



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 07, 2022 AT 12:00 PM

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, APRIL 7, 2022, 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

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in January 2022.

REGULAR AGENDA

2. Discussion and possible action on a site plan for the proposed Chenango Street water tank

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, April 7, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 7, 2022

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

AGENDA CONTENT: Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in January 2022.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Meeting minutes from Planning and Zoning Commission meetings for January, February, and March 2022 have been prepared for the Commission's review and approval.

RECOMMENDATION:

Staff recommends approval.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, JANUARY 6, 2022 AT 12:00 PM

MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, JANUARY 6, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00 P.M.

PRESENT

Chair William Garwood
 Commission Member Bonnie McDaniel
 Commission Member Judy Shaefer
 Commission Member Deborah Spoor
 Commission Member Henry Munson
 Commission Member Ellen Eby
 Commission Member Regina Bieri

ABSENT

None

REGULAR AGENDA

1. Discussion and possible action on a recommendation for a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Ellen Eby, the Commission voted to recommend a waiver of Section 28-24.(g).(6) prohibiting submission of a rezoning application on property for which a denial of a rezoning request had occurred within the previous twelve (12) months.. The motion passed in a 7-0 vote.

2. Discussion and possible action on the revised preliminary plat and variances for the Mulberry Fields subdivision. The subject property is currently undeveloped and is located on the north side of State Highway 35 (West Mulberry) and consists of 13.0044 acres. The proposed subdivision is within the Single Family Residential 6.3 (SF-6.3) zoning district.

Resident Larry Shaefer addressed the Planning and Zoning Commission and stated opposition to the subdivision for several reasons and provided there is an aerial utility easement. Commission Member Judy Shaefer provided further detail on the easement and agreed with Commission Member Henry Munson and Commission Chair Bill Garwood that a conflict of interest may exist and stated she would abstain from voting.

Upon a motion by Commission Member Henry Munson to recommend approval of the revised preliminary plat for Mulberry Fields subdivision subject to the correction of comments as noted by the City's engineers prior to the final plat application, seconded by Commission Member Deborah Spoor. The motion passed with 5 in favor, 1 opposed, and 1 abstained.

3. Discussion and possible action on the Final Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the preliminary replat of the second phase of the Kiber Reserve Subdivision, seconded by Commission Member Judy Shaefer, with contributed final comments from Commission Member Henry Munson, the motion carried 4 in favor and 3 opposed.

4. Discussion and possible action on the Final Replat for the Century Coale Road Business Park. The subject property is located on the north side of CR 220 approximately 500 feet west of S. Velasco Street (Bus. 288). The property consists of 9.273 acres and is in the Light Industrial (LI) zoning district.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the final replat for the Century Coals Road Business Park, seconded by Commission Member Judy Shaefer, the motion carried unanimously with 7 in favor and 0 opposed.

5. Discussion and possible action on Heritage Park Section Three Preliminary Plat and variances to Sections 23-11(I) and 23-25(B) of the City's Land Development Code. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Upon a motion by Commission Member Henry Munson to recommend approval of the Heritage Park Section 3 preliminary plat and the variances to Sections 23-11(I) and Section 23-25(B) noting the turn-around, detention pond, and showing all comments provided by the City engineer cleared prior the submission of a final plat application seconded by Commission Member Deborah Spoor, the motion carried unanimously with 7 in favor and 0 opposed.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 12:28 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 07 day of April 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 7, 2022

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

AGENDA CONTENT: Discussion and possible action on a site plan for the proposed Chenango Street water tank

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$1,500,000 (estimated) **FUNDS REQUESTED:** None

FUND: General

EXECUTIVE SUMMARY:

The subject property is located on the east side of Chenango Street between E. Lorrain Street and E. Wilkins Street, consists of Lots 25-30, Block 135, Lorraine Subdivision and is in the SF-7.2 zoning district (Attachment 1). A Water Supply Facility is a permitted use in the SF-7.2 district. The existing water tank has reached the end of its service life and the proposed project will replace the existing tank with a new tank.

Attachments 2 & 3 are the relevant plans and explanation of the project. The proposed plans do not meet minimum requirements regarding the front setback, off-street parking and fencing/screening. Attachment 3 more specifically addresses the three code inconsistencies. The existing tank cannot be demolished until the new tank is constructed and the new tank construction must maintain a separation between it and the existing tank. The only location that fit requires the new tank to be 15 ft. from the Chenango property line rather than the required 25 ft. All other setbacks will be met. Retrofitting existing sites in situations such as this is difficult at best. There currently is not any off-street parking and none is proposed as there is no "on-site" staff and operators check the site only for operational and maintenance activities. The existing fencing meets TCEQ intruder resistant fencing requirements but given the height of the tank, little can be done to screen it from surrounding properties.

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

Prior to issuance of any building permits for the construction of the new tank, the property will be platted into a single lot to remove intervening lot lines.

RECOMMENDATION:

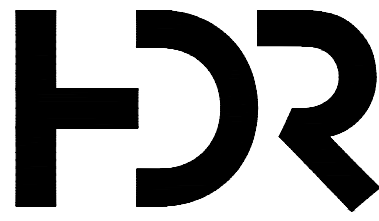
Staff recommends approval.

SUGGESTED MOTION:

I move we approve the proposed site plan for the Chenango Street water tank.

SUBJECT PROPERTY





4828 Loop Central Ave.
Suite 800,
Houston TX. 77081-2220
TEXAS P.E. FIRM
Registration No. F-754

PROJECT FOR

CITY OF ANGLETON, TEXAS

CHENANGO
GROUND STORAGE TANK
REPLACEMENT

1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10325096
ORIGINAL ISSUE	

CLIENT MANAGER	JOHN PETERSON
PROJECT MANAGER	VALETTA SALDANHA
PROJECT DESIGNER	
CIVIL ENGINEER	JOHN PETERSON
STRUCTURAL ENGINEER	JEFFREY MITCHELL
ELECTRICAL ENGINEER	OSCAR JONGUITUD SALAZAR
I&C DESIGNER	SAMEER DEO
DRAWN BY	LEWIS TEFFT

