



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, SEPTEMBER 20, 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 and possible action on the minutes for the Board of Zoning Adjustment meeting on August 16, 2023.

#### PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-104. - Fencing, walls and screening requirements.b.1.c., (Fence Height) to allow for fence to be placed in rear yard with an increased height of nine (9) feet to provide a visual barrier screen between the residential district properties and commercial property. The subject property is located at 512 W. Mulberry Street, oriented north-east of the intersection of W. Mulberry Street and N. Columbia.

#### REGULAR AGENDA

#### ADJOURNMENT

#### CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, [www.angleton.tx.us](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, September 15, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis T. Spriggs, AICP

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



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** September 20, 2023

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

**AGENDA CONTENT:** Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on August 16, 2023.

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

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

**FUND:** N/A

**EXECUTIVE SUMMARY:**

Staff requests a discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on August 16, 2023.

**RECOMMENDATION:** Staff recommends that the Board of Zoning Adjustment approve the minutes with any noted corrections.



**CITY OF ANGLETON**  
**BOARD OF ADJUSTMENT AGENDA**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**WEDNESDAY, AUGUST 16, 2023 AT 12:00 PM**

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, August 16, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBER, LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

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

**Present:** Ms. Michelle Townsend  
 Ms. Danielle Graham, Chair  
 Ms. Janie Schwartz-Shaw  
 Ms. Mindy Burch

**Absent:** Mr. Blaine Smith  
 Ms. Ellen Eby

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

**1. Discussion and possible action on the minutes for the Board of Zoning Adjustment meeting on May 17, 2023.**

##### **Board Action:**

A motion was made by Board member Michelle Townsend to approve the minutes as presented; motion seconded by Board member Janie Schwartz-Shaw.

##### **ROLL CALL VOTE:**

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. **(4-0 vote). The minutes were approved.**

#### PUBLIC HEARINGS AND ACTION ITEMS

**2. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-45. - SF-7.2—Single-family residential-7.2 district.d.2., (Lot Setbacks) to allow for carport to be constructed over existing driveway in front yard with a reduced setback.**

The subject property is located at 2829 N. Remington, being the fifth lot north from the NW intersection of S. Remington and E. Remington (East Remington DR in original plat).

**Staff:** Kandice Haseloff-Bunker, Development Coordinator gave staff summary comments: The application for variance at 2829 N. Remington and document packet has been provided with all the details, qualifying the property for a variation, Staff will briefly explain why we should grant the variance.

The subdivision was created by plat in 1979. The residence was built 26 feet from edge of Right of Way. A 28x24 foot carport is proposed for on the existing lot in the Single Family 7.2 Residential Zoning District, leaving less than or equal to 1 foot to the edge of the platted right-of-way. The carport if requested to shelter the existing driveway and entry sidewalk for sheltered transfer of a medically fragile resident. There is no additional flat work or change to the yard's green space. No field of vision obstruction is expected. There are 9 existing carports of similar fashion in the neighborhood. All were permitted prior to the 2009 ordinance that created a need for variance. The visual appeal of the neighborhood will remain unchanged as it's already being carried out in the same fashion on other lots in this neighborhood.

Board member, Michelle Townsend stated unlike any of the other carports in the neighborhood, it looks like this carport will come quite close to the street.

Kandice Haseloff-Bunker agreed some of the carports are 15 feet from the right of way on the corner lots but, most of the carports are shorter and don't come within a foot of the sidewalk. Typically the sidewalks are located in the right of way but, we do have other side carports that go all the way to the sidewalk in other parts of Angleton, just not in this subdivision.

Development Services Director, Otis Spriggs added that notices were sent out to the property owners within 200 feet of the property, and they are allowed to appear to give comment as part of the open public hearing. The applicant is also available to explain the concept and answer any board questions.

Board member, Michelle Townsend made a motion to open the public hearing; motion was seconded by Board Member, Janie Schwartz-Shaw. Motion carried.

**Public Input:** Applicant, Bo Durr, spoke on behalf of self. He explained his belief that the carport would not be so close to the sidewalk.

Board member Michelle Townsend questioned why the covered 2 car garage attached to the house, with a door to enter through the house cannot be used to either load the medically fragile individual through the garage or perhaps shorten the carport to just the length of the City code standard of 12 feet.

