

ASHLAND DEVELOPMENT LOT SIZE QUICK REFERENCE			
DEVELOPMENT SECTION	TOTAL LOTS	LOTS SIZE	QTY OF LOTS BY SZ
SECTION 1	58	50' x 120' 55' x 125'	0 0
SECTION 2	62	60' x 125'	58
SECTION 3	75	50' X 120'	50
SECTION 4	88	55' X 120'	7
SECTION 5	102	60' X 120'	5
SECTION 6	62	50' X 120'	0
MODEL HOME PARK	9	55' X 120'	45
FUTURE SECTIONS	0	60'+ X 120'	30
		50' X 120'	63
		55' X 120'	17
		60' + X 120'	8
		50' X 120'	81
		55' X 120'	10
		60' X 120'	11
		50' X 120'	0
		55' X 120'	45
		60' X 120'	17
		50' X 120'	5
		55' X 120'	0
		60' X 120'	4
		45' X 120'	
		50' X 120'	
		60' X 120'	
	456		456

LOT WIDTH	TOTALS	PERCENTAGES
45'	0	0.00%
50'	199	43.64%
55'	124	27.19%
60'	133	29.17%
	456	100%



October 24, 2023

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

Re: On-Going Services
Ashland Model Home Park Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Sheet 1 of 2

1. Provide bearing and distance of abstract corner tie shown.
2. Provide a note on the plat to notate ownership and maintenance of proposed Reserves A & B.
3. Notate radius of all street knuckles shown.
4. Complete information shown on Plat Note #3.
5. Show complete information for area noted and drawn on the plat (e.g. Street Name, width, Filing information).
6. Notate future phase of development on the plat.
7. Show complete information for the plat area noted and drawn on the plat (e.g. Lots, street names).
8. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
9. Provide a Lot and Block table as provided in the Preliminary Plat
10. Update FEMA Firm Map shown: 48039C430K.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.

Sheet 2 of 2

1. Show these courses on the plat drawing for the commencing of the metes and bounds.
2. Move signature block closer to the Owner's Acknowledgement.
3. Show the aerial easements on the plat or remove plat dedication if not necessary.

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

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

Sincerely,

HDR Engineering, Inc.

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

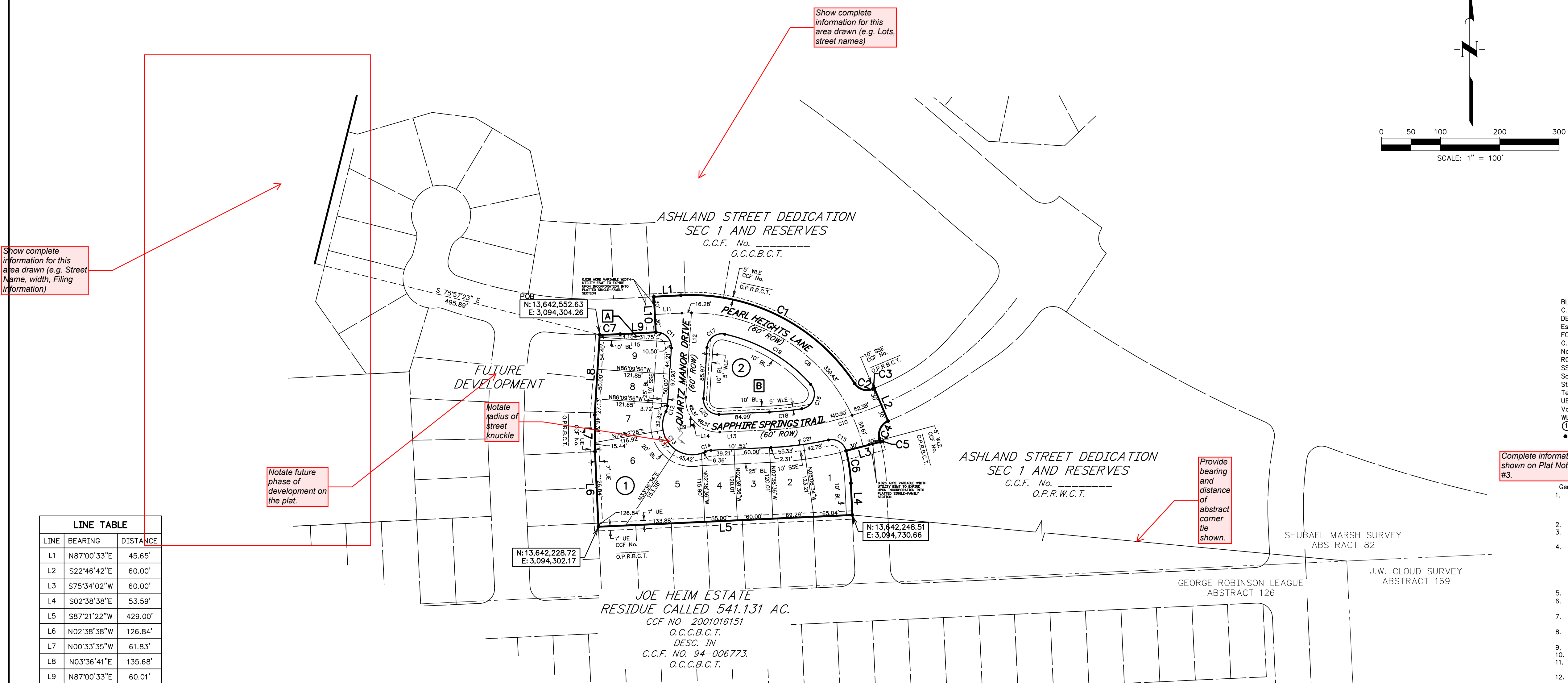
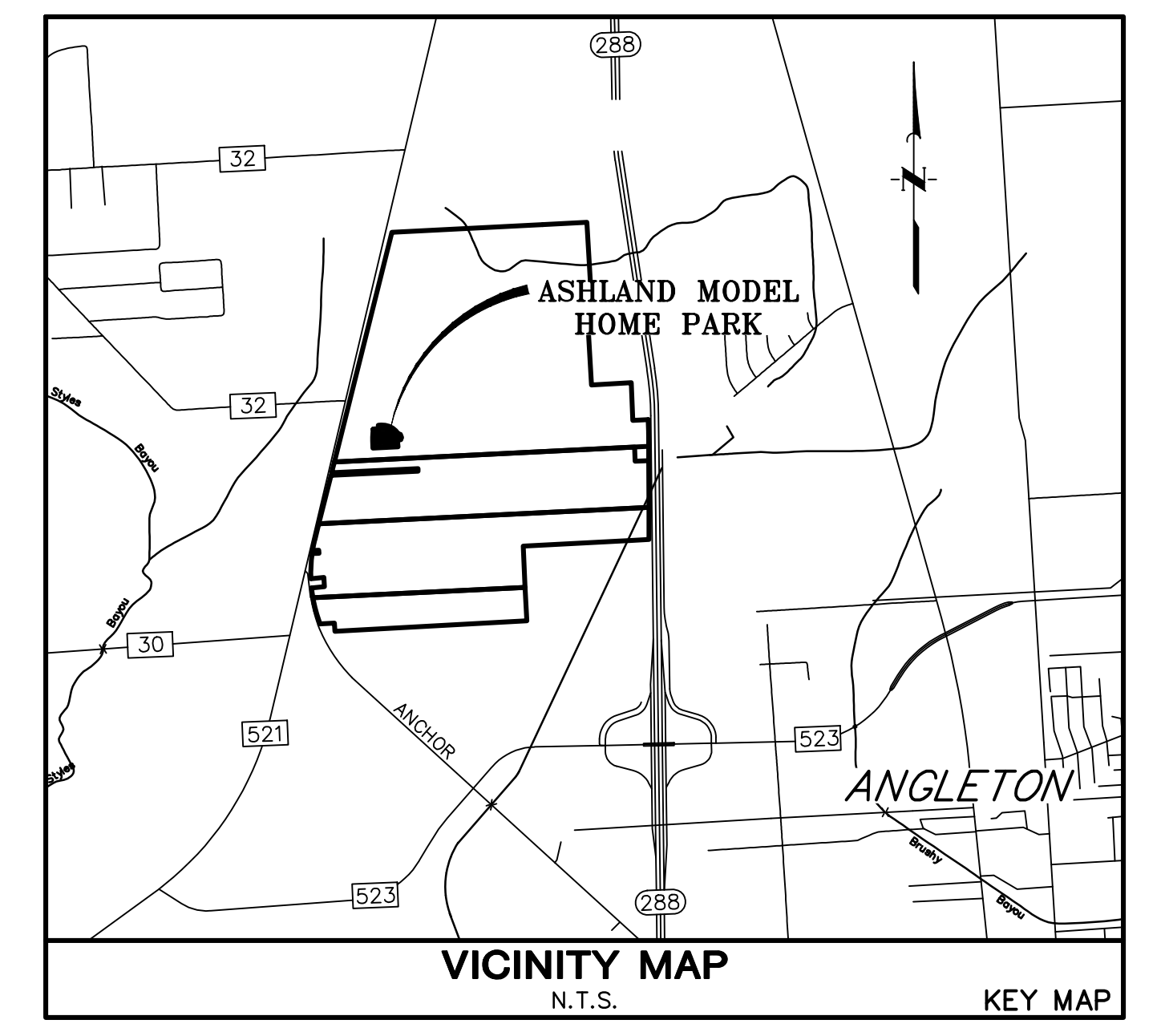
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE A
 Restricted to Open Space,
 Landscape, and IUP
 Purposes Only
 0.03 AC
 1,143 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space
 and Landscape Purposes
 Only
 0.43 AC
 18,649 Sq. Ft.



Show complete information for this area drawn (e.g. Street Name, width, Filing Information)

Show complete information for this area drawn (e.g. Lots, street names)

Note radius of street knuckle

Note future phase of development on the plat.

Provide bearing and distance of abstract corner shown.

Complete information shown on Plat Note #3.

Provide a note on the plat to note ownership and maintenance of proposed Reserves A & B.

Provide a Lot and Block table as provided in the Preliminary Plat

Provide a street table noting the street name, length (centerline), and street type of all proposed public streets

- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Film Code"
- O.C.C.B.C.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- WLE "Waterline Easement"
- "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"

- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee therefor shall revert to and be held in trust for the public, his heirs, assigns or successors.
 - All building lines along street rights-of-way are as shown on the plat.
 - The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone NAD 83, and may be brought to surface by applying the following combined scale factor of _____.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are no pipelines or pipeline easements within the plotted area shown hereon.
 - HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
 - VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HASS_1012 and HCOG_14012.
 - These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 - All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 - Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 - Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 - Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permits.
 - Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submitted where or not the application is reviewed for code compliance by the City Engineer.
 - Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.

LINE	BEARING	DISTANCE
L1	N87°00'33"E	45.65'
L2	S22°46'42"E	60.00'
L3	S75°34'02"W	60.00'
L4	S02°38'38"E	53.59'
L5	S87°21'22"W	429.00'
L6	N02°38'38"W	126.84'
L7	N00°33'35"W	61.83'
L8	N03°36'41"E	135.68'
L9	N87°00'33"E	60.01'
L10	N02°59'27"W	60.00'
L11	N87°00'33"E	45.65'
L12	N03°50'04"E	142.94'
L13	N87°21'24"E	84.99'
L14	N45°35'44"E	6.56'
L15	S86°09'56"E	119.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	59°45'21"	344.17'	S63°06'46"E	328.78'	189.59'
C2	25.00'	79°12'04"	34.56'	S72°50'07"E	31.87'	20.68'
C3	520.00'	0°20'32"	3.11'	N67°23'34"E	3.11'	1.55'
C4	25.00'	82°37'24"	36.05'	S25°54'36"W	33.01'	21.97'
C5	330.00'	0°58'07"	5.58'	S14°55'02"E	5.58'	2.79'
C6	270.00'	11°47'21"	55.55'	S08°32'18"E	55.46'	27.88'
C7	780.00'	2°32'53"	34.69'	N88°17'00"E	34.68'	17.35'
C8	300.00'	78°33'28"	411.33'	N53°42'42"W	379.86'	245.36'
C9	55.00'	96°28'40"	92.61'	N44°24'16"W	82.05'	61.60'
C10	550.00'	20°08'06"	193.28'	N77°17'21"E	192.29'	97.65'
C11	25.00'	96°49'31"	42.25'	N44°34'41"W	37.40'	28.17'
C12	25.00'	23°04'26"	10.07'	N15°22'17"E	10.00'	5.10'
C13	50.00'	142°37'32"	124.46'	N44°24'16"W	94.73'	147.83'
C14	25.00'	23°04'26"	10.07'	N75°49'11"E	10.00'	5.10'
C15	25.00'	87°54'10"	38.35'	N58°23'03"W	34.70'	24.10'
C16	25.00'	122°55'43"	53.64'	N19°48'53"E	43.93'	45.98'
C17	25.00'	98°20'44"	42.91'	N53°00'26"E	37.83'	28.93'
C18	520.00'	6°04'39"	55.16'	N84°19'04"E	55.13'	27.61'
C19	270.00'	36°10'14"	170.45'	N59°44'05"W	167.63'	88.17'
C20	25.00'	96°28'40"	42.10'	N44°24'16"W	37.30'	28.00'
C21	580.00'	9°41'32"	98.11'	N82°30'38"E	98.00'	49.17'

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEYS, A - 81 & 82
 BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS
 AUGUST 2023

OWNER
 ANCHOR HOLDINGS MP, LC
 101 PARKLANE BOULEVARD,
 SUITE 102
 SUGAR LAND, TEXAS 77478
 281.912.3364

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 30080100
 6330 West Loop South, Suite 550 • Houston, TX 77040 • 713.777.5337

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

THAT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND MODEL HOME PARK, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

Show these aerial easements on the plat or remove if not necessary

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF §
BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Move signature block closer to the Owner's Acknowledgment

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Darren McAfee, PE
Professional Engineer 137808

A METES & BOUNDS description of a certain 3.46-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.154-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

Show these courses on the plat drawing.