SHEET NAME

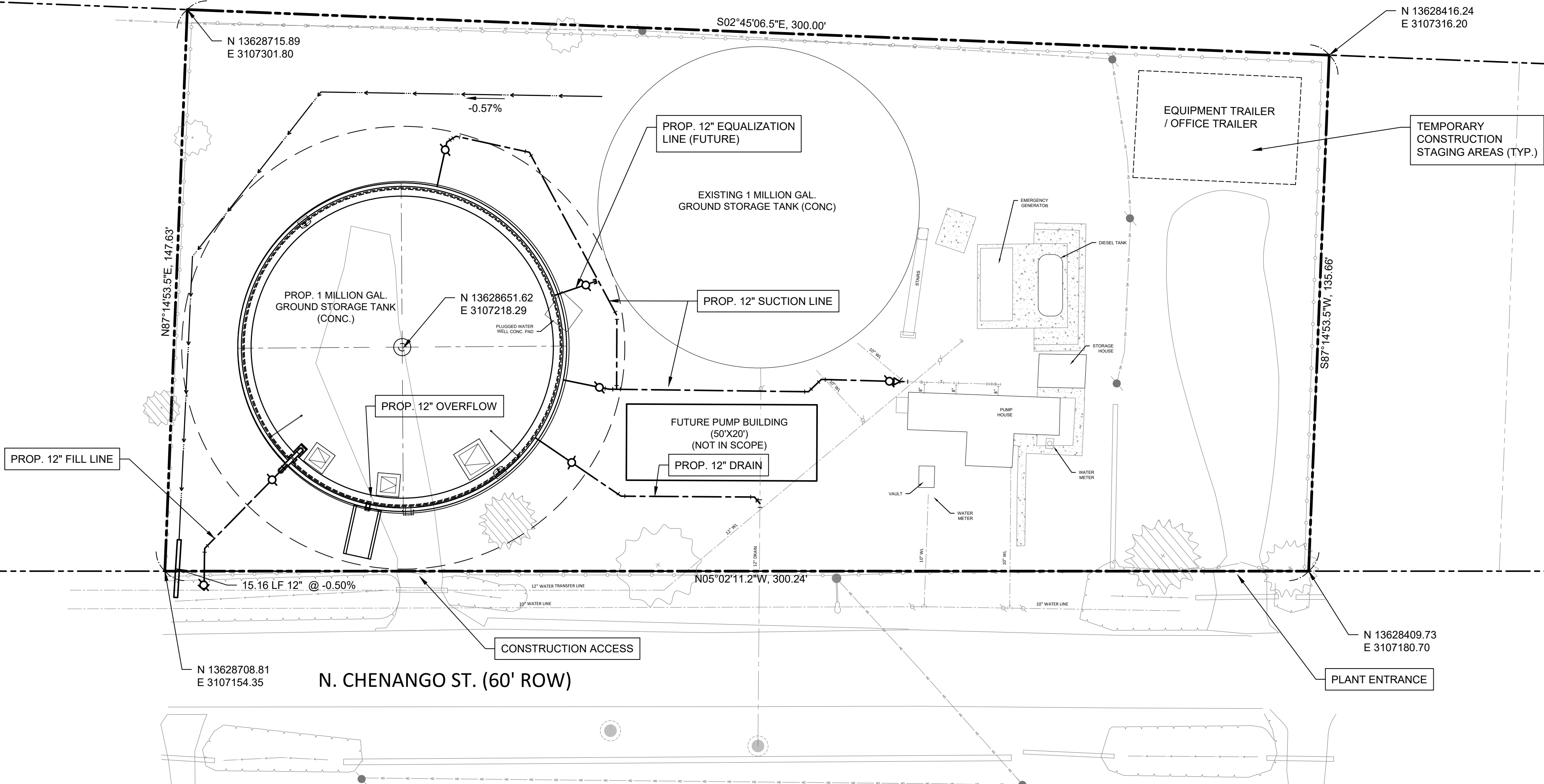
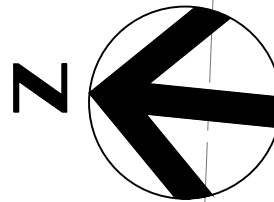
OVERALL SITE LAYOUT