Applicant, Bo Durr stated his belief that his truck is 16-17 feet long. He stated they have occupied their home for 29 years. Their garage has a walkway path that he walks through sideways. He is unable to get his wife through in a wheelchair without getting rid of his table saw and a lot of equipment that he has accumulated over the 29 years. He is a wood worker and uses the garage as a shop, the full footprint of the two car garage is pretty much occupied with various toys. The purpose of the carport is to provide relief of getting in and out of the vehicle without being impacted by torrential rain or snow. 24 foot was

proposed by his carport contractor as the standard. Based on that, he planned 24 by 24, then added another 4-foot-wide panel to cover from the porch to the driveway. The reason they are requesting the variance is more a matter of accommodation and he thanked the Board for consideration.

Board member, Michelle Townsend explained the decision is not discretionary but, is bound by regulations that the Board swore an oath to uphold when appointed. There are very specific conditions that as a body we can do to stay in the spirit and compliance of the ordinances passed by our city governance.

Board member, Michelle Townsend made a motion to close the public hearing; motion was seconded by Board Member, Janie Schwartz-Shaw. Motion carried.

**Board Deliberation:** Board Member, Danielle Graham mentioned with the five criteria to meet, the undue hardship is the one that they will struggle with.

Development Services Director, Otis Spriggs stated we are in agreement that the proposed 24' would be between three or four feet from the sidewalk given the way it was described and the reality of what's out there.

Board member, Michelle Townsend mentioned that a timeline was provided for the other carports constructed in the neighborhood but, would like to know their dimension.

Development Services Director, Otis Spriggs explained what is described in this neighborhood, the other carports met the threshold of the 12-foot depth. Understanding the reasoning was to allow one car depth to park one car under the carport.

Board member, Michelle Townsend explained that she is struggling with this being a circumstance that affects the land versus this being a personal hardship. Albeit, not self created, not desired and we have these regulations for a reason, because when you don't follow them, it's a slippery slope.

Development Services Director, Otis Spriggs clarified, the requirement in the code would allow a 12 by 24 carport, but you still have this 25-foot setback. Even if we entertain the 12-foot depth, we are still dealing with a variance request. You are within the jurisdiction to offer an alternative. Without some kind of variance, the only carport allowed would be a 1 foot carport. The way the code reads, carports in the front yard have to be attached, once attached to the home, it becomes a part of the footprint of the home which must satisfy the 25- or 20-foot setback depending on the district. A compromised suggestion may be for the depth of whatever vehicle that would be parked underneath.

Board Member, Danielle Graham requested what is the average single vehicle depth?

Development Services Director, Otis Spriggs stated Kyle Reynolds measured the vehicle in the parking lot to be about 17 feet. Vehicle specifications online have 19 ½ feet.

City Manager, Chris Whittaker suggested granting the variance based on the size of that vehicle, include some wiggle room. If vehicle is 16 feet don't make the carport 16 feet.

Board Member, Danielle Graham entertains a motion to approve an adjustment to section 28-45 SF 7.2, single family residential 7.2 District, D2 lot setbacks to allow for carport to be constructed over existing driveway, in the front yard with a reduced setback variance of 10 feet.

**Board Action:**

A motion was made by Board Member, Janie Schwartz-Shaw to approve the variance with conditions, to allow reduced 10' setback; motion seconded by Board Member, Mindy Burch.

**ROLL CALL VOTE:**

Chair Danielle Graham- Aye., Board member Michelle Townsend- Aye; Board member Janie Schwartz-Shaw - Aye., Board member Blaine Smith- Aye; Board member Terry Roberts- Aye; Board member Ellen Eby- Aye. **(4-0 vote).**

**The variance was granted.**

**PUBLIC HEARINGS AND ACTION ITEMS: NONE**

A motion was made by Board Member, Janie Schwartz-Shaw to adjourn; motion seconded by Board Member, Michelle Townsend. Motion carried.

**ADJOURNMENT: 12:27 PM**

CITY OF ANGLETON, TEXAS

\_\_\_\_\_  
Chair, Danielle Graham

ATTEST:

\_\_\_\_\_  
Otis T. Spriggs, AICP, Development Services Department Director



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 20, 2023

**PREPARED BY:** Kandice Haseloff-Bunker, Development Coordinator

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-104. - Fencing, walls and screening requirements.b.1.c., (Fence Height) to allow for fence to be placed in rear yard with an increased height of nine (9) feet to provide a visual barrier screen between the residential district properties and commercial property. The subject property is located at 512 W. Mulberry Street, oriented north-east of the intersection of W. Mulberry Street and N. Columbia.