COMMENCING at a found concrete monument being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County; from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 4023.24 feet to a point;

THENCE, South 75°57'23" East, 495.89 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 780.00 feet, a central angle of 02°32'53", an arc length of 34.69 feet, and a long chord bearing North 88°17'00" East, with a chord length of 34.68 feet, to a point for corner;

THENCE, North 87°00'33" East, 60.01 feet to a point for corner;

THENCE, North 02°59'27" West, 60.00 feet to a point for corner;

THENCE, North 87°00'33" East, 45.65 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 59°45'21", an arc length of 344.17 feet, and a long chord bearing South 63°06'46" East, with a chord length of 328.78 feet, to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 79°12'04", an arc length of 34.56 feet, and a long chord bearing South 72°50'07" East, with a chord length of 31.87 feet, to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 520.00 feet, a central angle of 00°20'32", an arc length of 3.11 feet, and a long chord bearing North 67°23'34" East, with a chord length of 3.11 feet, to a point for corner;

THENCE, South 22°46'42" East, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing South 25°54'36" West, with a chord length of 33.01 feet, to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 330.00 feet, a central angle of 00°58'07", an arc length of 5.58 feet, and a long chord bearing South 14°55'02" East, with a chord length of 5.58 feet, to a point for corner;

THENCE, South 75°34'02" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 11°47'21", an arc length of 55.55 feet, and a long chord bearing South 08°32'18" East, with a chord length of 55.46 feet, to a point for corner;

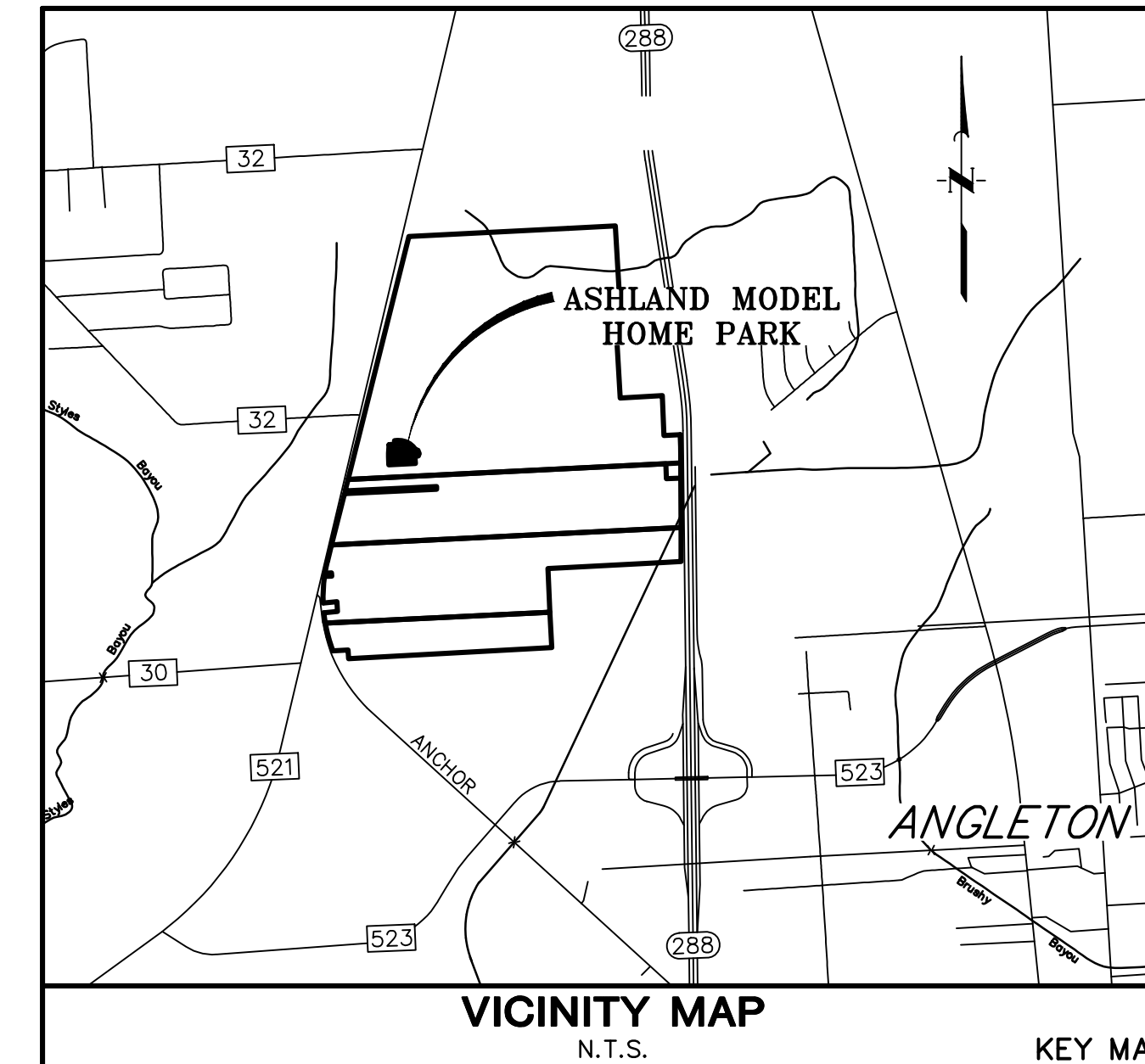
THENCE, South 02°38'38" East, 53.59 feet to a point for corner;

THENCE, South 87°21'22" West, 429.00 feet to a point for corner;

THENCE, North 02°38'38" West, 126.84 feet to a point for corner;

THENCE, North 00°33'35" West, 61.83 feet to a point for corner;

THENCE, North 03°36'41" East, 135.68 feet to the POINT OF BEGINNING, CONTAINING 3.46-acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS
AUGUST 2023

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 13048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/30/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE: MINOR, AMENDING/REPLAT; PRELIMINARY: RESIDENTIAL, COMMERCIAL; FINAL: RESIDENTIAL, COMMERCIAL

Address of property: 26299 FM 521 Angleton, TX 77515
Name of Applicant: John Alvarez
Name of Company: Quiddity Engineering
E-mail: jalvarez@quiddity.com

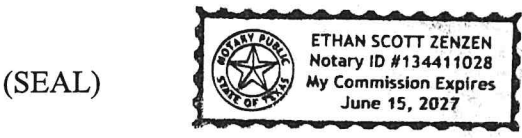
Name of Owner of Property: Anchor Holdings MP, LLC
Address: 101 Parklane Blvd, Ste 102 Sugarland, TX 77478
Phone: 281.912.3364
E-mail: shaun@ashtongraydev.com

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

Signature of Owner or Agent for Owner (Applicant)

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31st day of August, 2023.



Notary Public for the State of Texas
Commission Expires: 6/15/2027

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 26299 FM 521 Angleton, TX 77515

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

CF No. 2021085145

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

NAME OF APPLICANT: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd #150, Austin, TX 78741

APPLICANT PHONE # (512) 441-9493 E-MAIL: jalvarez@quiddity.com

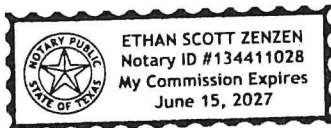
PRINTED NAME OF OWNER: Anchor Holdings MP, LLC

SIGNATURE OF OWNER: [Signature] DATE: 8/31/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 31 day of August, 2023.

(SEAL)



[Signature] Notary Public for the State of Texas Commission Expires: 6/15/2027

PROJECT SUMMARY FORM

Address of property 26299 FM 521 Angleton, TX 77515

The subject property fronts 324 feet on the East side of F.M. HWY 521

Depth: 494 Feet Area: 17.53 Acres: 763,607 square feet

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

To ensure the owner and the county have an accurate map of the size and shape of the property, easement locations and right of way locations for the future development consisting of 9 single family units and necessary roadway improvements.

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

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

Name: John Alvarez Date: 08/31/2023

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time).

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time)

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

November 1, 2023

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

Re: On-going Services
Ashland Model Home Park Final Plat – 1st Submittal
Angleton, Texas
HDR Job No 10361761

Dear Mr. Springs:

In response to your review, we have provided the following corrections and responses to your comments.

Sheet 1 of 1

1. *Provide a bearing and distance of abstract corner tie shown.*

Response: The bearing and distance has been added.

2. *Provide a note on the plat to notate ownership and maintenance of proposed Reserves A&B.*

Response: Note stating ownership has been added to the face of the plat.

3. *Complete information shown on Plat Note 3.*

Response: Note have been completed

4. *Fix text overlapping building line shown and clarify if the proposed 10' SSE continues along this area.*

Response: Overlap has been addressed. 10' SSE extends to the curb return and does not wrap north.

5. *Show complete information for area noted and drawn on the plat (e.g. Street Name, width, Filing information).*

Response: Area has been identified.

6. *Notate future phase of development on the plat.*

Response: Notation for "Future Phase" has been added to the face of the plat.

7. Show complete information for the plat area noted and drawn on the plat (e.g. Lots, street names).

Response: Areas have been identified.

8. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.

Response: Table has been added to the face of the plat.

9. Provide a Lot and Block table as provided in the Preliminary Plat.

Response: Lot and Block table have been shown on the face of the plat.

10. Update FEMA Firm Map shown: 48039C430K.

Response: FEMA note have been updated.

11. Show adjacent floodplain information on the final plat.

Response: Floodplain information has been added to the face of the plat.

12. Need to define incidental utility purposes on the plat.

Response: Incidental utilities has been defined on the face of the plat.

Sheet 2 of 2

1. Show these course on the plat drawing for the commencing of the metes and bounds.

Response: Legal and monument tie down added has been added to the face of the plat.

2. Move signature block closes to Owner's Acknowledgement.

Response: Signature block has been moved closer.

3. Show the aerial easements on the plat or remove plat dedication if not necessary.

Response: Aerial easement notes have been removed.

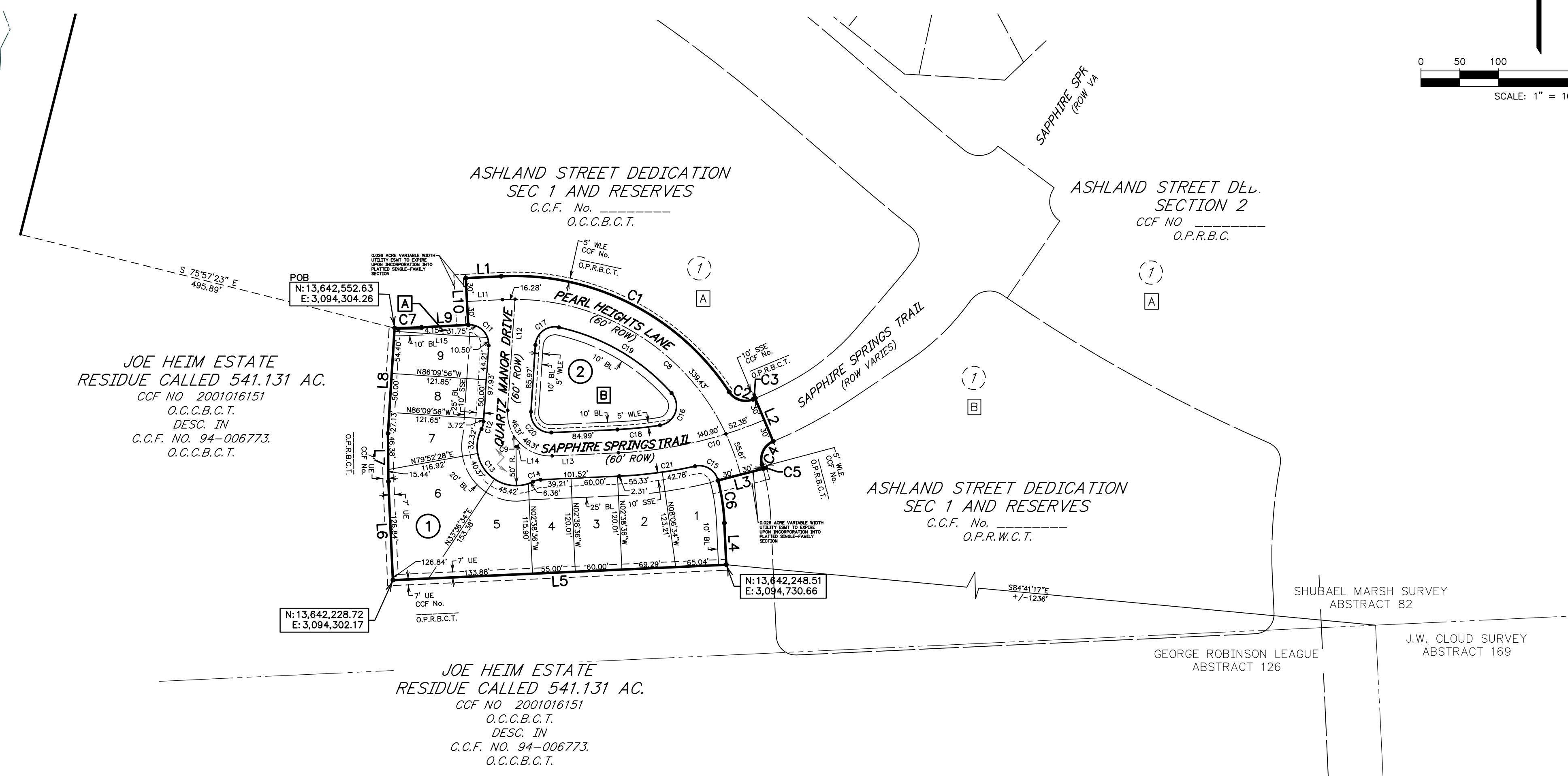
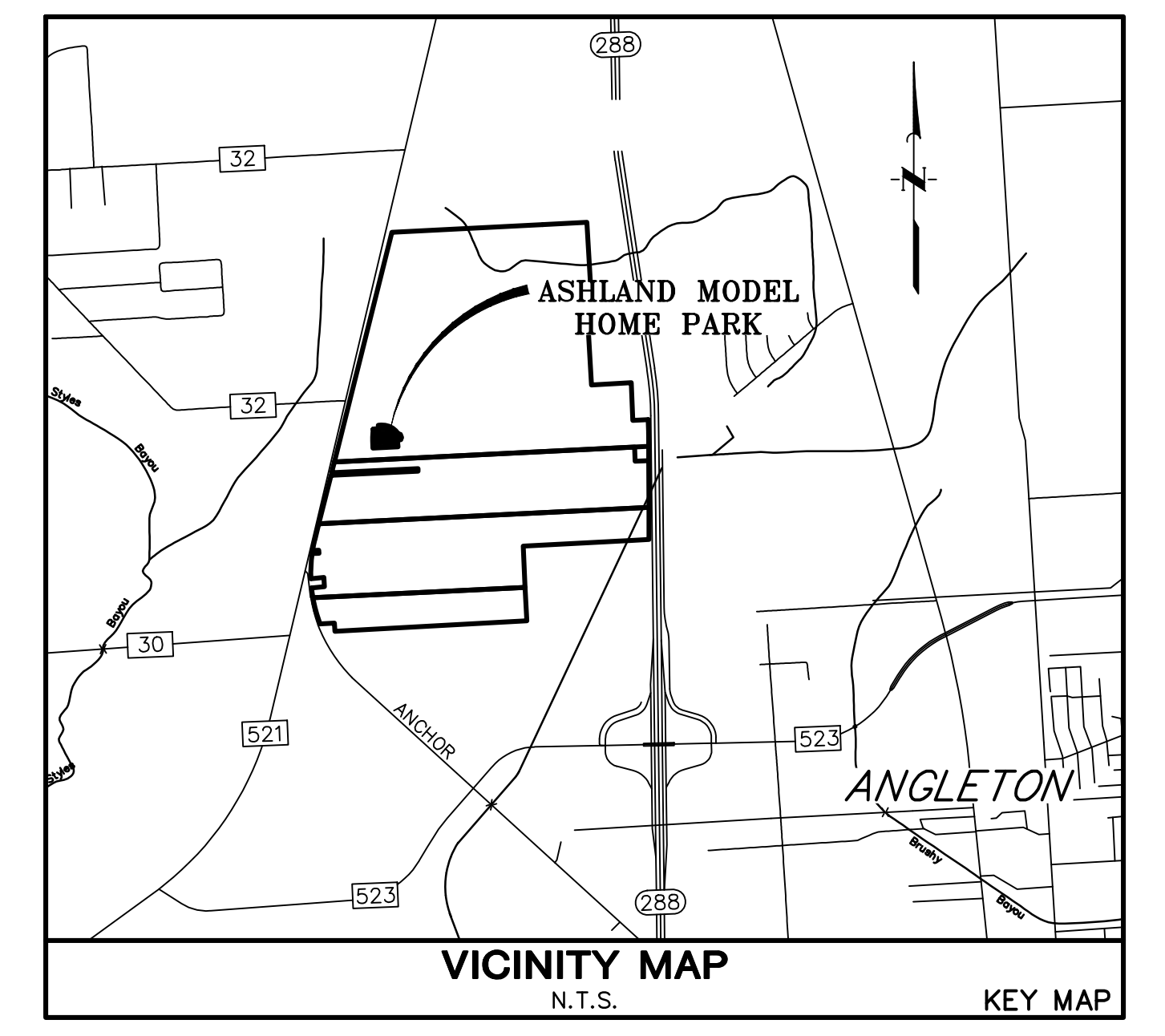
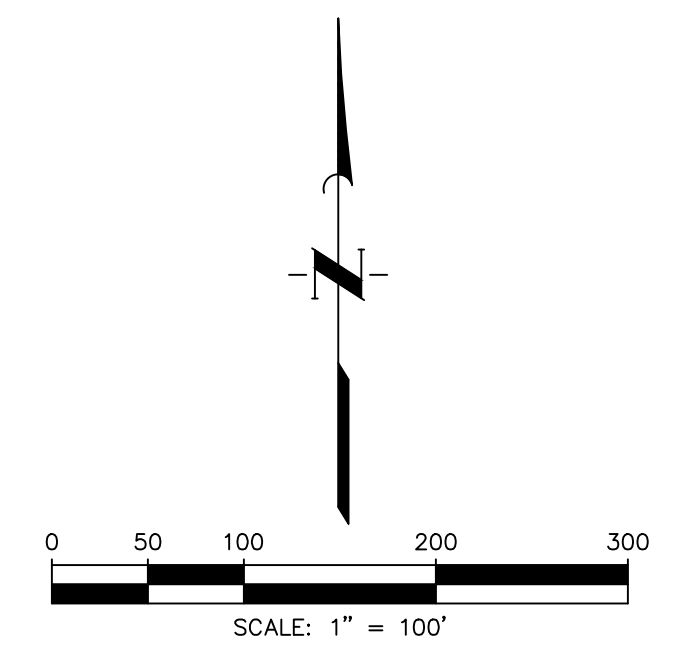
Sincerely,



Chantelle Jamnik
Planner

RESTRICTED RESERVE A
 Restricted to Open Space,
 Landscape, and IUP
 Purposes Only
 0.03 AC
 1,143 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space
 and Landscape Purposes
 Only
 0.43 AC
 18,649 Sq. Ft.



- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Film Code"
- O.C.C.B.C.T. "Official County Clerk, Brazoria County, Texas"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- WLE "Waterline Easement"
- Ⓢ "Block Number"
- "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- General Notes
1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
 2. All building lines along street rights-of-way are as shown on the plat.
 3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
 4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 5. There are no pipelines or pipeline easements within the platted area shown hereon.
 6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
 7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAG5_1012 and HCG6_14012.
 8. These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community Panel No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K", dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
 9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
 10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
 11. Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
 12. Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
 13. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
 14. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submitted work or not the application is reviewed for code compliance by the City Engineer.
 15. Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
 16. Reserves A and B shall be owned and maintained by the Brazoria County MUD No. 82.

LINE	BEARING	DISTANCE
L1	N87°00'33"E	45.65'
L2	S22°46'42"E	60.00'
L3	S75°34'02"W	60.00'
L4	S02°38'38"E	53.59'
L5	S87°21'22"W	429.00'
L6	N02°38'38"W	126.84'
L7	N00°33'35"W	61.83'
L8	N03°36'41"E	135.68'
L9	N87°00'33"E	60.01'
L10	N02°59'27"W	60.00'
L11	N87°00'33"E	45.65'
L12	N03°50'04"E	142.94'
L13	N87°21'24"E	84.99'
L14	N45°35'44"E	6.56'
L15	S86°09'56"E	119.89'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	330.00'	59°45'21"	344.17'	S63°06'46"E	328.78'	189.59'
C2	25.00'	79°12'04"	34.56'	S72°50'07"E	31.87'	20.68'
C3	520.00'	0°20'32"	3.11'	N67°23'34"E	3.11'	1.55'
C4	25.00'	82°37'24"	36.05'	S25°54'36"W	33.01'	21.97'
C5	330.00'	0°58'07"	5.58'	S14°55'02"E	5.58'	2.79'
C6	270.00'	11°47'21"	55.55'	S08°32'18"E	55.46'	27.88'
C7	780.00'	2°32'53"	34.69'	N88°17'00"E	34.68'	17.35'
C8	300.00'	78°33'28"	411.33'	N53°42'42"W	379.86'	245.36'
C9	55.00'	96°28'40"	92.61'	N44°24'16"W	82.05'	61.60'
C10	550.00'	20°08'06"	193.28'	N77°17'21"E	192.29'	97.65'
C11	25.00'	96°49'31"	42.25'	N44°34'41"W	37.40'	28.17'
C12	25.00'	23°04'26"	10.07'	N15°22'17"E	10.00'	5.10'
C13	50.00'	142°37'32"	124.46'	N44°24'16"W	94.73'	147.83'
C14	25.00'	23°04'26"	10.07'	N75°49'11"E	10.00'	5.10'
C15	25.00'	87°54'10"	38.35'	N58°23'03"W	34.70'	24.10'
C16	25.00'	122°55'43"	53.64'	N19°48'53"E	43.93'	45.98'
C17	25.00'	98°20'44"	42.91'	N53°00'26"E	37.83'	28.93'
C18	520.00'	6°04'39"	55.16'	N84°19'04"E	55.13'	27.61'
C19	270.00'	36°10'14"	170.45'	N59°44'05"W	167.63'	88.17'
C20	25.00'	96°28'40"	42.10'	N44°24'16"W	37.30'	28.00'
C21	580.00'	9°41'32"	98.11'	N82°30'38"E	98.00'	49.17'

Lot Area Summary

Block 1	
Lot No.	Sq. Ft
1	8,670
2	7,676
3	7,201
4	6,575
5	10,632
6	14,549
7	6,946
8	6,087
9	6,627


Street Name and Length		
Street Name	Length (Centerline)	Type
Pearl Heights Lane	456.98 Ft	Public
Quartz Manor Drive	189.24 Ft	Public
Sapphire Springs Trail	324.58 Ft	Public

FINAL PLAT OF ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
 OUT OF THE
 SHUBAEL MARSH SURVEYS, A - 81 & 82
 BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS
 NOVEMBER 2023

OWNER
 ANCHOR HOLDINGS MP, LC
 101 PARKLANE BOULEVARD,
 SUITE 102
 SUGAR LAND, TEXAS 77478
 281.912.3364

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & 30080100
 6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as ASHLAND MODEL HOME PARK, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Darren McAfee, PE
Professional Engineer 137808

A METES & BOUNDS description of a certain 3.46-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of a called 469.08 acre tract of land conveyed to Anchor Holdings by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Property Records of Brazoria County; said 1.154-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument being the northwest corner of said 469.08 acre tract of land, common with the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the community court Records, and the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County, from which a found concrete monument being the southeast corner of a called 96.50 acre tract of land conveyed to James Wortham Northrup recorded in Clerk's File No. 00-016352 Official Records of Brazoria County bears North 87°05'19" East, 2947.41 feet;

THENCE, South 14°02'37" West, along the west line of said 469.08 acre tract, common with the east line of said F.M. 521, 4023.24 feet to a point;

THENCE, South 75°57'23" East, 495.89 feet to the POINT OF BEGINNING of the herein described tract at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 780.00 feet, a central angle of 02°32'53", an arc length of 34.69 feet, and a long chord bearing North 88°17'00" East, with a chord length of 34.68 feet, to a point for corner;

THENCE, North 87°00'33" East, 60.01 feet to a point for corner;

THENCE, North 02°59'27" West, 60.00 feet to a point for corner;

THENCE, North 87°00'33" East, 45.65 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 330.00 feet, a central angle of 59°45'21", an arc length of 344.17 feet, and a long chord bearing South 63°06'46" East, with a chord length of 328.78 feet, to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 79°12'04", an arc length of 34.56 feet, and a long chord bearing South 72°50'07" East, with a chord length of 31.87 feet, to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 520.00 feet, a central angle of 00°20'32", an arc length of 3.11 feet, and a long chord bearing North 67°23'34" East, with a chord length of 3.11 feet, to a point for corner;

THENCE, South 22°46'42" East, 60.00 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 82°37'24", an arc length of 36.05 feet, and a long chord bearing South 25°54'36" West, with a chord length of 33.01 feet, to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 330.00 feet, a central angle of 00°58'07", an arc length of 5.58 feet, and a long chord bearing South 14°55'02" East, with a chord length of 5.58 feet, to a point for corner;

THENCE, South 75°34'02" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 270.00 feet, a central angle of 11°47'21", an arc length of 55.55 feet, and a long chord bearing South 08°32'18" East, with a chord length of 55.46 feet, to a point for corner;

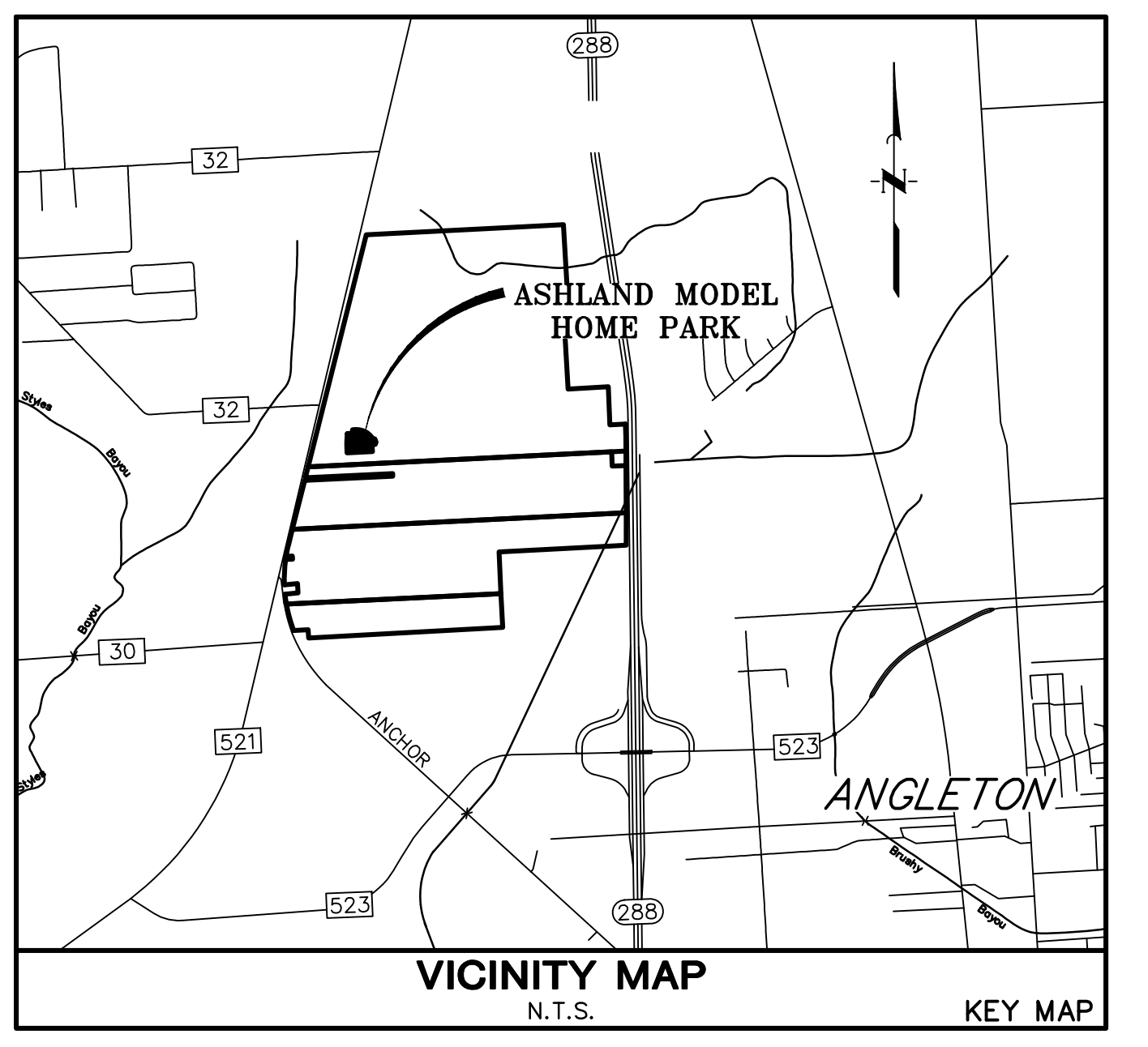
THENCE, South 02°38'38" East, 53.59 feet to a point for corner;

THENCE, South 87°21'22" West, 429.00 feet to a point for corner;

THENCE, North 02°38'38" West, 126.84 feet to a point for corner;

THENCE, North 00°33'35" West, 61.83 feet to a point for corner;

THENCE, North 03°36'41" East, 135.68 feet to the POINT OF BEGINNING, CONTAINING 3.46-acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Name

Title
On behalf of the Notary Public, State of Texas

FINAL PLAT OF
ASHLAND MODEL HOME PARK

A SUBDIVISION OF 3.46 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEYS, A - 81 & 82
BRAZORIA COUNTY, TEXAS

9 LOTS 2 RESERVES 2 BLOCKS
NOVEMBER 2023

OWNER
ANCHOR HOLDINGS MP, LC
101 PARKLANE BOULEVARD,
SUITE 102
SUGAR LAND, TEXAS 77478
281.912.3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-22790 & 20048100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Section 1.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Section 1 Final Plat. The subject property consists of 17.02 acres and has 58, 60' X 120' lots, Four Reserves in Three Blocks located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Section 1 was approved September 2022. A revised preliminary plat for Ashland Section 1 was approved in August 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Section 1 and at this time comments have not been addressed by the applicant. Responses to the City Engineer comments are received and expected to be cleared prior to City Council consideration for approval.

The City Engineering has stipulated:

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd.
2. Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.
3. Notate radius of all street knuckles shown.
4. At least one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117 B.1.a.

5. Verify and update total reserves shown. Four reserves are shown on this plat and on the preliminary plat
6. Verify and update total lots shown. 58 lots were provided on the preliminary plat.
7. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets
8. Provide a Lot and Block table as provided in the Preliminary Plat
9. Update FEMA Firm Map shown: 48039C430K.
10. Verify and include Reserve D in Note 17.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.
13. Use black/monochrome text on the plat and update colored text.

Sheet 2 of 2

1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.
2. Move signature block closer to the Owner's Acknowledgement.

Note that the Applicant has forwarded a response and corrected plat as of 11/2/2023, pending final Engineering clearing of the above textual comments.

Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

RECOMMENDATION:

The Planning and Zoning Commission should approve the Final Plat for Ashland Section 1 conditioned that all staff comments are cleared by the City Engineer, and provided the approval is granted by other referral agencies and forward it to City Council for final action.



October 24, 2023

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

Re: On-Going Services
Ashland Section 1 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd.
2. Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.
3. Notate radius of all street knuckles shown.
4. At least one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117 B.1.a.
5. Verify and update total reserves shown. Four reserves are shown on this plat and on the preliminary plat
6. Verify and update total lots shown. 58 lots were provided on the preliminary plat.
7. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets
8. Provide a Lot and Block table as provided in the Preliminary Plat
9. Update FEMA Firm Map shown: 48039C430K.
10. Verify and include Reserve D in Note 17.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.
13. Use black/monochrome text on the plat and update colored text.

Sheet 2 of 2

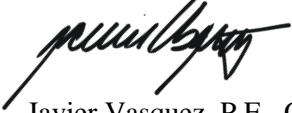
1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.
2. Move signature block closer to the Owner's Acknowledgement.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 1 Final Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

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

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.19 AC 8,124 Sq. Ft.

RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.25 AC 10,972 Sq. Ft.

RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 1.11 AC 48,225 Sq. Ft.

RESTRICTED RESERVE D Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.34 AC 14,952 Sq. Ft.