SCALE	1"=20'
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SHEET NUMBER

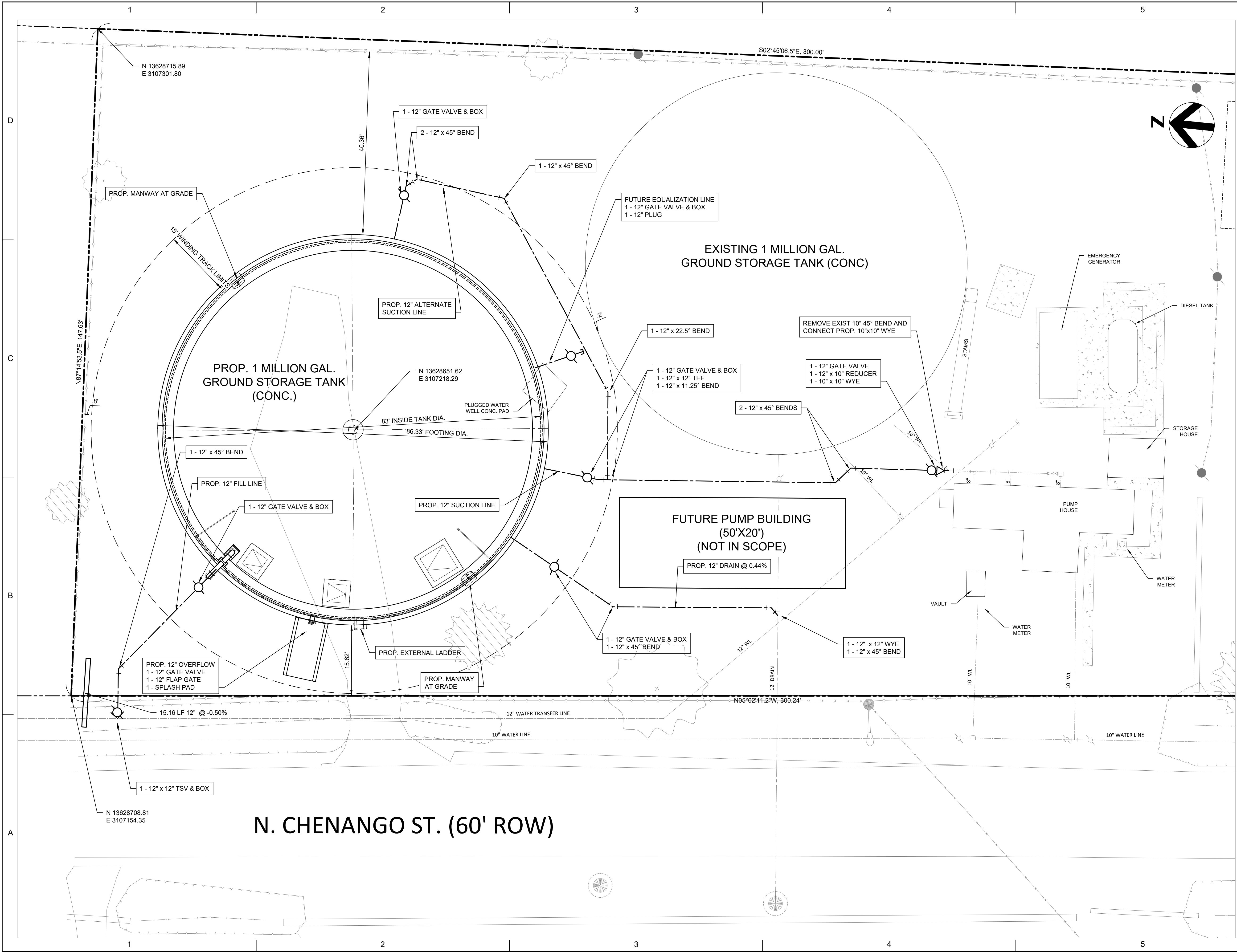
C-01

FILE NAME	01c-001.dwg
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TBM "A"- A 60D NAIL SET IN A POWER POLE ON THE EAST LINE OF CHENANGO STREET, 100' SOUTH OF ENTRANCE TO WATER PLANT. ELEVATION = 30.98' NAVD1988, GEOD18

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS COLLECTED WITH A TRIMBLE R10-2 RTK RECEIVER ON AUGUST 25, 2021 (NAVD1988, GEOD18)



PROJECT FOR
CITY OF ANGLETON, TEXAS

**CHENANGO
GROUND STORAGE TANK
REPLACEMENT**

**1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515**



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PROJECT NUMBER	10325096
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PROJECT MANAGER	VALETTA SALDANHA
PROJECT DESIGNER	
CIVIL ENGINEER	JOHN PETERSON
STRUCTURAL ENGINEER	JEFFREY MITCHELL
ELECTRICAL ENGINEER	OSCAR JONGUITUD SALAZAR
I&C DESIGNER	SAMEER DEO
DRAWN BY	LEWIS TEFFT

SHEET NAME

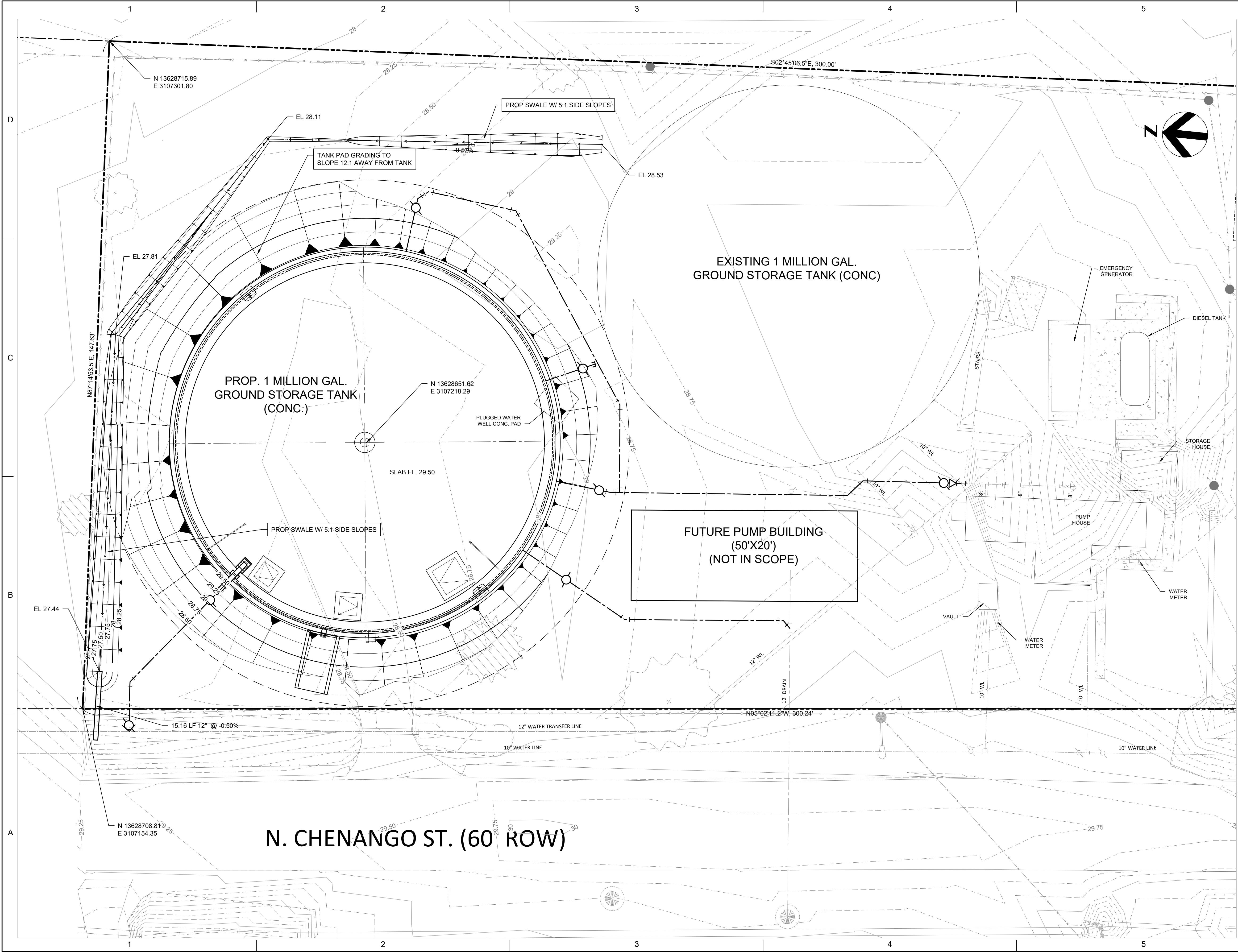
**SITE LAYOUT AND PIPING
PLAN**

SCALE 1"=10'