**AGENDA ITEM SECTION:** Public Hearing and Action

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

**FUND:** None

### EXECUTIVE SUMMARY:

A variance request has been submitted to the City of Angleton Development Services Department for construction of a new fence with a height of nine (9) feet, to be built on an existing lot of property more commonly known as 512 W. Mulberry.

Staff has identified a variance of the fencing, walls and screening requirements as necessary to process the potential building permit application. This variance is to the maximum height of a fence.

This commercial property has had a building existing on the property since 1998 according to Brazoria County Tax Appraisal records. The business has 8 ½ foot tall conex containers currently used for product and equipment storage.

There is no additional concrete flatwork proposed to widen or change the existing driveway or walkway.

Applicant is required to satisfy the following:

### **Sec. 28-104. - Fencing, walls and screening requirements.b.1.c.**

Any screening wall or fence required under the provisions of this section or under a specific use permit, planned development district, or other requirement shall not be less than six feet nor more than eight feet in height and constructed of masonry, reinforced concrete, wood, or other

similar suitable permanent materials which do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.

## **ANALYSIS:**

*The lots in this section of Mrs. Cora L. Erskines Addition were created by plat recorded in 1897 (V1P5, 1897000005). Brazoria County Appraisal District indicates that the commercial building was constructed in 1998 and met all requirements at that time.*

*The proposed new fence will fully screen the conex storage units on Commercial-General zoned property from the abutting Single-Family 6.3 zoned residential neighborhood. The change between zoning districts is not a self-created condition. Since 2009, Ord. No. 2009-O-4A requires a screening fence for any new development along shared property lines between single-family or two-family districts and multifamily, manufactured home park, or nonresidential districts. These properties were both developed prior to the ordinance. The Applicant's optional installation of a fence would result in the property's substantial compliance with the most current ordinances. The Applicant's property is in the Commercial-General Zoning District which specifically calls for Commercial use. Applicant's use as a business remains in compliance with this designated zoning use. Relocation would be ineffectual as all surrounding properties conform with their appropriate zoning use. The proposed construction represents a less intrusive solution. The proposed fence height will better screen the tall unappealing storage containers from view, provide utilitarian safety, security, and privacy for both the Applicant and the surrounding residential homes. The proposed fence will not only improve the visual aesthetic and appeal of the neighborhood but, will also provide some additional sound buffer between the arterial traffic traveling along W. Mulberry and the residential zoned neighborhood. The variance will be a reasonable accommodation that will improve the visual appeal for the area.*

*There are no proposed changes to the setbacks of this property. The triangle of visibility will remain the same at the intersection, offering the high visibility needed for retail traffic.*

*There is not financial consideration present as the requested increased height fence is expected to actually cost more than a typical 8 foot fence. The hardship will deprive the Applicant and the surrounding property owners of their land's value and use in an egregious way, either completely or almost completely.*

**Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the "Facts," on August 02, 2023 and mailed to all property owners within two-hundred feet of the subject property on September 5, 2023.**

**Pursuant to Section 28-23(h)(4): The board of adjustment shall not grant a variance unless it finds, based upon compelling evidence provided by the applicant, that each of the conditions of subsection (f) have been satisfied..."**

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

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



Imposing the current fence height regulations will limit, prevent, or significantly impede the development, safety and use of this lot. There are existing residential homes abutting the area and Applicant's intended fence will better screen between the zoning change. The proposed fence will play an important role in protecting all properties' privacy and security. Fully screening the accessory structures will create a more visually appealing barrier than the existing openly viewable storage conex structures. Approving this request will provide substantial justice to the landowner and surrounding neighbors. There is not a way to fully screen the conex storage without granting a variance. The request is not based on inconvenience or expense for the applicant. While a fence does not come with a 100%-guarantee against all crime, it does act as an effective deterrent to trespassers and intruders. An unfenced yard gives people easy access to the commercial workspace and belongings. The fence will keep the public safe and secure and out of the commercial work area.

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

Applicant owns the commercial business that occupies this lot. The current fence height restriction would allow visibility of the conex storage structures that are necessary for the operation of this commercial business. Strict application of the requirements of this applicable zoning chapter would deprive the existing property owner of rights and privileges to be enjoyed on this site and currently enjoyed by other property owners in the same zoning district. The proposed fence will improve and preserve the protected property interests for the Applicant and for the abutting neighborhood.

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

Staff feels that the nature of the variance will not be detrimental to the area as the proposed fence does not obstruct traffic's field of view or interfere with public health or safety. All setbacks are to be adhered to. The variance will not cause changes to the Right-of-Way nor to traffic conditions in the area. The proposed fence will be a reasonable opportunity to provide an additional layer of public safety and security for the commercial storage and work area.