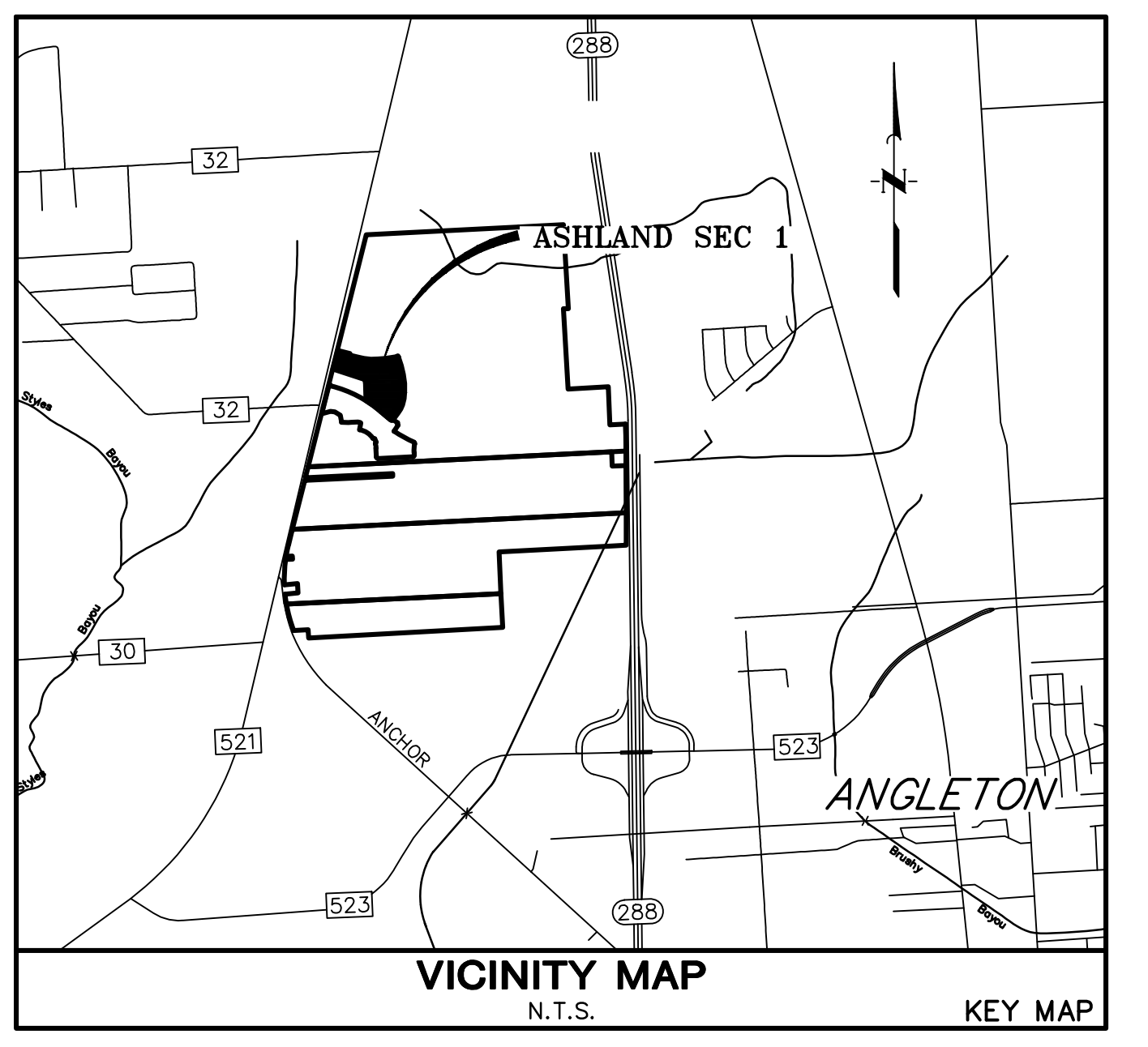
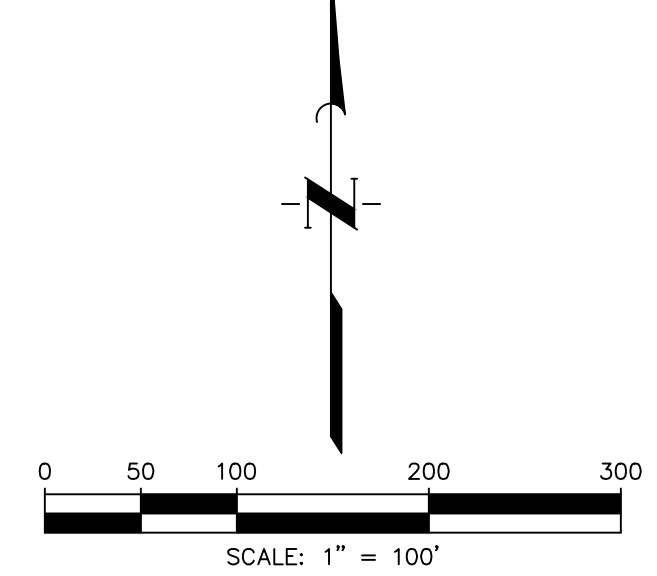
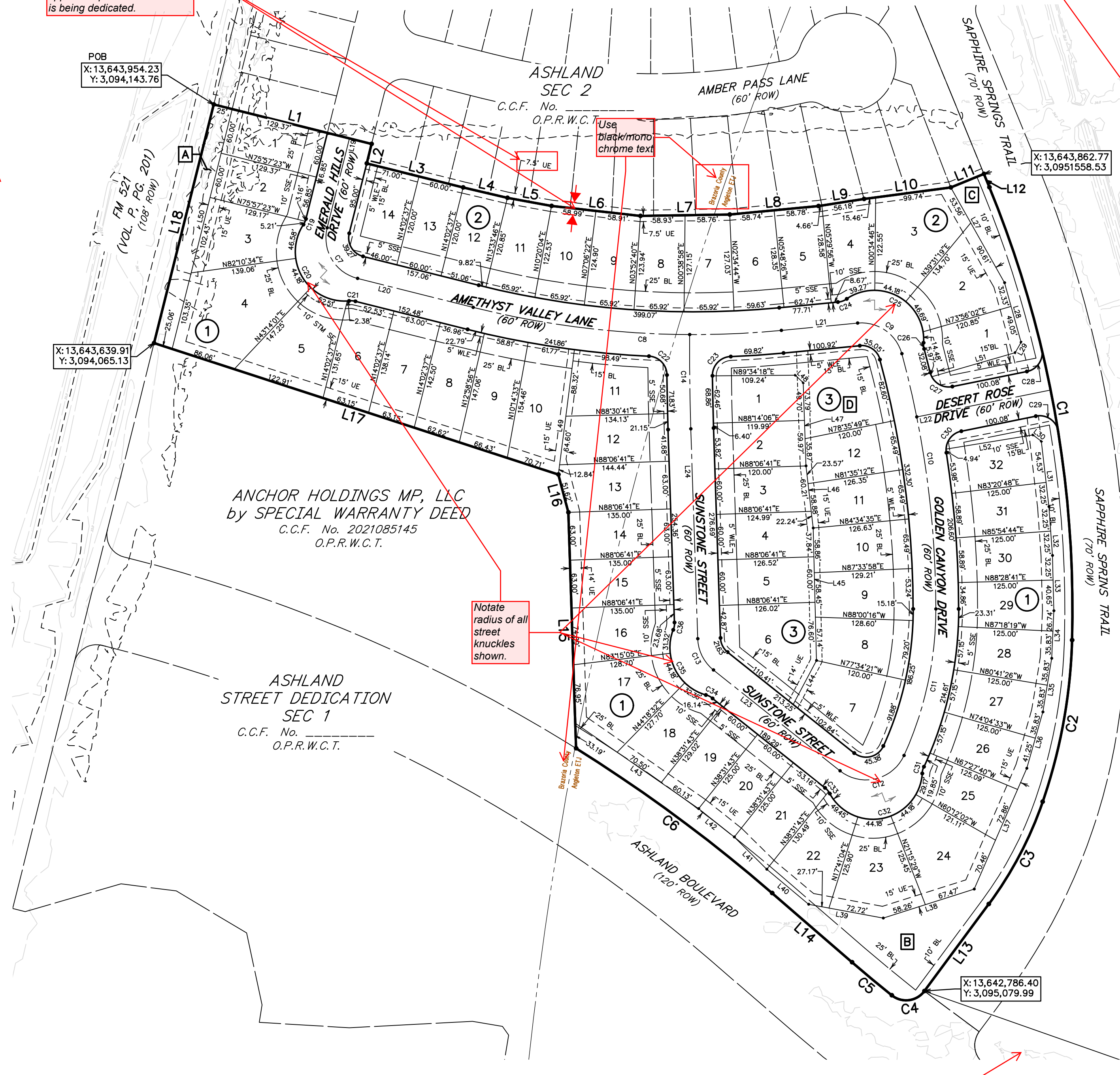
Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.

Show adjacent floodplain information on the final plat

LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains 22 rows of survey data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Contains 24 rows of curve data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Contains 12 rows of curve data.



General Notes

- 1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts... 2. All building lines along street rights-of-way are as shown on the plat. 3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017. 4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner... 5. There are pipelines or pipeline easements within the plotted area shown hereon. 6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone. 7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (navd88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012. 8. These tracts lie within Zone "X" and Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039c0430k, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas. 9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD. 10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer. 11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, And Centric Gas & Fiber. 12. Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits. 13. Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes. 14. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit. 15. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer. 16. Notice: All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record. 17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82.

Notate radius of all street knuckles shown.

Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd

Verify and include Reserve D in Note 17.

Verify and update total reserves shown. Four reserves are shown on this plat and on the preliminary plat

Verify and update total lots shown. 58 lots were provided on the preliminary plat.

Provide a Lot and Block table as provided in the Preliminary Plat

Provide a street table noting the street name, length (centerline), and street type of all proposed public streets

At least one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117 B.1.a

ASHLAND SEC 1 A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS 59 LOTS 3 RESERVES 3 BLOCKS AUGUST 2023

OWNER: ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD SUITE 102 SUGAR LAND, TEXAS 77478 281-912-3364. PLANNER: META PLANNING AND DESIGN 24275 KATY FREWAY SUITE 200 KATY, TEXAS 77494 281-810-1422. ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC 1229 Corporate Drive, Suite 100 • Houston, TX 77041 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 1, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner _____
Duly Authorized Agent _____

[Redacted signature area]

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas _____

Print Name _____

My commission expires: _____

Move signature block closer to the Owner's Acknowledgement

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

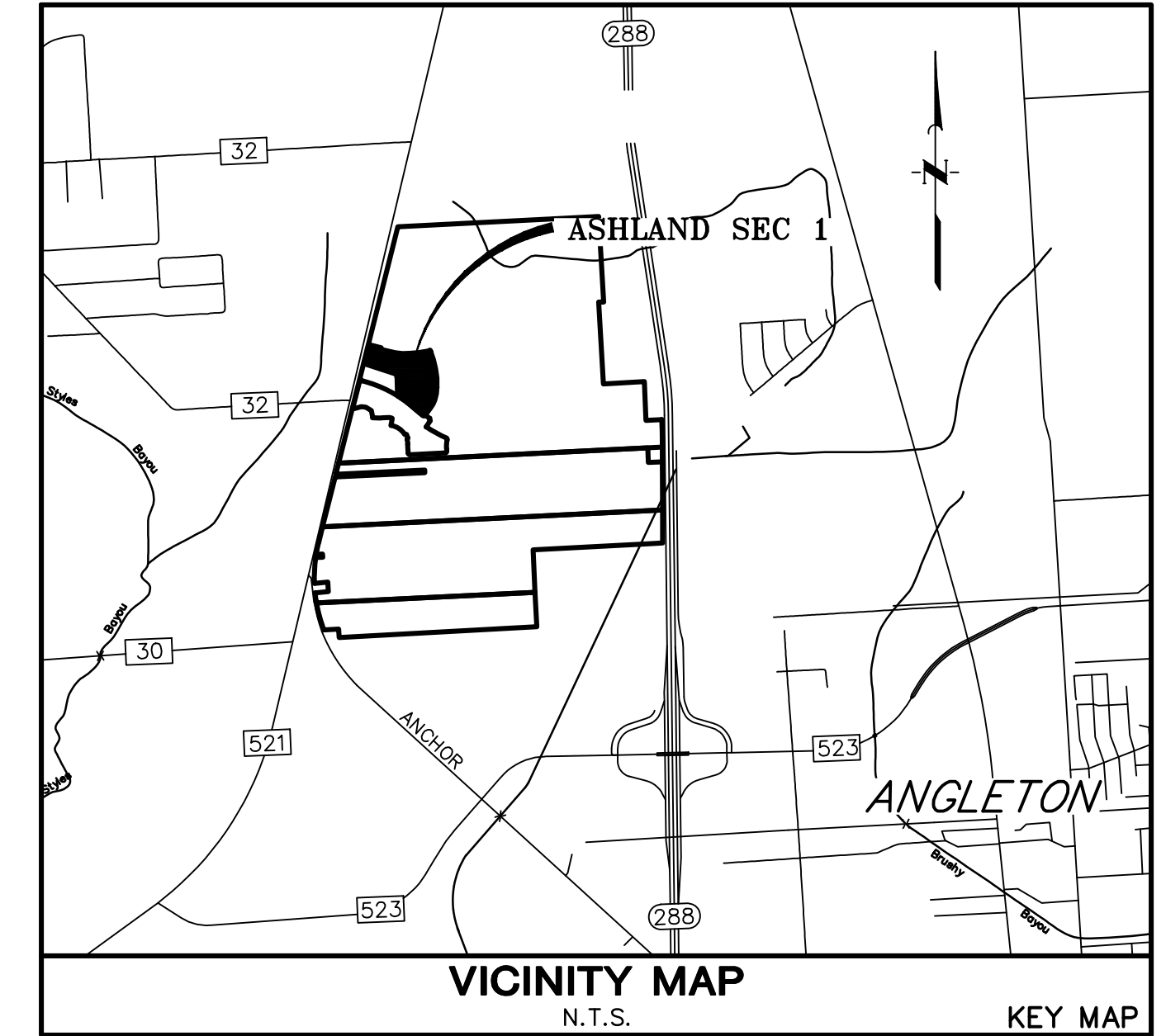
STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

Provide the metes and bounds legal description on the plat



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

ASHLAND SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY, TEXAS

59 LOTS 3 RESERVES 3 BLOCKS
AUGUST 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

PLANNER
META PLANNING AND DESIGN
24275 KATY FREEWAY
SUITE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77047 • 281.342.2033



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/30/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 26299 FM 521 Angleton, TX 77515

Name of Applicant: John Alvarez Phone: _____

Name of Company: Quiddity Engineering Phone: 513.441.9493

E-mail: jalvarez@quiddity.com

Name of Owner of Property: Anchor Holdings MP, LLC

Address: 101 Parklane Blvd, Ste 102 Sugarland, TX 77478

Phone: 281.912.3364 E-mail: shaun@ashtongraydev.com

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

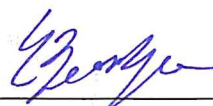
Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31st day of August, 2023.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 6/15/2027

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 26299 FM 521 Angleton, TX 77515

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

CF No. 2021085145

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

NAME OF APPLICANT: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd #150, Austin, TX 78741

APPLICANT PHONE # (512) 441-9493 E-MAIL: jalvarez@quiddity.com

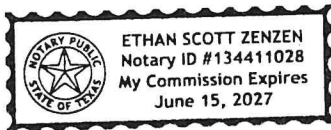
PRINTED NAME OF OWNER: Anchor Holdings MP, LLC

SIGNATURE OF OWNER: [Signature] DATE: 8/31/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 31 day of August, 2023.