SHEET NUMBER

C-02

FILE NAME 01c-001.dwg



PROJECT FOR
CITY OF ANGLETON, TEXAS
**CHENANGO
GROUND STORAGE TANK
REPLACEMENT**

**1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515**



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10325096
ORIGINAL ISSUE	

CLIENT MANAGER	JOHN PETERSON
PROJECT MANAGER	VALETTA SALDANHA
PROJECT DESIGNER	
CIVIL ENGINEER	JOHN PETERSON
STRUCTURAL ENGINEER	JEFFREY MITCHELL
ELECTRICAL ENGINEER	OSCAR JONGUITUD SALAZAR
I&C DESIGNER	SAMEER DEO
DRAWN BY	LEWIS TEFFT

SHEET NAME

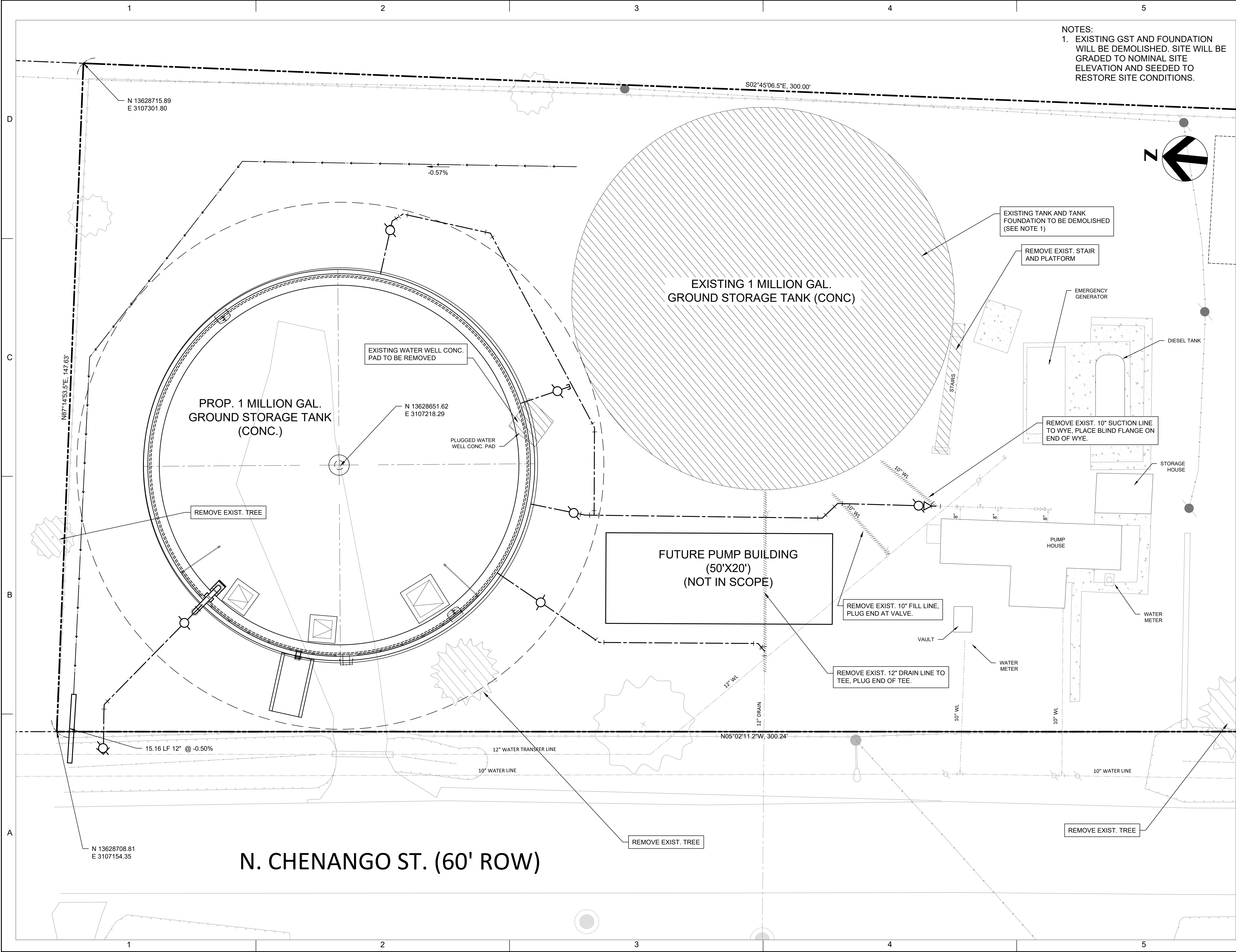
**SITE GRADING AND
DRAINAGE PLAN**

SCALE 1"=10'

SHEET NUMBER

C-03

FILE NAME 01c-001.dwg



PROJECT FOR
CITY OF ANGLETON, TEXAS
CHENANGO
GROUND STORAGE TANK
REPLACEMENT

1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515



MARK	DATE	DESCRIPTION
PROJECT NUMBER 10325096		
ORIGINAL ISSUE		
CLIENT MANAGER JOHN PETERSON		
PROJECT MANAGER VALETTA SALDANHA		
PROJECT DESIGNER		
CIVIL ENGINEER JOHN PETERSON		
STRUCTURAL ENGINEER JEFFREY MITCHELL		
ELECTRICAL ENGINEER OSCAR JONGUITUD SALAZAR		
I&C DESIGNER SAMEER DEO		
DRAWN BY LEWIS TEFFT		

SHEET NAME
SITE DEMOLITION PLAN

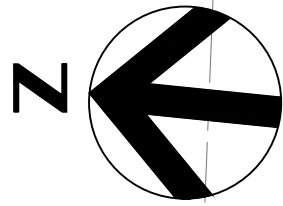
SCALE 1"=10'

SHEET NUMBER
C-04

FILE NAME 01c-001.dwg



4828 Loop Central Ave.
Suite 800,
Houston TX. 77081-2220
TEXAS P.E. FIRM
Registration No. F-754



PROJECT FOR

CITY OF ANGLETON, TEXAS

**CHENANGO
GROUND STORAGE TANK
REPLACEMENT**

**1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515**



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10325096
ORIGINAL ISSUE	

CLIENT MANAGER	JOHN PETERSON
PROJECT MANAGER	VALETTA SALDANHA
PROJECT DESIGNER	
CIVIL ENGINEER	JOHN PETERSON
STRUCTURAL ENGINEER	JEFFREY MITCHELL
ELECTRICAL ENGINEER	OSCAR JONGUITUD SALAZAR
I&C DESIGNER	SAMEER DEO
DRAWN BY	LEWIS TEFFT

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.
2. SILT FENCE, HAY BAILS, SEDIMENTATION BASINS, AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE OWNER FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
3. EROSION CONTROL STRUCTURES SHALL BE INSPECTED AFTER A RAIN EVENT AND ANY SEDIMENT SHALL BE REMOVED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE OWNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE OWNER.
5. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
6. ALL MUD, DIRT, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS OR DRIVEWAYS THAT ARE USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
7. THE CONTRACTOR SHOULD MAKE ALL EFFORTS TO PROTECT ALL TREES SHOWN WITHIN THE LIMITS OF THE CONSTRUCTION AREA, PER THE SPECIFICATIONS.
8. IMPLEMENT ALL EROSION AND SEDIMENTATION CONTROLS BEFORE CONSTRUCTION COMMENCES. LEAVE IN PLACE UNTIL REVEGETATION HAS BEEN COMPLETED.