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

There are existing residential homes abutting the commercial zoned area, the general objective of Angleton's fencing ordinance is to provide a visual buffer between single-family or two-family districts and nonresidential districts. The suitable use of the property will preserve the appearance and ambience of the existing residential neighboring properties. The fence will shield the commercial work zone to improve the visual aesthetic of the homes in the neighborhood and will be well within the spirit of the street and community. The proposed construction will not alter the essential character of the neighborhood nor interfere with or prevent the orderly use of other properties in the area from doing the same.

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

The hardship is imposed only by conditions that are existing outside the property owner's control. Due to the pre-existing location combined of the development with the two abutting zones, an undue hardship exists pursuant to Section 28-23(f)(3). Granting a variance would allow for the

best and most reasonable use of this property. The proposed fence will be reasonable accommodation that will enable the Applicant's to improve the visual appeal in the area.

**Pursuant to Section 28-23(f)(3): In order to grant a variance, the board of adjustment must make written findings that an undue hardship exists using the following criteria:**

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

*There are existing residential homes in the area with open visuals of the commercial building, storage, supplies and equipment. The commercial business and the existing homes were platted and built according to the regulations in place at that time. Imposing the current fence height restriction will limit, prevent, or significantly impede the development and use of this lot, creating an unnecessary hardship in the development of the affected property. It will also impede the improvement of the area's visual appeal.*

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

*The configuration and zoning changes that create the necessity for fully shielding the conex container style structures is not a condition generally present in a majority of the overall district. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.*

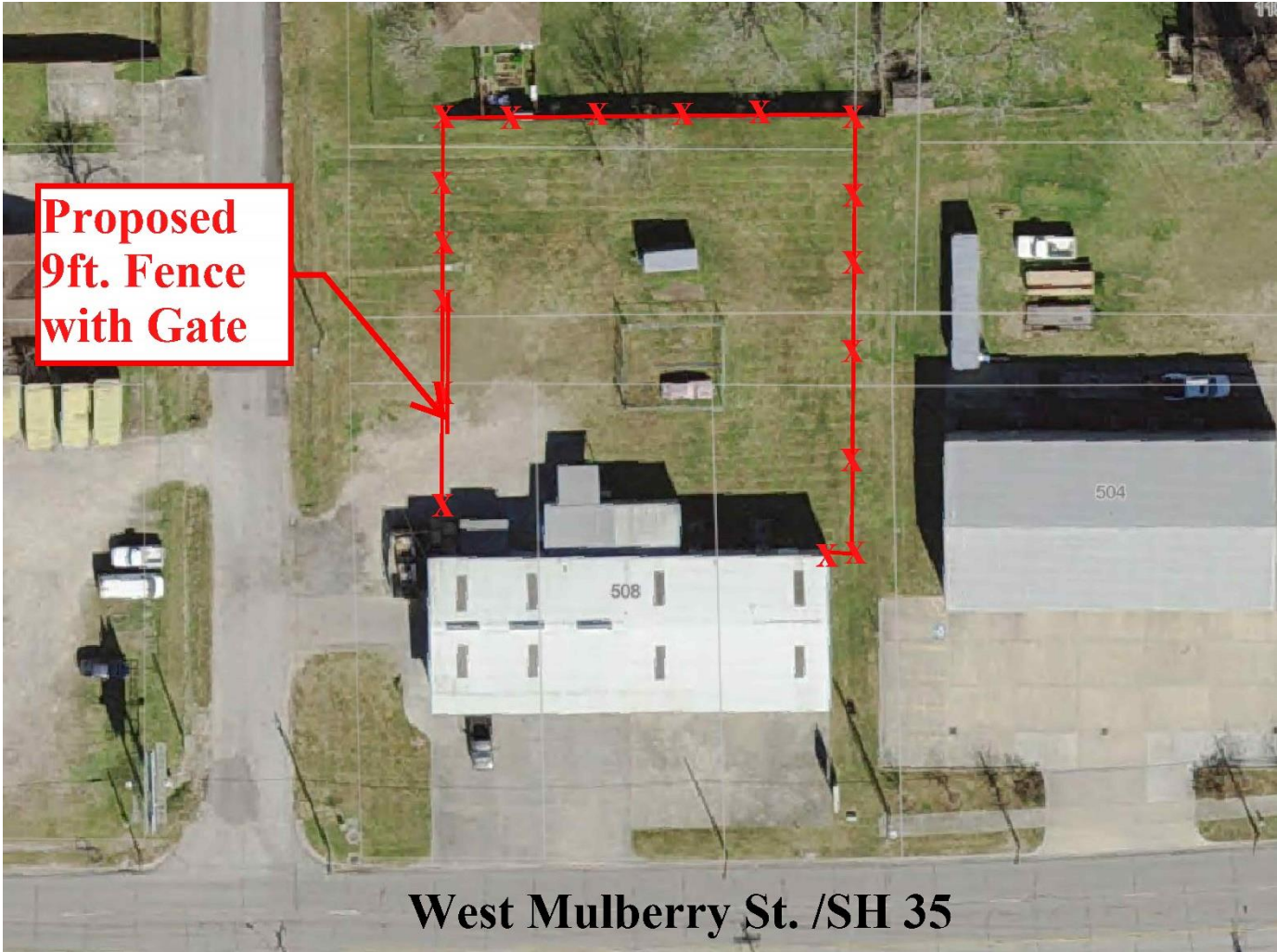
**c. That the relief sought will not injure the permitted use of adjacent conforming property; and**