(SEAL)



[Signature] Notary Public for the State of Texas Commission Expires: 6/15/2027

PROJECT SUMMARY FORM

Address of property 26299 FM 521 Angleton, Texas 77515

The subject property fronts 324' feet on the east side of FM 521

Depth: 1,130' Area: 17.02 Acres: 741,391 square feet

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

The purpose of the plat approval is to be able to have an accurate representation of the design that Quiddity plans to construct and record with the plat

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

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

Name: John Alvarez Date: 9.26.2023

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time).

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time)

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

November 1, 2023

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

Re: On-going Services
Ashland Section 1 Final Plat – 1st Submittal
Angleton, Texas
HDR Job No 10361761

Dear Mr. Springs:

In response to your review, we have provided the following corrections and responses to your comments.

Sheet 1 of 1

1. *Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd.*

Response: There is a reserve that is restricted to landscape, open space and incidental utilities that abut both of those that will restrict access.

2. *Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.*

Response: All U.E. calls have been updated accordingly.

3. *Notate radius of all street knuckles shown.*

Response: All radius' have been shown.

4. *At least one corner referencing a survey (abstract) corner per Angleton LDC Sec . 23-117 B. 1.a.*

Response: Missing corner referencing the survey has been added to the plat.

5. *Verify and update total reserves shown. Four reserves are shown on this plat and on the preliminary plat.*

Response: Reserve counts have been updated.

6. *Verify and update total lots shown. 58 lots were provided on the preliminary plat.*

Response: Lot counts have been updated

7. *Provide a street table noting the street name, length (centerline), and street type of all proposed public streets*

Response: Table has been added to the plat.

8. Provide a Lot and Block table as provided in the Preliminary Plat.

Response: Table has been provided on the plat.

9. Update FEMA Firm Map shown: 48039C430K.

Response: Note has been updated to show correct Map number.

10. Verify and include Reserve D in Note 17.

Response: Reserve has been included in the note.

11. Show adjacent floodplain information on the final plat.

Response: Adjacent flood plain info is shown on the face of the plat.

12. Need to define incidental utility purposes on the plat.

Response: Incidental Utility purposes have been defined on the plat.

13. Use black/monochrome text on the plat and updated colored text.

Response: Text has been updated to plot in black.

Sheet 2 of 2

1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.

Response: Legal and monument tie down added has been added to the face of the plat.

2. Move signature block closes to Owner's Acknowledgement.

Response: Signature block has been moved closer.

Sincerely,


Chantelle Jamnik

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.19 AC 8,124 Sq. Ft.

RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.25 AC 10,972 Sq. Ft.

RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 1.11 AC 48,225 Sq. Ft.

RESTRICTED RESERVE D Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.34 AC 14,952 Sq. Ft.

Table with 3 columns: LINE BEARING, DISTANCE, LINE BEARING, DISTANCE, LINE BEARING, DISTANCE. Contains 22 rows of survey data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Contains 24 rows of curve data.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Contains 12 rows of curve data.

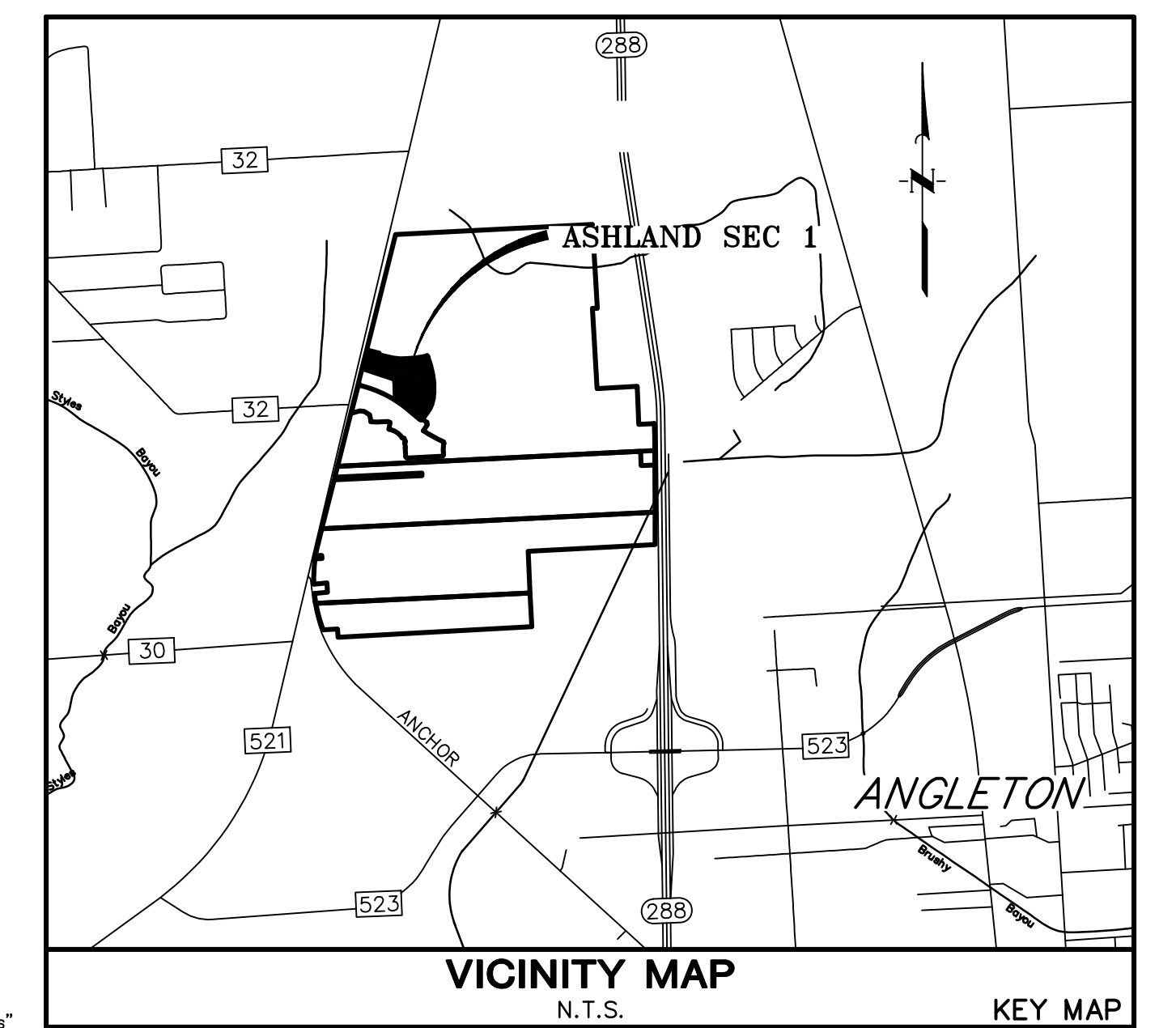
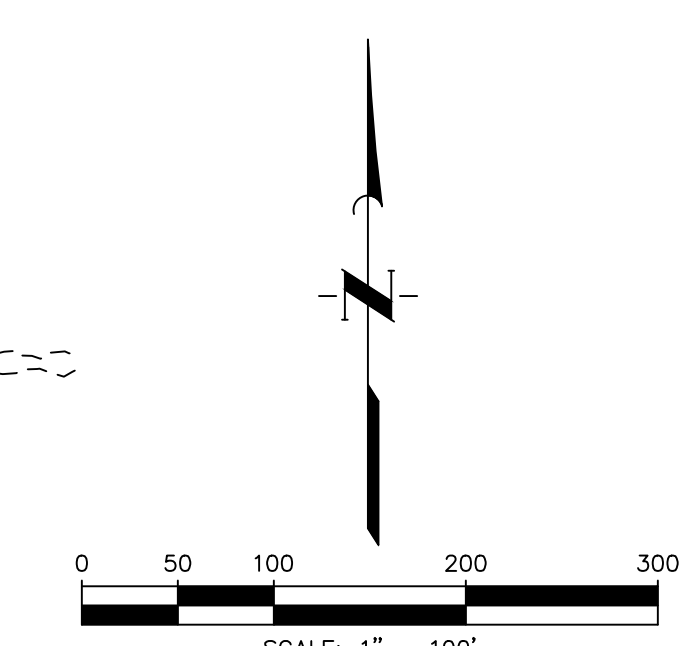
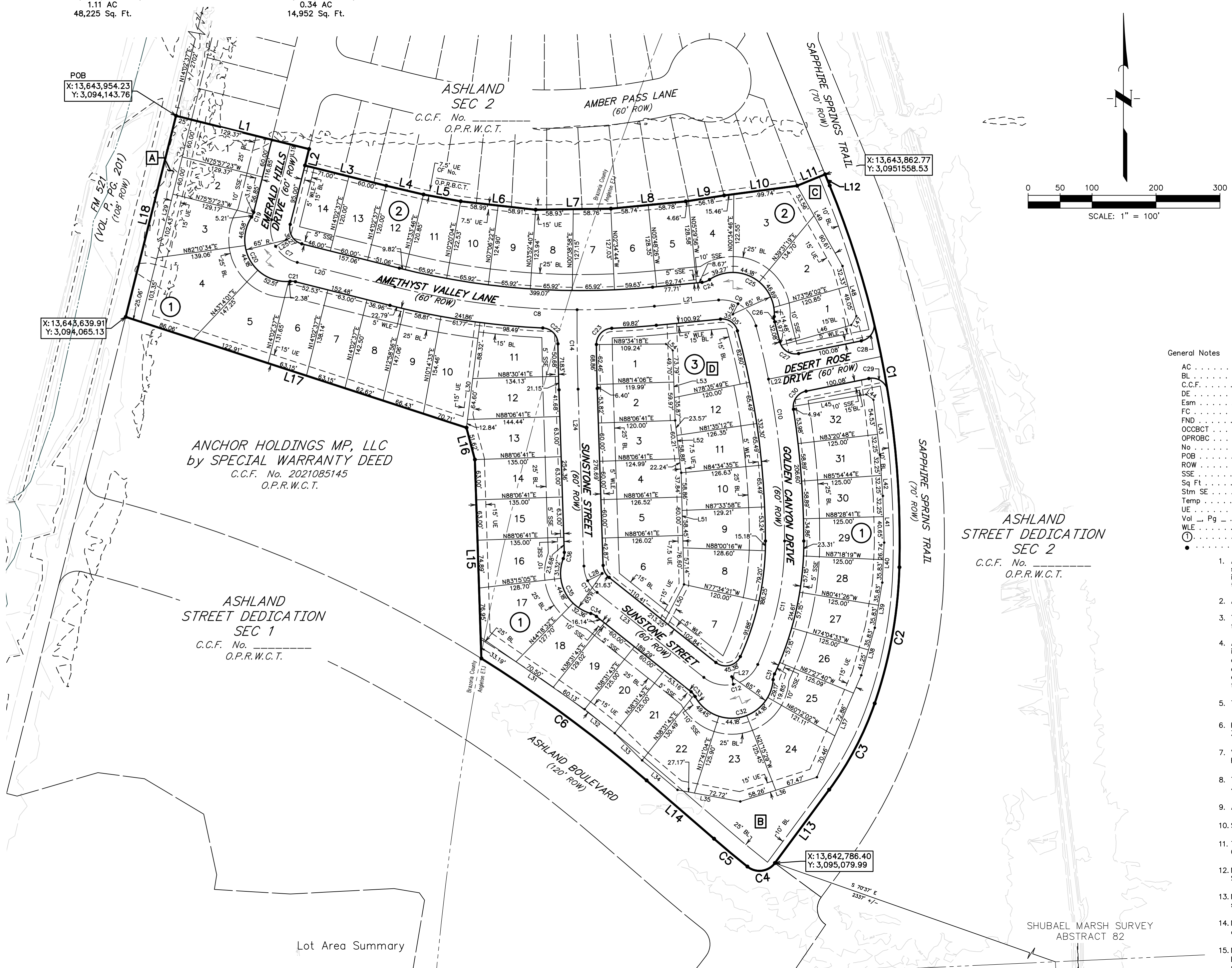
Table with 3 columns: Street Name, Length (Centerline), Type. Lists Emerald Hills Drive, Amethyst Valley Lane, Golden Canyon Drive, Sunstone Street, Dessert Rose Drive.

Table with 3 columns: Lot No., Sq. Ft. Lists lots 1 through 17.

Table with 3 columns: Lot No., Sq. Ft. Lists lots 18 through 33.

Table with 3 columns: Lot No., Sq. Ft. Lists lots 1 through 14.

Table with 3 columns: Lot No., Sq. Ft. Lists lots 1 through 12.



- General Notes: AC - Acres, BL - Building Line, C.C.F. - County Clerk's File, DE - Drainage Easement, Esm - Easement, FC - Film Code, FND - Found, OCBC - Official County Clerk, Brazoria County, Texas, OPROBC - Official Public Records of Brazoria County, No. - Number, POB - Point of Beginning, ROW - Right-of-Way, SSE - Sanitary Sewer Easement, Sq Ft - Square Feet, Stm SE - Storm Sewer Easement, Temp - Temporary, UE - Utility Easement, Vol. Pg. - Volume and Page, WLE - Waterline Easement, 1 - Block Number, 2 - Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification. 1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts...

ASHLAND SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS

NOVEMBER 2023

OWNER ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD SUITE 102 SUGAR LAND, TEXAS 77478 281-912-3364

PLANNER META PLANNING AND DESIGN 24275 KATY FREEWAY SUITE 200 KATY, TEXAS 77494 281-810-1422

ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 104041001 1229 Corporate Drive, Suite 100 • Houston, TX 77062 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 1, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision.

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 17.02 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 202108545 of the Official Public Records of Brazoria County (OPRBC); said 17.02 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

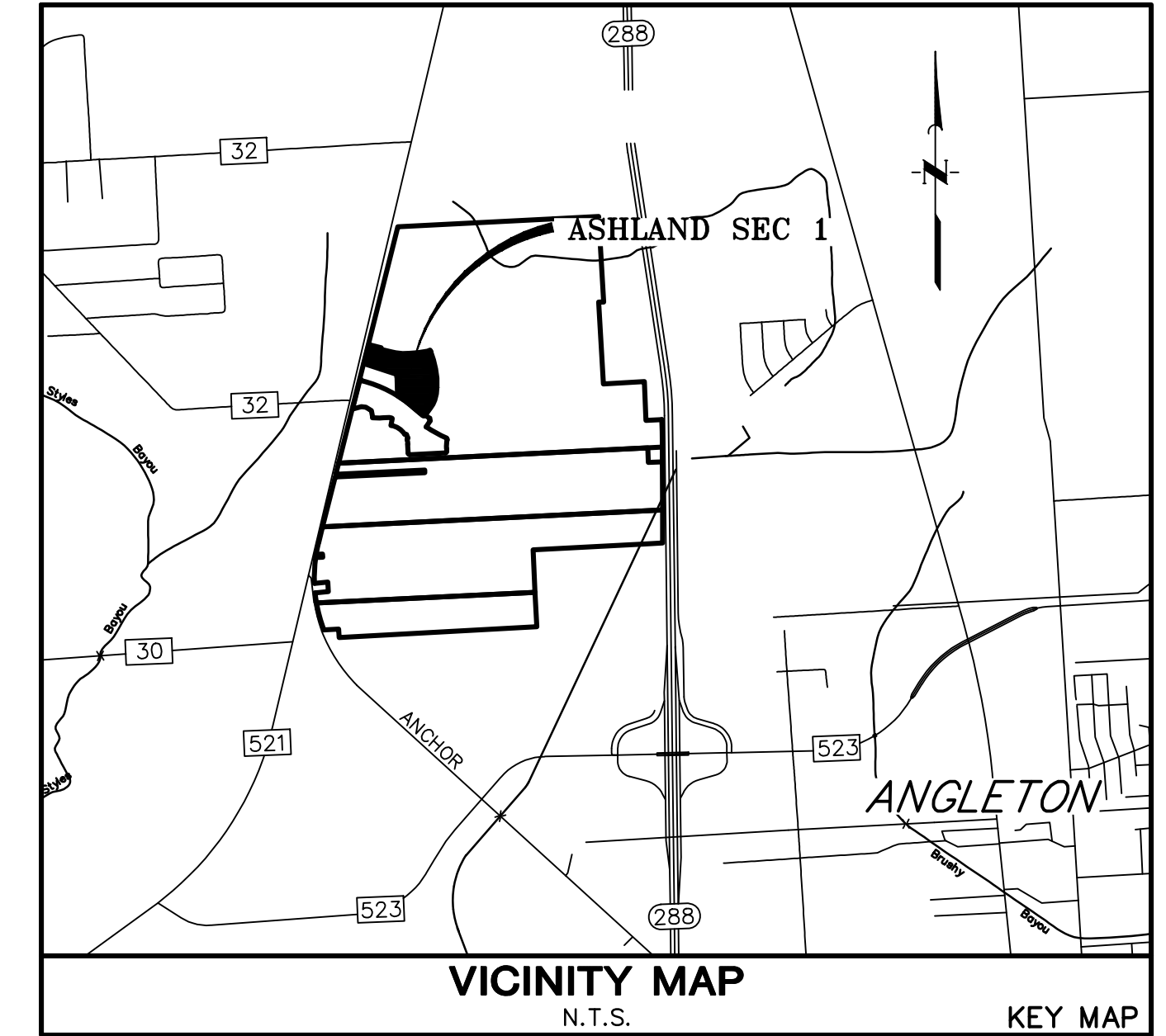
COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201.