SHEET NAME

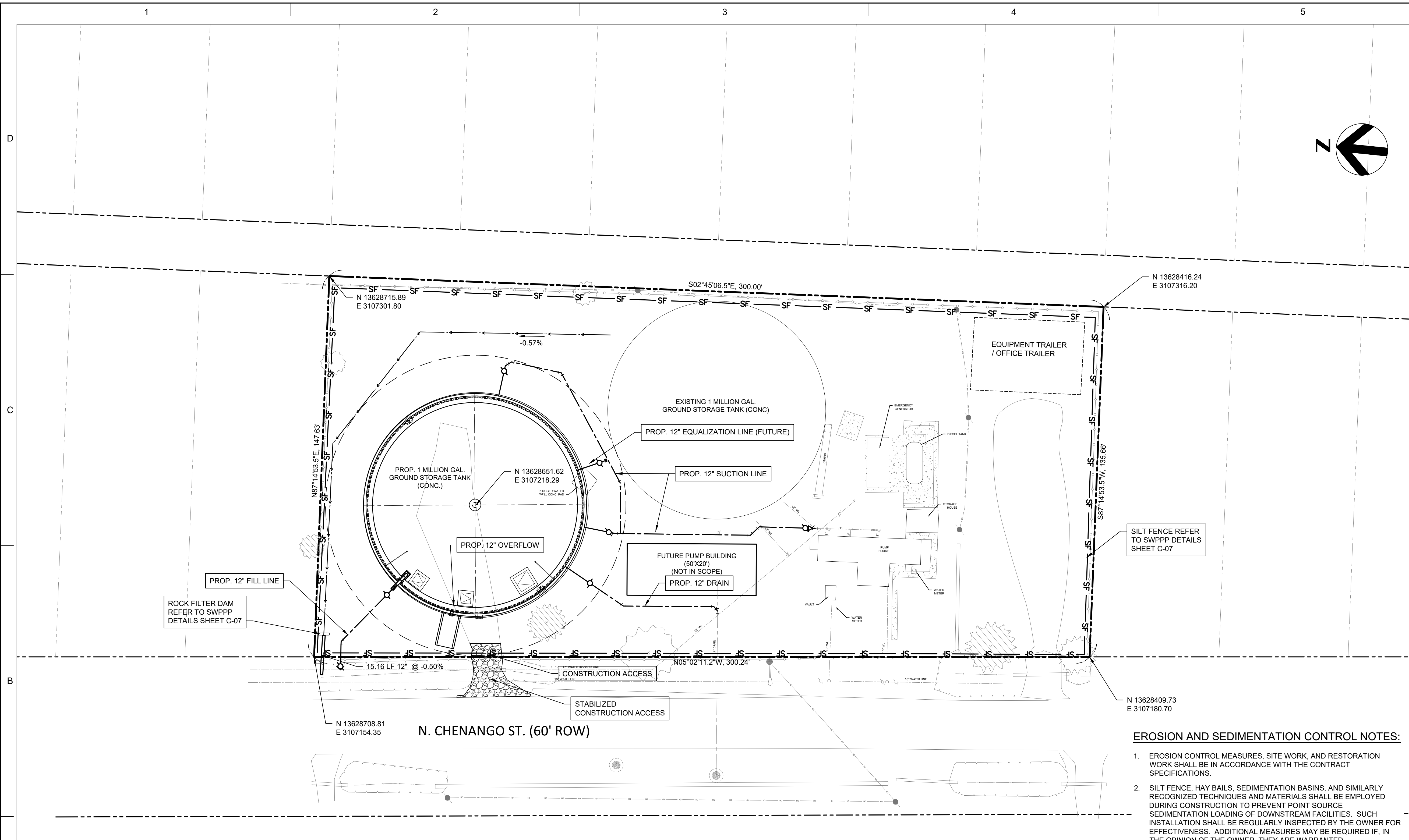
**STORM WATER
POLLUTION PREVENTION
PLAN**

SCALE 1"=20'

SHEET NUMBER

C-05

FILE NAME 01c-001.dwg



PROJECT FOR
CITY OF ANGLETON, TEXAS
CHENANGO
GROUND STORAGE TANK
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1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515



MARK	DATE	DESCRIPTION
PROJECT NUMBER	10325096	
ORIGINAL ISSUE		
PROJECT MANAGER	JOHN PETERSON	
PROJECT DESIGNER	VALETTA SALDANHA	
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY	N.B.	

C.N. Koehl
Urban Forestry, Inc.
210 Stone Bush Ct. • Katy, Texas 77493
281-391-0022 ckoehl@koehlurbanforestry.com