*Lots within this subdivision are already utilizing fencing in a similar manner to beautify and elevate a yard and without injury to the permitted use of adjacent conforming properties. The relief sought for 1 foot of additional height is not expected to injure the permitted use of adjacent conforming property.*

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

*Granting of a variance will be in harmony with the spirit and purpose of these regulations.*

Pursuant to Section 28-23(f)(4); A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.



### Proposed Fence Layout Map

**RECOMMENDATION:**

Staff recommends that the Board of Zoning Adjustment grants the variance to allow for a fence to be placed in rear yard with an increased height of nine (9) feet to provide a visual barrier screen between the residential district properties and commercial property.

**SUGGESTED MOTION:** I move we that we find that the criteria of Sections 28-23(f)(2) and the findings of 28-23(f)(3) of the Code of Ordinances are met and that we grant the requested fence to be placed in rear yard with an increased height of nine (9) feet.

(Site photograph pages follow)



**SITE PHOTOGRAPHS**

**512 W. Mulberry**



**View of site showing business front**





**View facing East, showing business driveway**



**View facing East, showing behind business**





**View facing North, showing behind business**



**View facing South, showing behind business**





**View of 8.5 foot conex storage containers and 6 foot fence**



**View facing East, showing residence directly abutting business**





**BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

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

Item 2.

Applicant: Jason Riley Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: Angleton State: TX Zip: 77515

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

Property owner: Jason Riley Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City: Angleton State: TX Zip: 77515

[Signature]  
Applicant Signature

8-30-23  
Date

[Signature]  
Owner Signature

Date

**Property Information:**

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

Street address or location: 512 W Mulberry St, Angleton, TX 77515

Legal Description: Angleton Blk 86 Lot 4507 & Portion of 20' alley  
(please provide copy of metes and bounds)

Present zoning: Commercial Present land use: Commercial

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

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

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

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

**Please provide proof of taxes paid on this property.**



**Request Information:**

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

1. Describe the variance you are requesting: We are asking for a variance for an 8ft fence to be a 9ft fence
2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: we have 8ft conexes that are unattractive. We would like to put a 9ft fence to hide them.
3. Do similar property conditions exist in your area? Explain: not that I know of
4. Explain how your need for a variance is unique to those special property-related conditions described above: I am not familiar with any arid's that have the conexes.
5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: I do not believe so.
6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: I cannot imagine how making a fence 12" higher could negatively effect anyone or anything.
7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: ~~Since~~ The conexes are not pretty. We just want to clean our place up.

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

**Acknowledgements**

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

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

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

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

Applicant's Initials: AK Date: \_\_\_\_\_

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____

These are currently @ 620 W. Mulberry. We want to move behind the Cut-Rate Carpet building @ 512 W. Mulberry. and put a fence high enough they are not visible to the public

6ft fence



8ft

we also stack pallets outside that are between 8 - 8½ ft tall. Again, the 9ft fence would hide this, & keep us looking more presentable.

\* PICS are from 620 W. Mulberry. We are moving this behind the carpet store @ 512 W. Mulberry. So the variance we are asking for is for a 9ft fence to be allowed @ 512 W. Mulberry.

Not the best pic, but an example of what is currently visible, that a 9ft fence would block out of vision.