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 2702.30 feet to the POINT OF BEGINNING of the herein described subject tract;

THENCE, over and across said 469.08 acre tract the following twenty three (23) courses and distances:

- 1. South 75°57'23" East, 214.38 feet to a point for corner;
2. South 14°02'37" West, 26.43 feet to a point for corner;
3. South 75°57'23" West, 131.00 feet to a point for corner;
4. South 76°48'30" East, 59.87 feet to a point for corner;
5. South 79°40'46" East, 59.08 feet to a point for corner;
6. South 83°34'43" East, 117.91 feet to a point for corner;
7. North 89°09'01" East, 117.69 feet to a point for corner;
8. North 84°32'11" East, 117.51 feet to a point for corner;
9. North 81°08'49" East, 60.84 feet to a point for corner;
10. North 82°25'29" East, 115.20 feet to a point for corner;
11. North 67°42'34" East, 47.25 feet to a point for corner;
12. South 22°17'26" East, 18.96 feet to a point for corner marking the beginning of a tangent curve to the right;
13. Along the arc of said tangent curve to the right, having a radius of 1465.00 feet, a central angle of 23°53'41", an arc length of 610.97 feet, and a long chord bearing South 10°20'36" East, with a chord length of 606.55 feet to a point for corner marking the beginning of a compound curve to the right;
14. Along the arc of said compound curve to the right, having a radius of 715.00 feet, a central angle of 17°23'49", an arc length of 217.10 feet, and a long chord bearing South 10°18'10" West, with a chord length of 216.27 feet to a point for corner marking the beginning of a compound curve to the right;
15. Along the arc of said compound curve to the right, having a radius of 500.00 feet, a central angle of 17°32'37", an arc length of 153.10 feet, and a long chord bearing South 27°46'22" West, with a chord length of 152.50 feet to a point for corner;
16. South 36°32'41" West, 142.60 feet to a point for corner marking the beginning of a tangent curve to the right;
17. Along the arc of said tangent curve to the right, having a radius of 30.00 feet, a central angle of 92°14'59", an arc length of 48.30 feet, and a long chord bearing South 82°40'10" West, with a chord length of 43.25 feet to a point for corner marking the beginning of a compound curve to the right;
18. Along the arc of said compound curve to the right, having a radius of 1940.00 feet, a central angle of 02°00'36", an arc length of 68.06 feet, and a long chord bearing North 50°12'02" West, with a chord length of 68.05 feet to a point for corner;
19. North 49°11'44" West, 142.96 feet to a point for corner marking the beginning of a tangent curve to the left;
20. Along the arc of said tangent curve to the left, having a radius of 2060.00 feet, a central angle of 08°50'10", an arc length of 317.69 feet, and a long chord bearing North 53°36'49" West, with a chord length of 317.38 feet to a point for corner;
21. North 01°53'19" West, 311.02 feet to a point for corner;
22. North 14°45'48" West, 51.62 feet to a point for corner;
23. North 71°59'47" West, 560.10 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 324.05 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 17.02 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Name

Title

On behalf of the Notary Public, State of Texas

ASHLAND SEC 1

A SUBDIVISION OF 17.02 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY, TEXAS

58 LOTS 4 RESERVES 3 BLOCKS NOVEMBER 2023

OWNER ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD SUITE 102 SUGAR LAND, TEXAS 77478 281-912-3364

PLANNER META PLANNING AND DESIGN 24275 KATY FREEWAY SUITE 200 KATY, TEXAS 77494 281-810-1422

ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100403100 1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Section 2.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Section 2 Final Plat. The subject property consists of 14.26 acres, has 62 (50' X 120' lots) including 3 reserves in 2 blocks and is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Section 2 was approved September 2022. A revised preliminary plat for Ashland Section 2 was approved in August 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Section 2 and at this time comments have not been addressed by the applicant. Responses to the City Engineer comments are now received and expected to be cleared prior to City Council consideration for approval.

The City Engineering has stipulated:

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Provide a note on the plat to restrict driveway access to FM 521.
2. Show total utility easement provided (15') and notate where the 7.5' U.E. is being dedicated with this plat.
3. Notate dimension of the easement shown along the lots (7.5').
4. Fix text overlapping building line shown and clarify if the proposed 10' SSE continues along this area.

5. Verify and update proposed 10' WLE shown to connect to the ROW of Sapphire Springs Trail.
6. Fix plat graphic shown.
7. Notate radius shown on Granite Grove Ct. and Amber Pass Ln.
8. Notate radius of all street knuckles shown.
9. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
10. Provide a Lot and Block table as provided in the Preliminary Plat
11. Update FEMA Firm Map shown: 48039C430K.
12. Show adjacent floodplain information on the final plat.
13. Need to define incidental utility purposes on the plat.

Sheet 2 of 2

1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.
2. Move signature block closer to the Owner's Acknowledgement.

Note that the Applicant has forwarded a response and corrected plat as of 11/2/2023, pending final Engineering clearing of the above textual comments.

Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

RECOMMENDATION:

The Planning and Zoning Commission should approve the Final Plat for Ashland Section 2 conditioned that all staff comments are cleared by the City Engineer, and provided the approval is granted by other referral agencies and forward it to City Council for final action.

October 24, 2023

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

Re: On-Going Services
Ashland Section 2 Final Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Provide a note on the plat to restrict driveway access to FM 521.
2. Show total utility easement provided (15') and notate where the 7.5' U.E. is being dedicated with this plat.
3. Notate dimension of the easement shown along the lots (7.5').
4. Fix text overlapping building line shown and clarify if the proposed 10' SSE continues along this area.
5. Verify and update proposed 10' WLE shown to connect to the ROW of Sapphire Springs Trail.
6. Fix plat graphic shown.
7. Notate radius shown on Granite Grove Ct. and Amber Pass Ln.
8. Notate radius of all street knuckles shown.
9. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
10. Provide a Lot and Block table as provided in the Preliminary Plat
11. Update FEMA Firm Map shown: 48039C430K.
12. Show adjacent floodplain information on the final plat.
13. Need to define incidental utility purposes on the plat.

Sheet 2 of 2


1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.
2. Move signature block closer to the Owner's Acknowledgement.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Ashland Section 2 Final Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

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

Javier Vasquez, P.E., CFM
Civil Engineer

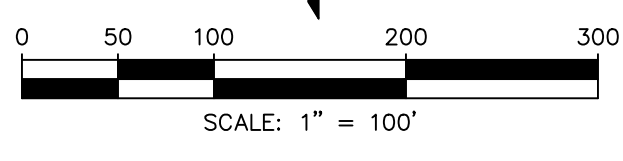
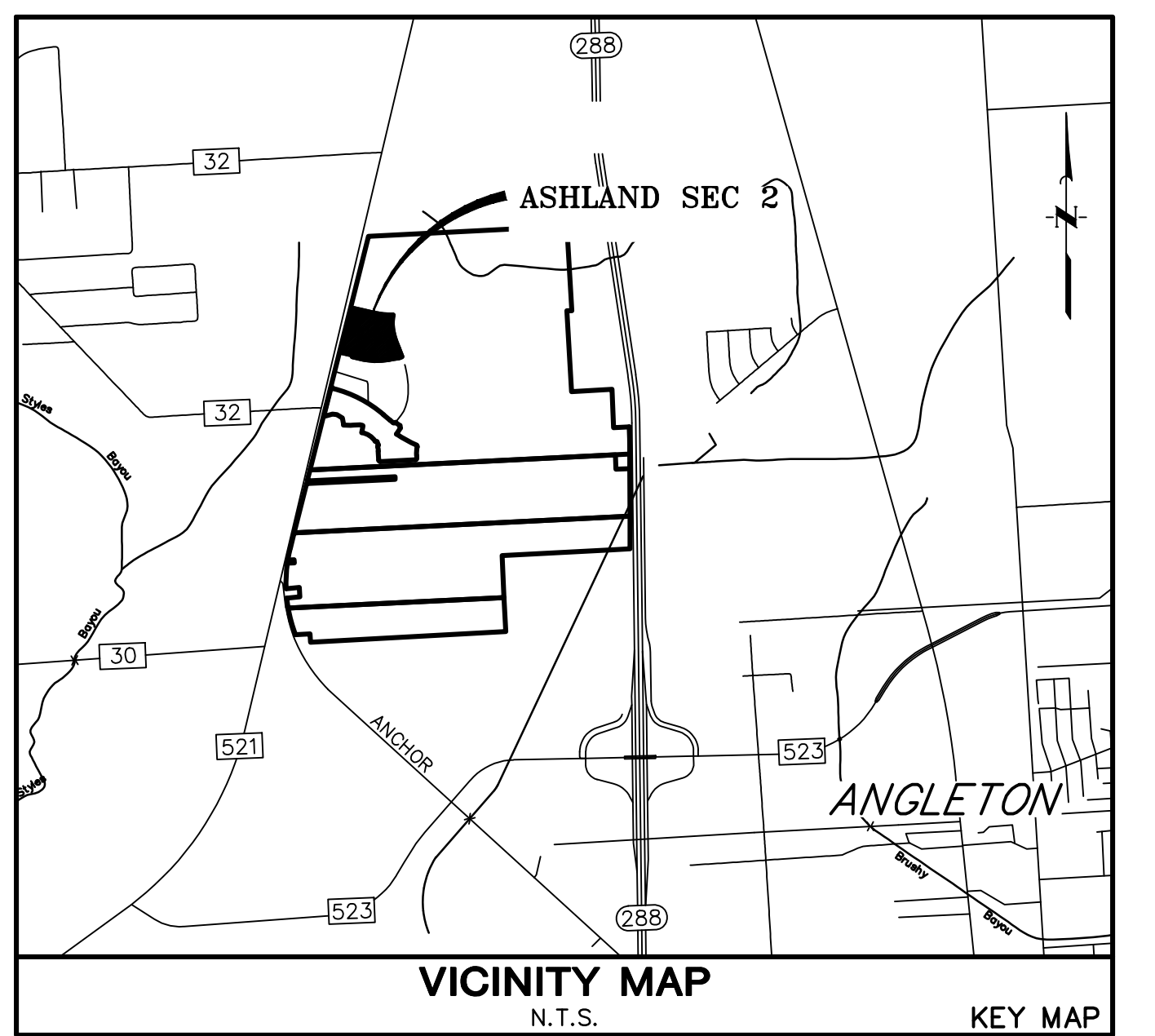
cc: Files (10361761/10336228)

Attachments

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.06 AC
2,681 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.50 AC
21,900 Sq. Ft.

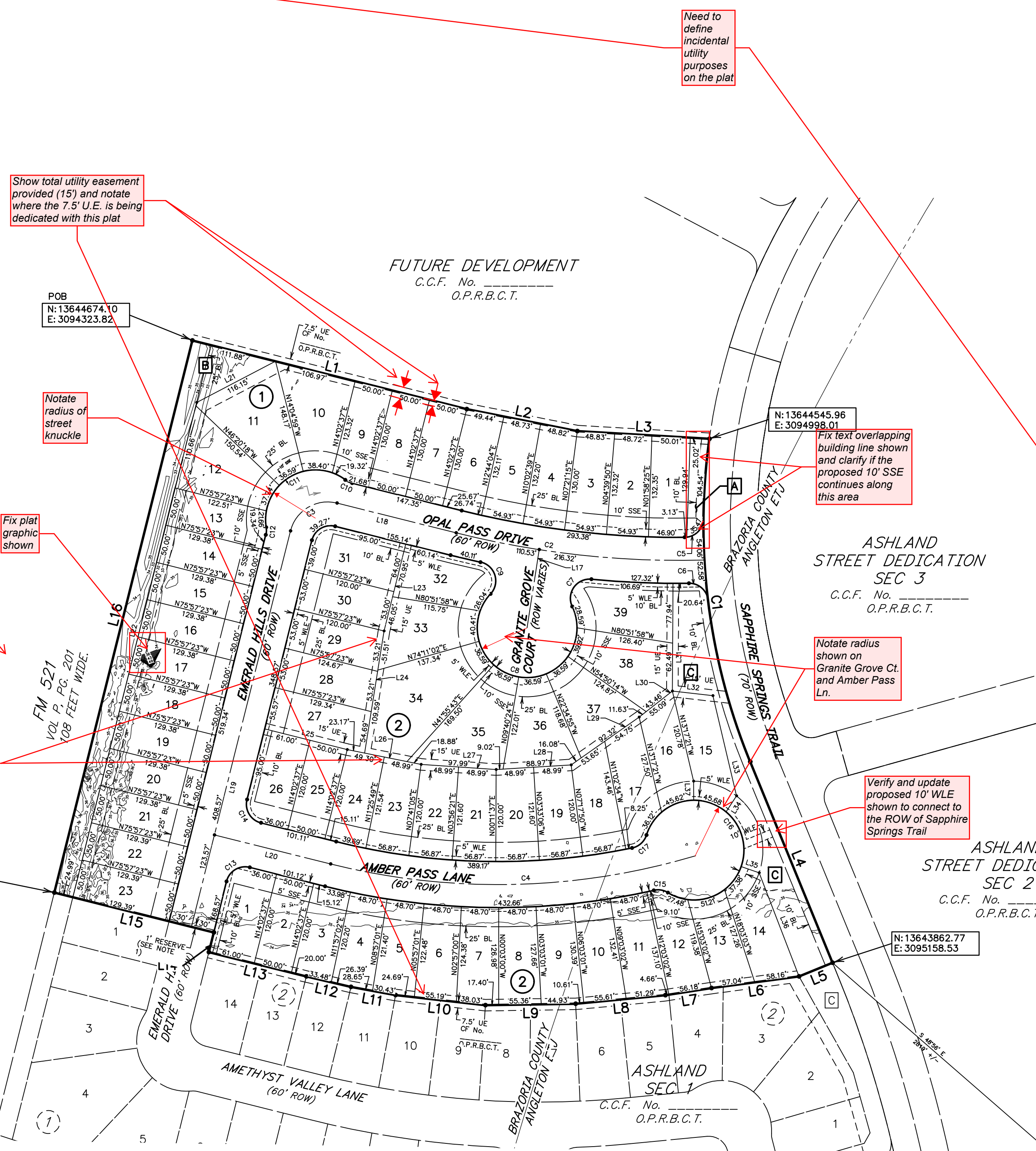
RESTRICTED RESERVE C
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.56 AC
24,231 Sq. Ft.