APPROVED: *Craig N. Koehl* 03-03-2022

SHEET NAME

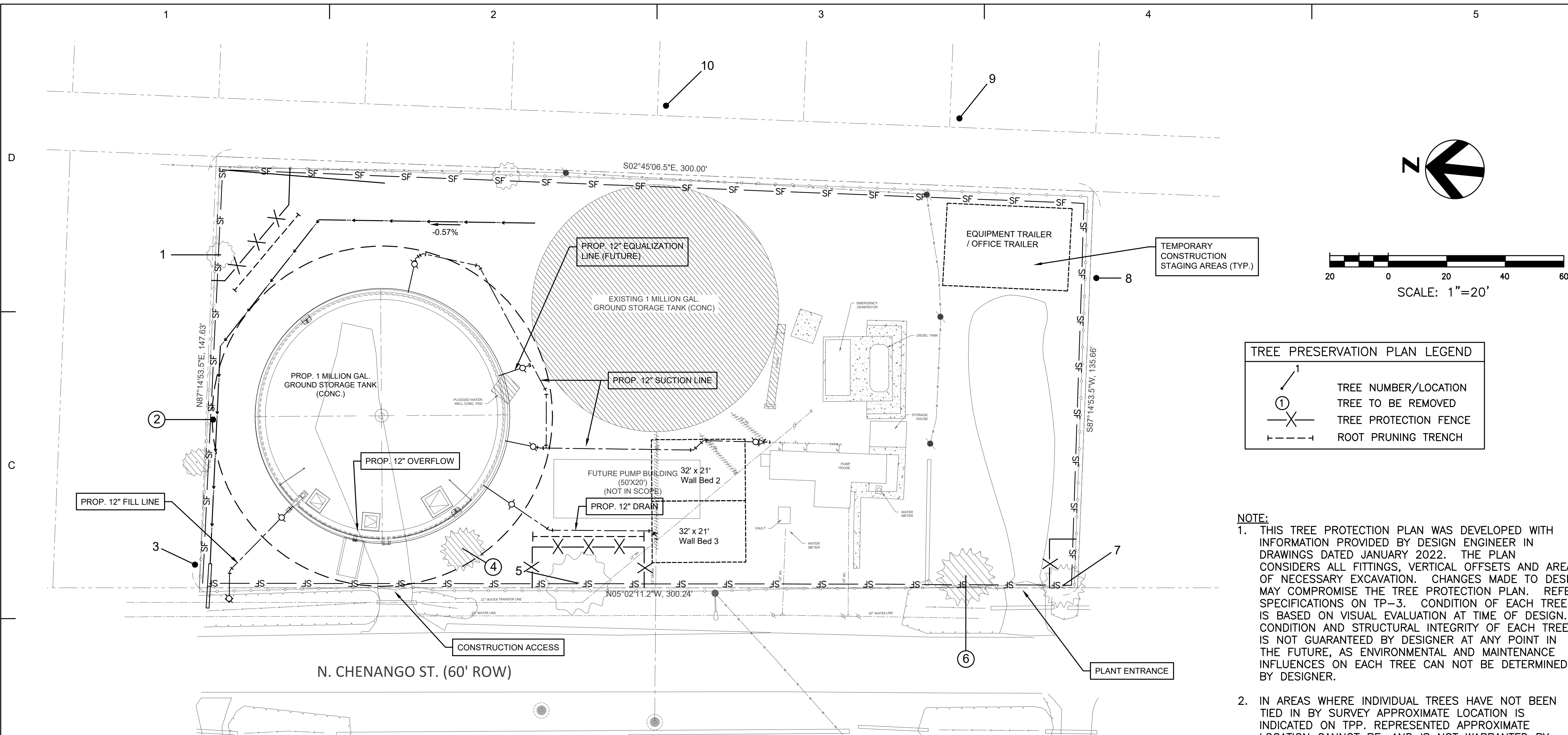
TREE PROTECTION PLAN
SHEET 1 OF 3

SCALE

SHEET NUMBER

TP-1

FILE NAME
hdr_chenango_tp-1.dwg

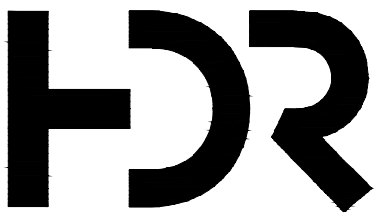
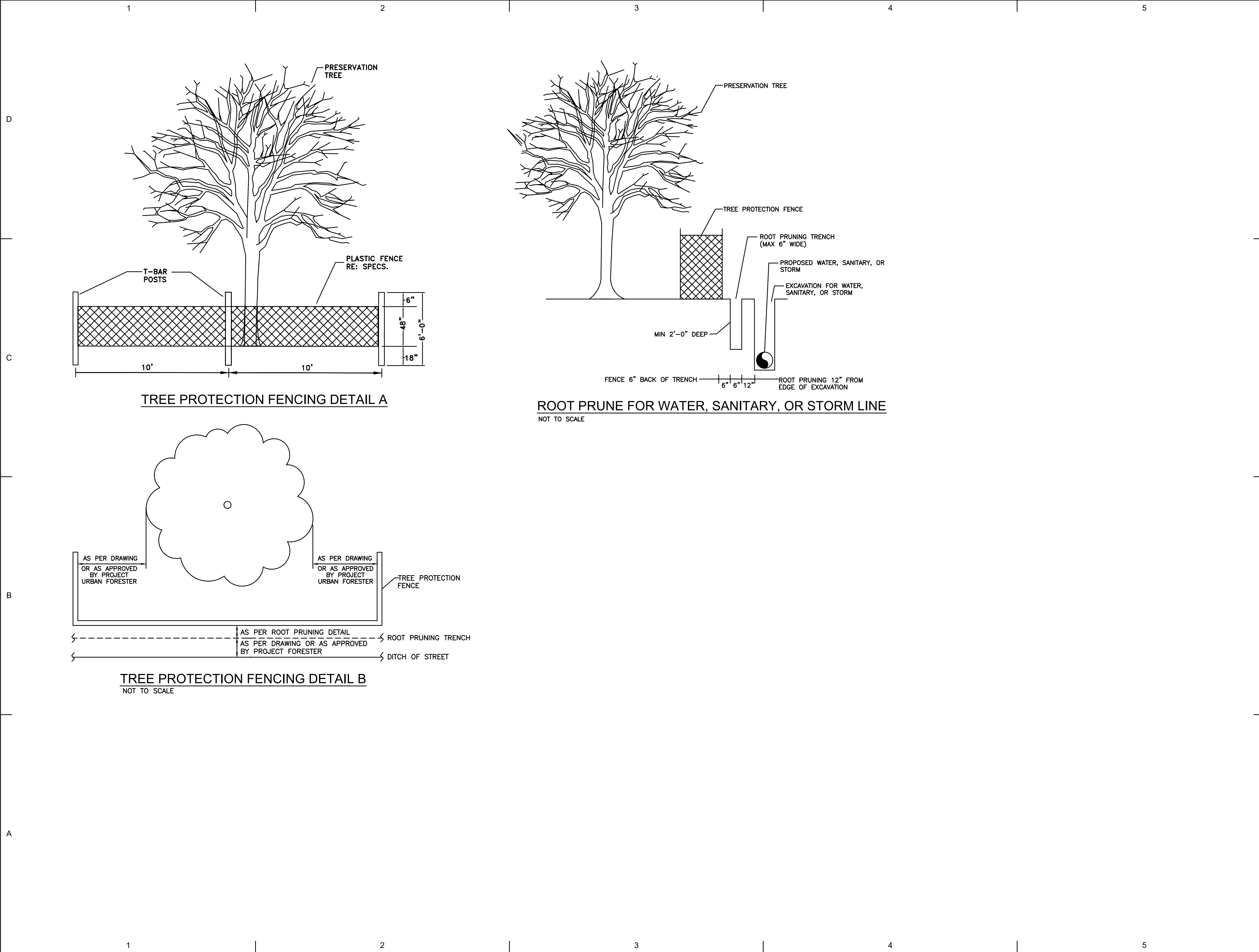