**KRISTIN R. BULANEK**  
 BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR  
 111 E. Locust  
 Angleton, TX 77515  
 (979) 864-1320

# Tax Certificate

Item 2.

Property Account Number:  
**13100538000**

**Statement Date:** 08/29/2023  
**Owner:** RILEY JASON DEREK  
**Mailing Address:**

**Property Location:** 512 W MULBERRY ST  
**Legal:** ANGLETON (ANGLETON) BLK 86  
 LOT4TO7 & PORTION OF 20' ALLEY  
 512 W MULBERRY ST  
**Acres:** 0.8517 ACRES

TAX CERTIFICATE FOR ACCOUNT : 13100538000  
 AD NUMBER: 182030  
 GF NUMBER:  
 CERTIFICATE NO : 1960482

FEE : \$10.00  
 DATE : 8/29/2023

**COLLECTING AGENCY**

Brazoria County  
 111 E. Locust  
 Angleton TX 77515

**CURRENT VALUES 2,022**

APPRAISED VALUE: 261,320  
 EXEMPTIONS:

**REQUESTED BY**

JASON RILEY

512 W MULBERRY  
 ANGLETON TX 77515

YEAR	TAX UNIT
2022	ANGLETON - DANBURY HOSPITAL
2022	ANGLETON DRAINAGE DIST. NO 1
2022	ANGLETON ISD
2022	BRAZORIA COUNTY
2022	CITY OF ANGLETON
2022	PORT FREEPORT
2022	SPECIAL ROAD & BRIDGE

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 13100538000

CERTIFICATE NO : 1960482

**TOTAL CERTIFIED TAX DUE 8/2023 : \$0.00**



*Jason Riley* 8/29/23  
 \_\_\_\_\_  
 Signature of Authorized officer of collection office Date





P. O. BOX 549  
CLUTE TX 77531  
979-265-7411

# Affidavit of Publication

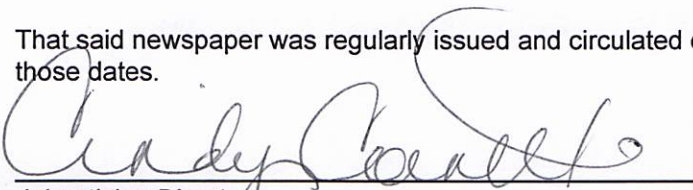
## STATE OF TEXAS COUNTY OF BRAZORIA

Cindy Corrette, being duly sworn, says:

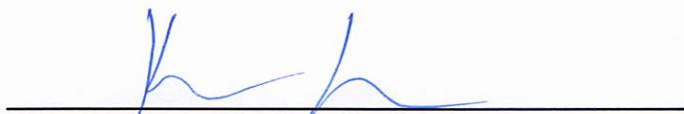
That she is Classifieds Leader of the **The Facts**, a daily newspaper of general circulation, printed and published in **Brazoria County, Texas**; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

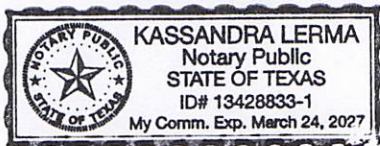
**09/07/2023**

That said newspaper was regularly issued and circulated on those dates.

  
\_\_\_\_\_  
Advertising Director

Subscribed to and sworn to me this **7th day of September, 2023.**

  
\_\_\_\_\_  
Kassandra Lerma, Brazoria County, Texas



### City of Angleton Notice of Public Hearing

Notice is hereby given that the Board of Adjustment (BOA) of the City of Angleton, Texas will conduct public hearing at 12:00 pm on Wednesday, September 20, 2023. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 28-104. - Fencing, walls and screening requirements.b.1.c., (Fence Height) to allow for fence to be placed in rear yard within an increased height of nine (9) feet to provide a visual barrier screen between the residential district properties and commercial property. The subject property is located at 512 W. Mulberry Street, oriented north-east on the intersection of W. Mulberry Street and N. Columbia.

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

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at [ospriggs@angleton.tx.us](mailto:ospriggs@angleton.tx.us) or by phone at (979) 849-4364 x-2108 or Kandice Haseloff-Bunker, Development Coordinator by email at [kbunker@angleton.tx.us](mailto:kbunker@angleton.tx.us) or by phone at (979) 849-4364 x-2131.

City Of Angleton  
121 S Velasco  
Angleton, TX 77515

Acct #15239      Ad #1152973

Item 2.

**Proposed  
9ft. Fence  
with Gate**



**West Mulberry St. /SH 35**