General Notes

- AC "Acres"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- DE "Drainage Easement"
- Eam "Easement"
- FC "Film Code"
- FND "Found"
- OCBCT "Official County Clerk, Brazoria County, Texas"
- OPROBC "Official Public Records of Brazoria County"
- MUD "Municipal Utility District"
- No "Number"
- POB "Point of Beginning"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol - Pg "Volume and Page"
- WLE "Waterline Easement"
- "Block Number"
- "Set 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng Property Corner") as Per Certification"

1. A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. All building lines along street rights-of-way are as shown on the plat.
3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and have a combined scale factor 0.999870017.
4. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
5. There are no pipelines or pipeline easements within the platted area shown hereon.
6. HORIZONTAL DATUM: All bearings are referenced to the Texas Coordinate system, North American datum of 1983 (nad83), South Central Zone.
7. VERTICAL DATUM: All elevations are referenced to the North American Vertical Datum of 1988 (nav88), Geoid 12b, based on Allterra's RTK Network, Stations HAGS_1012 and HCOG_14012.
8. These tracts lie within Zone "X" And Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039c0430k, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
9. All drainage easements shown hereon shall be dedicated to the public and shall be maintained by the MUD.
10. Sidewalks shall be constructed in accordance with the Development Agreement between the City of Angleton, Texas and Developer.
11. This subdivision shall be serviced by the following providers: Brazoria County Mud #82, Centerpoint, Texas New Mexico Power, and Centric Gas & Fiber.
12. Notice: Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
13. Notice: Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
14. Notice: The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit.
15. Notice: Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
16. Notice: All responsibility for the adequacy of this plat remains with the Engineer or Surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or Surveyor of record.
17. Reserves A, B, and C shall be owned and maintained by the Brazoria County MUD No. 82.



LINE	BEARING	DISTANCE
L1	N75°57'23"W	368.86'
L2	N78°43'03"W	146.99'
L3	N86°42'50"W	172.57'
L4	N22°17'26"W	283.14'
L5	N67°42'34"E	47.25'
L6	N82°25'29"E	115.20'
L7	N81°08'49"E	60.84'
L8	N84°32'11"E	117.51'
L9	N89°09'01"E	117.69'
L10	S83°34'43"E	117.91'
L11	S79°40'46"E	59.08'
L12	S76°48'30"E	59.87'
L13	S75°57'23"E	131.00'
L14	S14°02'37"W	26.43'
L15	S75°57'23"E	214.38'
L16	S14°02'37"W	742.14'
L17	N08°45'59"E	103.09'
L18	N75°57'23"W	160.14'
L19	N14°02'37"E	532.14'
L20	N75°57'23"W	156.12'

LINE	BEARING	DISTANCE
L21	N62°27'43"E	116.15'
L22	N14°02'40"E	665.05'
L23	N14°02'37"E	117.00'
L24	N09°00'30"E	161.10'
L25	N75°57'23"W	111.00'
L26	N78°38'49"W	98.29'
L27	N86°03'39"W	97.99'
L28	N86°26'54"E	97.99'
L29	N54°54'45"E	108.40'
L30	N51°53'32"E	55.09'
L31	N00°20'56"E	140.43'
L32	N83°34'13"W	53.11'
L33	N131°7'21"W	134.37'
L34	N33°06'22"E	25.13'
L35	N70°53'11"W	25.00'
L36	N21°03'03"W	144.78'
L37	N00°41'08"W	25.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	815.00'	30°12'04"	429.59'	N07°11'24"W	424.64'	219.91'
C2	1200.00'	15°36'22"	326.85'	S83°45'33"E	325.84'	164.44'
C3	50.00'	90°00'00"	78.54'	S59°02'37"W	70.71'	50.00'
C4	900.00'	30°40'30"	481.84'	N88°42'23"E	476.11'	246.85'
C5	25.00'	89°05'41"	36.87'	N45°07'46"E	35.07'	24.61'
C6	25.00'	83°38'19"	36.49'	N48°45'15"W	33.34'	22.37'
C7	25.00'	120°34'48"	52.61'	S35°04'03"W	43.43'	43.81'
C8	65.00'	247°58'39"	281.32'	S81°14'01"E	107.79'	96.41'
C9	25.00'	120°34'48"	52.61'	N17°32'06"W	43.43'	43.81'
C10	25.00'	22°44'49"	9.93'	S64°34'58"E	9.86'	5.03'
C11	65.00'	135°29'37"	153.71'	S59°02'37"W	120.32'	158.86'
C12	25.00'	22°44'49"	9.93'	N02°40'13"E	9.86'	5.03'
C13	25.00'	90°00'00"	39.27'	S59°02'37"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	S30°57'23"E	35.36'	25.00'
C15	25.00'	44°02'28"	19.22'	N80°35'27"W	18.75'	10.11'
C16	65.00'	283°43'03"	321.87'	N20°25'44"W	80.29'	51.04'
C17	25.00'	60°42'06"	26.49'	N48°03'47"E	25.26'	14.64'

Provide a Lot and Block table as provided in the Preliminary Plat

Provide a street table noting the street name, length (centerline), and street type of all proposed public streets

ASHLAND SEC 2

A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
SEPTEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Quiddity Engineers and Land Surveyors
Registration Nos. F-23290 & 10460100
1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

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

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner

Duly Authorized Agent

[Red signature block]

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, on this day personally appeared _____, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

Move signature block closer to the Owner's Acknowledgment

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

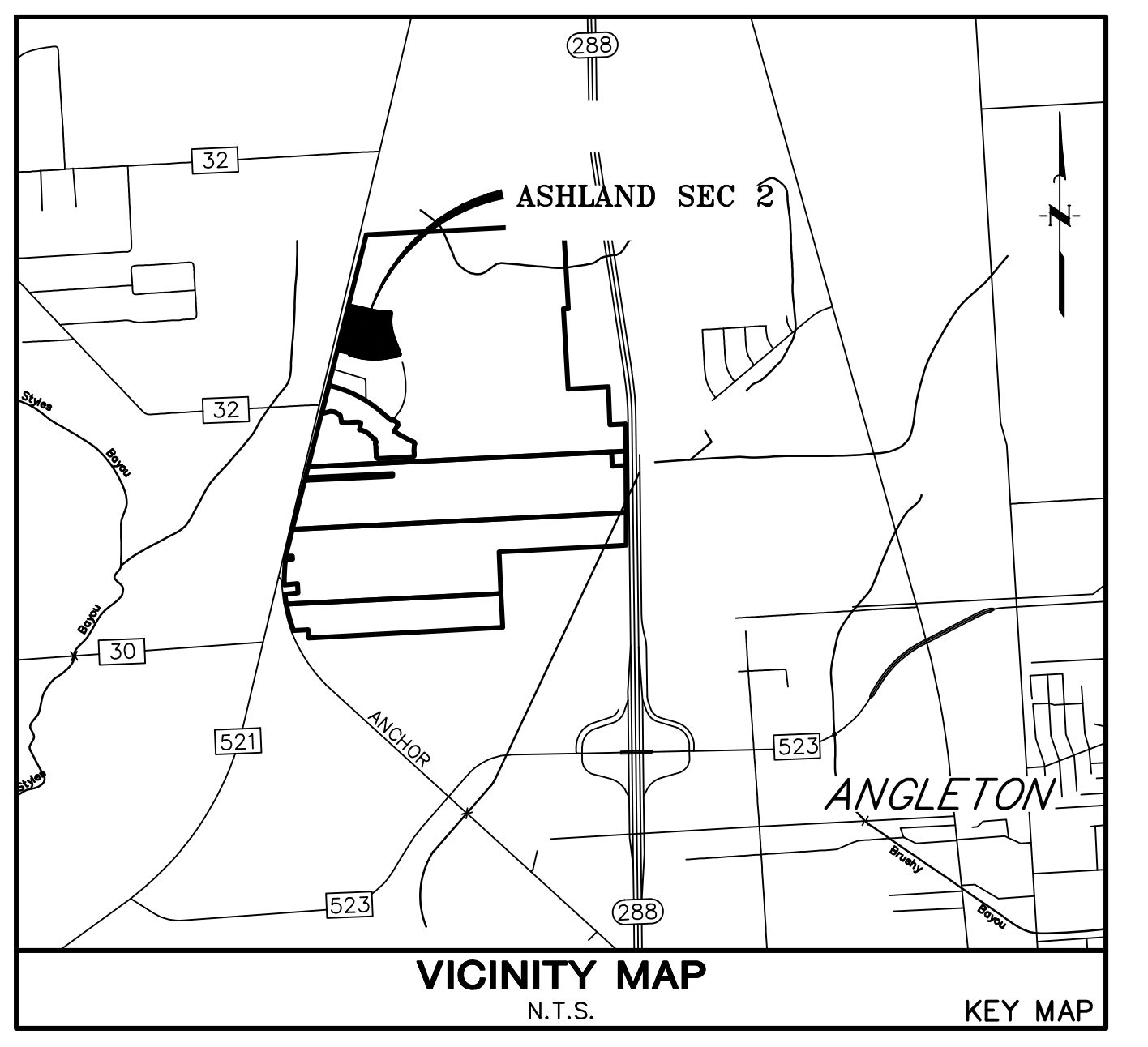
STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

Provide the metes and bounds legal description on the plat



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

City Secretary, City of Angleton
On behalf of the Notary Public, State of Texas

**ASHLAND
SEC 2**
A SUBDIVISION OF 14.26 ACRES OF LAND
OUT OF THE
SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
SEPTEMBER 2023

OWNER
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD
SUITE 102
SUGAR LAND, TEXAS 77478
281-912-3364

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10040300
1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/30/2023

TYPE OF PLAT APPLICATION

ADMINISTRATIVE	PRELIMINARY	FINAL
MINOR <input type="checkbox"/>	RESIDENTIAL <input type="checkbox"/>	RESIDENTIAL <input checked="" type="checkbox"/>
AMENDING/REPLAT <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>	COMMERCIAL <input type="checkbox"/>

Address of property: 26299 FM 521 Angleton, TX 77515

Name of Applicant: John Alvarez Phone: _____

Name of Company: Quiddity Engineering Phone: 513.441.9493


E-mail: jalvarez@quiddity.com

Name of Owner of Property: Anchor Holdings MP, LLC

Address: 101 Parklane Blvd, Ste 102 Sugarland, TX 77478

Phone: 281.912.3364 E-mail: shaun@ashtongraydev.com

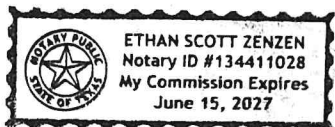
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements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

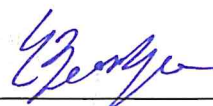
Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 31st day of August, 2023.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 6/15/2027

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 26299 FM 521 Angleton, TX 77515

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

CF No. 2021085145

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

NAME OF APPLICANT: John Alvarez

ADDRESS: 3100 Alvin Devane Blvd #150, Austin, TX 78741

APPLICANT PHONE # (512) 441-9493 E-MAIL: jalvarez@quiddity.com

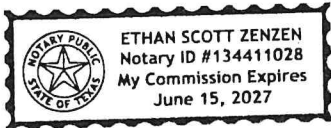
PRINTED NAME OF OWNER: Anchor Holdings MP, LLC

SIGNATURE OF OWNER: [Signature] DATE: 8/31/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 31 day of August, 2023.

(SEAL)



[Signature] Notary Public for the State of Texas Commission Expires: 6/15/2027

PROJECT SUMMARY FORM

Address of property 26299 FM 521 Angleton, Texas 77515

The subject property fronts 742' feet on the east side of FM 521

Depth: 770' Area: 14.26 Acres: 621,166 square feet

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

The purpose of the plat approval is to be able to have an accurate representation of the design that Quiddity plans to construct and record with the plat

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

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

Name: John Alvarez Date: 9.26.2023

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time).

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00

deposit (If cost of review exceeds deposit amount,
balance of cost will be billed at a later time)

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

November 1, 2023

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

Re: On-going Services
Ashland Section 2 Final Plat – 1st Submittal
Angleton, Texas
HDR Job No 10361761

Dear Mr. Springs:

In response to your review, we have provided the following corrections and responses to your comments.

Sheet 1 of 1

1. *Provide a note on the plat to restrict driveway access to FM 521 and Ashland Blvd.*

Response: There is a reserve that is restricted to landscape, open space and incidental utilities that abut both of those that will restrict access.

2. *Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.*

Response: All U.E. calls have been updated accordingly.

3. *Notate dimensions of the easement shown along the lots (7.5').*

Response: All utility easements have been labeled.

4. *Fix text overlapping building line shown and clarify if the proposed 10' SSE continues along this area.*

Response: Overlap has been addressed. 10' SSE extends to the curb return and does not wrap north.

5. *Verify and updated proposed 10' WLE shown to connect to the ROW of Sapphire Springs Trail.*

Response: Easement has been fully extended to Sapphire Springs Trail

6. *Fix plat graphics shown.*

Response: overlapping graphics have been updated.

7. *Notate radius shown on Granite Grove Ct. and Amber Pass Ln.*

Response: Radius call has been added where necessary.

8. Notate radius of all street knuckles shown.

Response: Radius call has been added where necessary.

9. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.

Response: Street table has been updated.

10. Provide lot and block table as provided in the prelim.

Response: Table has been included in the plat.

11. Update FEMA Firm Map shown: 48039C430K.

Response: Map call has been updated.

12. Show adjacent floodplain information on the final plat.

Response: Flood plain info has been added.

13. Need to define incidental utility purposes on the plat.

Response: Incidental utilities has been defined on the face of the plat.

Sheet 2 of 2

1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.

Response: Legal and monument tie down added has been added to the face of the plat.

2. Move signature block closes to Owner's Acknowledgement.

Response: Signature block has been moved closer.

Sincerely,



Chantelle Jamnik
Planner

RESTRICTED RESERVE A Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,681 Sq. Ft.

RESTRICTED RESERVE B Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.50 AC 21,900 Sq. Ft.

RESTRICTED RESERVE C Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.59 AC 24,231 Sq. Ft.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 through L20.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L21 through L39.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Rows C1 through C17.