TREE PRESERVATION PLAN LEGEND	
	TREE NUMBER/LOCATION
	TREE TO BE REMOVED
	TREE PROTECTION FENCE
	ROOT PRUNING TRENCH

- NOTE:**
- THIS TREE PROTECTION PLAN WAS DEVELOPED WITH INFORMATION PROVIDED BY DESIGN ENGINEER IN DRAWINGS DATED JANUARY 2022. THE PLAN CONSIDERS ALL FITTINGS, VERTICAL OFFSETS AND AREAS OF NECESSARY EXCAVATION. CHANGES MADE TO DESIGN MAY COMPROMISE THE TREE PROTECTION PLAN. REFER SPECIFICATIONS ON TP-3. CONDITION OF EACH TREE IS BASED ON VISUAL EVALUATION AT TIME OF DESIGN. CONDITION AND STRUCTURAL INTEGRITY OF EACH TREE IS NOT GUARANTEED BY DESIGNER AT ANY POINT IN THE FUTURE, AS ENVIRONMENTAL AND MAINTENANCE INFLUENCES ON EACH TREE CAN NOT BE DETERMINED BY DESIGNER.
 - IN AREAS WHERE INDIVIDUAL TREES HAVE NOT BEEN TIED IN BY SURVEY APPROXIMATE LOCATION IS INDICATED ON TPP. REPRESENTED APPROXIMATE LOCATION CANNOT BE, AND IS NOT WARRANTED BY DESIGNER.

Tree Removal List		
Tree No.	Location	Description
2	1030 N. Chenango	25" Tallow
4	1030 N. Chenango	17" Tallow
6	1030 N. Chenango	19" Tallow

Tree No.	Location	Description	Comments	Treatment
1	1030 N. Chenango	26" Pecan	Good condition	Tree Protection Fence, Root prune for swale
2	1030 N. Chenango	25" Tallow	85% dead, Structurally compromised, Remove for poor condition and proposed drainage swale	Remove tree
3	Not available	23" Boxelder	Adjacent lot, Dead, Will not be impacted by proposed construction	Prune to remove dead limbs from over proposed construction area prior to start of construction
4	1030 N. Chenango	17" Tallow	Poor condition, Remove for proposed GST	Remove tree
5	1030 N. Chenango	27" Water Oak	Good condition	Crown Cleaning Prune, Tree Protection Fence
6	1030 N. Chenango	19" Tallow	Trunk cavities, Structurally compromised, Remove for tree condition prior to start of construction activities on site	Remove tree
7	1030 N. Chenango	15" Pecan	Fair condition, Deadwood	Crown Cleaning Prune, Tree Protection Fence, Root prune for 12" drain line
8	Not available	14" Tallow	Adjacent lot, Covered in vines, Poor condition, Will not be impacted by proposed construction	
9	Not available	22" Pecan	Adjacent lot, Good condition, Far enough from proposed construction-will not be impacted	
10	Not available	23" Arizona Ash	Adjacent lot, 75% canopy dieback, Poor condition, Will not be impacted by proposed construction	



4828 Loop Central Ave.
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TEXAS P.E. FIRM
Registration No. F-754

PROJECT FOR
CITY OF ANGLETON, TEXAS

**CHENANGO
GROUND STORAGE TANK
REPLACEMENT**

**1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515**



MARK	DATE	DESCRIPTION
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ORIGINAL ISSUE	

PROJECT MANAGER	JOHN PETERSON
PROJECT DESIGNER	VALETTA SALDANHA
PROJECT ARCHITECT	
LANDSCAPE ARCHITECT	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEER	
ELECTRICAL ENGINEER	
INTERIOR DESIGNER	
EQUIPMENT PLANNER	
WAYFINDING	
DRAWN BY	N.B.

C.N. Koehl
Urban Forestry, Inc.
210 Stone Bush Ct. • Katy, Texas 77493
281-391-0022 ckoehl@koehlurbanforestry.com

APPROVED: *Craig N. Koehl* 03-03-2022

SHEET NAME

**TREE PROTECTION PLAN
SHEET 2 OF 3**

SCALE

SHEET NUMBER

TP-2

FILE NAME
hdr_chenango_tp-1.dwg

TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. TREE AND PLANT PROTECTION
- B. MINIMUM QUALIFICATIONS OF ARBORIST.

1.02 MEASUREMENT AND PAYMENT

- A. PAYMENT FOR TREE REMOVAL SHALL BE PAID PER EACH TREE REMOVED.
- B. PAYMENT FOR PRUNING SHALL BE PAID FOR EACH TREE PRUNED.
- C. PAYMENT FOR TREE PROTECTION FENCE SHALL BE PAID ON A PER LINEAR FOOT INSTALLED BASIS.
- D. PAYMENT FOR ROOT PRUNING TRENCH SHALL BE PAID ON A PER LINEAR FOOT INSTALLED BASIS.

1.03 PROJECT CONDITIONS

- A. PRESERVE AND PROTECT EXISTING TREES AND PLANTS TO REMAIN FROM FOLIAGE, BRANCH, TRUNK, OR ROOT DAMAGE THAT COULD RESULT FROM CONSTRUCTION OPERATIONS.
- B. PREVENT FOLLOWING TYPES OF DAMAGE:
 1. COMPACTION OF ROOT ZONE BY FOOT OR VEHICULAR TRAFFIC, OR MATERIAL STORAGE.
 2. TRUNK DAMAGE FROM EQUIPMENT OPERATIONS, MATERIAL STORAGE, OR FROM NAILING OR BOLTING.
 3. TRUNK AND BRANCH DAMAGE CAUSED BY ROPES OR GUY WIRES.
 4. ROOT OR SOIL CONTAMINATION FROM SPILLED SOLVENTS, GASOLINE, PAINT, LIME SLURRY, AND OTHER NOXIOUS MATERIALS.
 5. BRANCH DAMAGE DUE TO IMPROPER PRUNING OR TRIMMING.
 6. DAMAGE FROM LACK OF WATER DUE TO:
 - a. CUTTING OR ALTERING NATURAL WATER MIGRATION PATTERNS NEAR ROOT ZONES.
 - b. FAILURE TO PROVIDE ADEQUATE WATERING.
 7. DAMAGE FROM ALTERATION OF SOIL PH CAUSED BY DEPOSITING LIME, CONCRETE, PLASTER, OR OTHER BASE MATERIALS NEAR ROOT ZONES.
 8. CUTTING OF ROOTS LARGER THAN ONE INCH IN DIAMETER IN AREAS NOT CALLED OUT FOR ROOT PRUNING TRENCH.