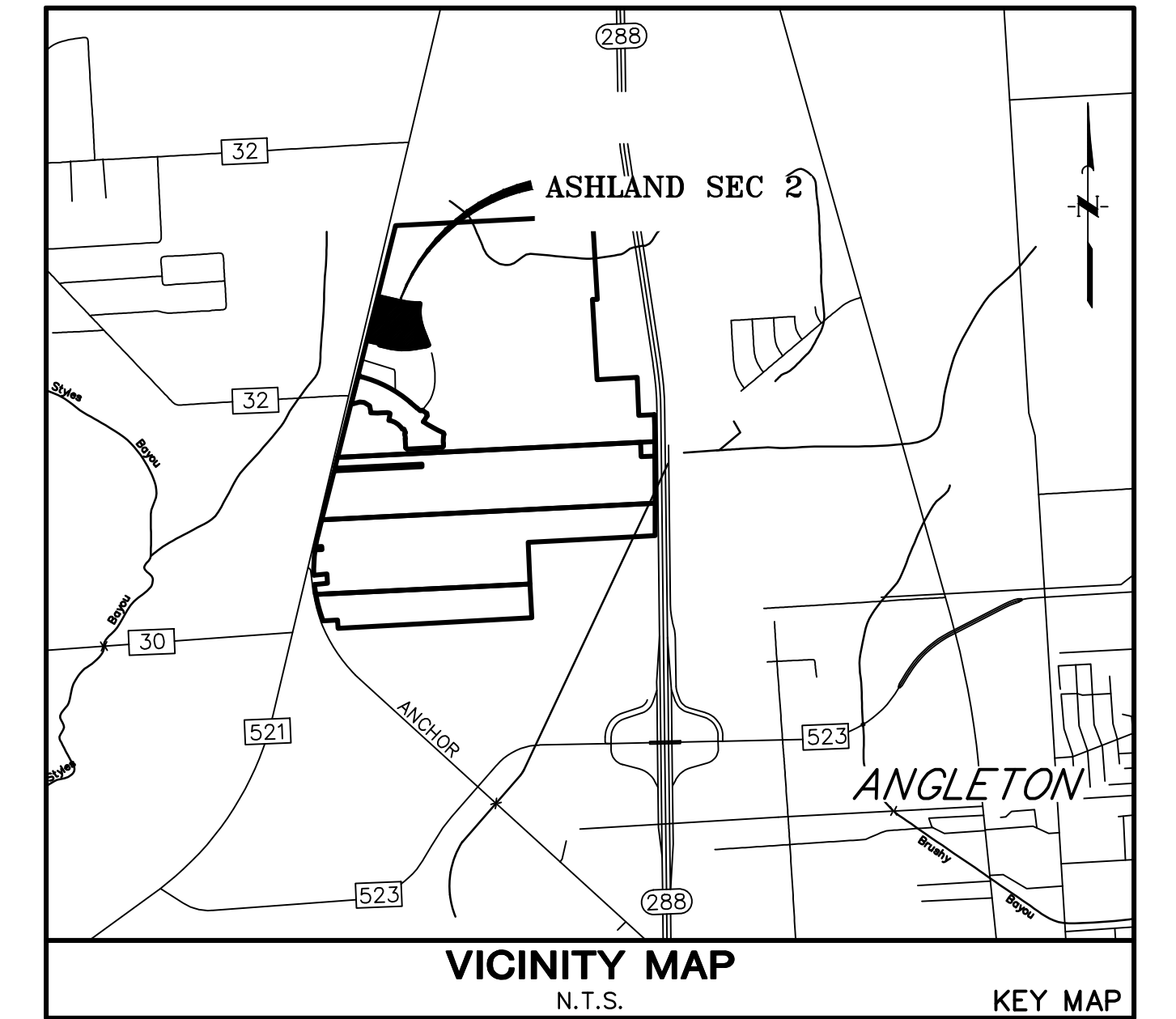
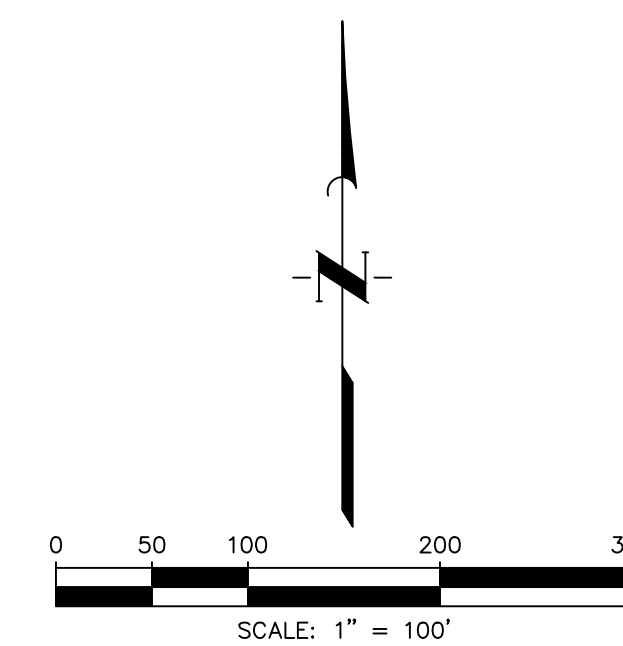
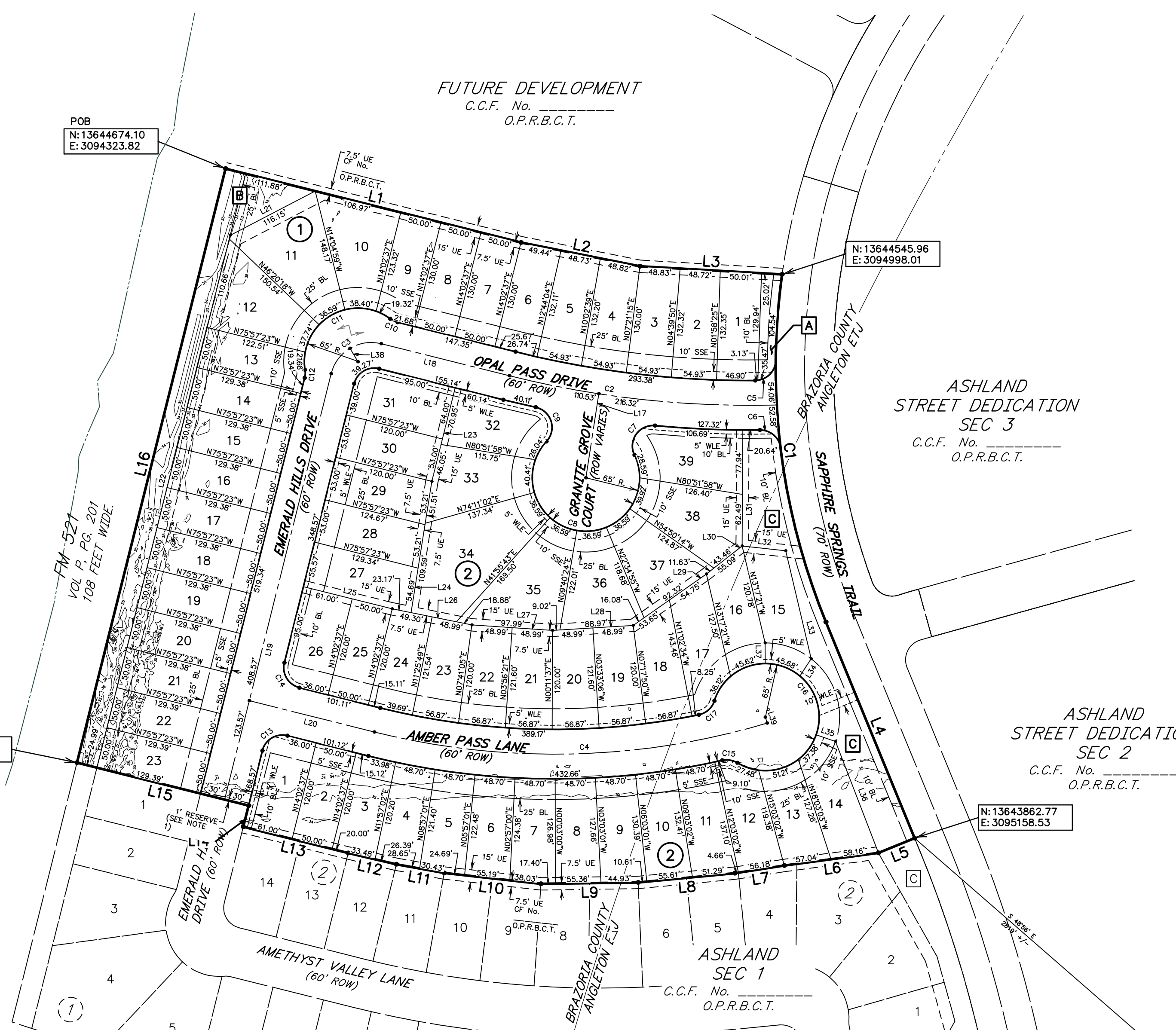
Lot Area Summary

Table with columns: Block 1, Lot No., Sq. Ft. Rows 1 through 23.

Table with columns: Block 2, Lot No., Sq. Ft. Rows 1 through 23.

Table with columns: Block 2, Lot No., Sq. Ft. Rows 23 through 39.

Table with columns: Street Name, Length (Centerline), Type. Rows: Granite Grove Court, Opal Pass Drive, Emerald Hills Drive, Amber Pass Lane.



General Notes

- AC "Acres"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
Eam "Easement"
FC "Film Code"
FND "Found"
OCCBCT "Official County Clerk, Brazoria County, Texas"
OPROBC "Official Public Records of Brazoria County"
MUD "Municipal Utility District"
No "Number"
POB "Point of Beginning"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol - Pg "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... "Set 3/4-inch Iron Rod (With Cap Stamped "Quiddity Eng Property Corner") as Per Certification"

ASHLAND SEC 2 A SUBDIVISION OF 14.26 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82 BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS 62 LOTS 3 RESERVES 2 BLOCKS NOVEMBER 2023

OWNER ANCHOR HOLDINGS MP LLC 101 PARKLANE BOULEVARD SUITE 102 SUGAR LAND, TEXAS 77478 281-912-3364

ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quality Engineering, LLC. Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1229 Corporate Drive, Suite 100 • Houston, TX 77071 • 281.342.2033

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Sec 2, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision.

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Owner
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas

Print Name

My commission expires:

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS:

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

Steve Jares
Registered Professional Land Surveyor
Texas Registration No 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF BRAZORIA §

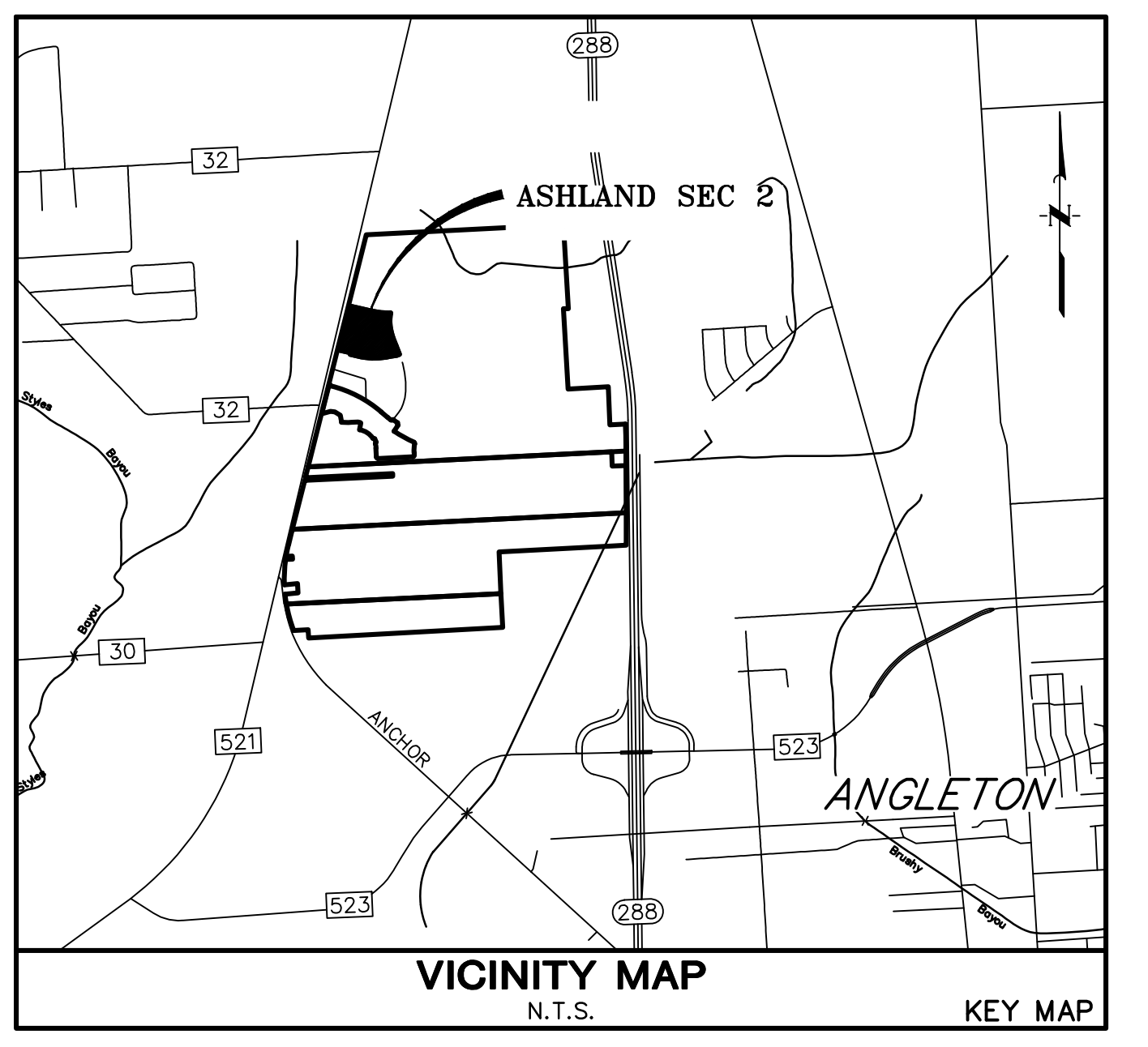
A METES & BOUNDS description of a certain 14.26 acre tract of land situated in Shubael Marsh Surveys, Abstract Nos. 81 & 82 in Brazoria County, Texas, being out of a called 469.08 acre tract conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Clerk's File No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 14.26 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found concrete monument for the northwest corner of said 469.08 acre tract, common with the southwest corner of a called 2.97 acre tract of land conveyed to James W. Northrup & Deborah Northrup by Warranty Deed with Vendor's Lien recorded in Clerk's File No. 01-008056 of the Official Records of Brazoria County (ORBC), being in the east line of F.M. Highway 521 recorded in Volume P, Page 201;

THENCE, South 14°02'37" West, along the east line of said F.M. Highway 521, 1960.16 feet to the POINT OF BEGINNING of the herein described subject tract;

- THENCE, over and across said 469.08 acre tract the following sixteen (16) courses and distances:
1.South 75°57'23" East, 368.86 feet to a point for corner;
2.South 78°43'03" East, 146.99 feet to a point for corner;
3.South 86°42'50" East, 172.57 feet to a point for corner marking the beginning of a tangent curve to the right;
4.Along the arc of said tangent curve to the right, having a radius of 815.00 feet, a central angle of 30°12'04", an arc length of 429.59 feet, and a long chord bearing South 07°11'24" East, with a chord length of 424.64 feet to a point for corner;
5.South 22°17'26" East, 283.14 feet to a point for corner;
6.South 67°42'34" West, 47.25 feet to a point for corner;
7.South 82°25'29" West, 115.20 feet to a point for corner;
8.South 81°08'49" West, 60.84 feet to a point for corner;
9.South 84°32'11" West, 117.51 feet to a point for corner;
10. South 89°09'01" West, 117.69 feet to a point for corner;
11. North 83°34'43" West, 117.91 feet to a point for corner;
12. North 79°40'46" West, 59.08 feet to a point for corner;
13. North 76°48'30" West, 59.87 feet to a point for corner;
14. North 75°57'23" West, 131.00 feet to a point for corner;
15. North 14°02'37" East, 26.43 feet to a point for corner;
16. North 75°57'23" West, 214.38 feet to a point for corner in the east line of said F.M. Highway 521;

THENCE, North 14°02'37" East, 742.14 feet, along the east line of said F.M. Highway 521, to the POINT OF BEGINNING, CONTAINING 14.26 acres of land in Brazoria County, Texas.



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

Chairman, Planning and Zoning Commission

City Secretary

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

Mayor

City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Name

Title
On behalf of the Notary Public, State of Texas

ASHLAND SEC 2
A SUBDIVISION OF 14.26 ACRES OF LAND OUT OF THE SHUBAEL MARSH SURVEY, A-82
BRAZORIA COUNTY AND ANGLETON ETJ, TEXAS
62 LOTS 3 RESERVES 2 BLOCKS
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OWNER
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