1.04 DAMAGE ASSESSMENT

- A. WHEN TREES OTHER THAN THOSE DESIGNATED FOR REMOVAL ARE DESTROYED OR DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, REMOVE AND REPLACE WITH SAME SIZE, SPECIES, AND VARIETY UP TO AND INCLUDING 8 INCHES IN TRUNK DIAMETER. TREES LARGER THAN 8 INCHES IN DIAMETER SHALL BE REPLACED WITH AN 8-INCH DIAMETER TREE OF THE SAME SPECIES AND VARIETY AND TOTAL CONTRACT AMOUNT WILL BE REDUCED BY AN AMOUNT DETERMINED FROM THE FOLLOWING FORMULA: $0.7854 \times D^2 \times \125.00 WHERE D IS DIAMETER IN INCHES OF TREE OR SHRUB TRUNK MEASURED 12 INCHES ABOVE GRADE FOR THAT PORTION OF THE TREE WHICH IS GREATER THAN 8 INCHES IN DIAMETER. REMOVAL MUST BE APPLIED FOR AND APPROVED BY THE CITY OF ANGLETON PRIOR TO REMOVAL OF ANY TREE NOT SCHEDULED FOR REMOVAL IN THE TREE TREATMENT SCHEDULE.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. PRUNING PAINT: BLACK LATEX, WATER BASED PAINT, FREE OF ALL PETROLEUM PRODUCTS.
- B. FERTILIZER/ROOT STIMULANT: ROOT STIMULANT SHALL BE A ROOT STIMULANT THAT CONTAINS AT A MINIMUM THE FOLLOWING INGREDIENTS: ECTOMYCORRHIZAL FUNGI, VA MYCORRHIZAL (VAM) FUNGI, *RHIZOSPHERE BACILLUS SPP.*, KELP MEAL, HUMIC ACID, AND SOLUBLE YUCCA. FERTILIZER SHALL BE DAVEY ARBORGREEN.
- C. TREE PROTECTION FENCING: ORANGE, PLASTIC MESH FENCING, 4 FEET IN HEIGHT WITH 6 FEET HIGH "T" POSTS INSTALLED 10 FEET ON CENTERS AS PER DRAWINGS.
- D. PLASTIC ROOT/SOIL PROTECTION: CLEAR POLYETHYLENE SHEETING, MINIMUM 6 MIL. THICKNESS.

PART 3 - EXECUTION

3.01 PROTECTION OF EXISTING TREES AND SHRUBS

- A. SITE PREPARATION WORK AND/OR CONSTRUCTION WORK SHALL NOT BEGIN IN ANY AREA WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY CITY OF ANGLETON.
- B. PROTECT EXPOSED ROOTS AND ROOT ZONE AREAS FROM CONTAMINATION FROM STABILIZATION MATERIALS AND CONCRETE USING PLASTIC ROOT/SOIL PROTECTION (POLYETHYLENE).
- C. COVER EXPOSED ROOTS WITHIN 4 HOURS TO REDUCE DAMAGE CAUSED BY DESICCATION. ROOTS MAY BE COVERED WITH SOIL, MULCH, POLYETHYLENE, OR WET BURLAP TO HELP PROTECT THEM FROM DRYING.
- D. DESIGNATE LIMITED AREAS AS CONCRETE WASHOUT AREAS. LOCATE CONCRETE WASHOUT AREAS AWAY FROM ROOT ZONES.
- E. INSTALL TREE PROTECTION FENCING AROUND EACH TREE TO BE PRESERVED AS INDICATED IN THE TREE TREATMENT SCHEDULE AND ON THE TREE PROTECTION PLAN.

1. EACH TREE TO BE PRESERVED SHALL BE PROTECTED WITH A TREE PROTECTION FENCE. THE FENCING SHALL BE CONTINUOUS BETWEEN POSTS, SHALL BE PULLED TAUT PRIOR TO SECURING TO POSTS, AND SHALL BE FIRMLY ATTACHED TO THE POSTS WITH A MINIMUM OF 4 WIRE TIES.
 2. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO SITE WORK OR CONSTRUCTION ACTIVITY. THE FENCE SHALL BE PLACED IN A CONTINUOUS ALIGNMENT AS SHOWN ON THE TREE PROTECTION PLAN. FENCES SHOWN ON TREE PROTECTION PLAN ARE DRAWN TO SCALE AND SHALL BE INSTALLED AS DRAWN, IN THE FIELD.
 3. STORAGE OF EQUIPMENT OR MATERIALS WILL NOT BE ALLOWED INSIDE A FENCE. ENTRYWAYS AND ACCESS INTO A PROTECTED AREA SHALL NOT BE PROVIDED UNLESS APPROVED BY THE CITY OF ANGLETON.
 4. DAMAGE TO TREE FENCES OCCURRING DURING THE PROGRESS OF THE WORK SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL COST TO OWNER. WORKMEN SHALL BE CLEARLY INSTRUCTED TO EXERCISE CAUTION IN PERFORMANCE OF WORK NEAR TREES BEING PRESERVED.
 5. TREE PROTECTION FENCING SHALL BE REMOVED BY CONTRACTOR, AT NO ADDITIONAL COSTS, UPON COMPLETION OF ALL CONSTRUCTION ACTIVITY IN EACH WORK ZONE AREA.
- F. INSTALL ROOT PRUNING TRENCHING WHERE DESIGNATED IN TREE TREATMENT SCHEDULE AND SHOWN ON THE TREE PROTECTION DRAWINGS. TREES SCHEDULED FOR ROOT PRUNING ARE CALLED OUT SPECIFICALLY IN THE TREATMENT SCHEDULE. TRENCH SHALL BE LOCATED 2 FT. FROM THE EDGE OF PROPOSED DRAIN LINE. TRENCH LOCATIONS SHOWN ON TREE PRESERVATION PLAN ARE DRAWN TO SCALE AND SHOULD BE LOCATED IN FIELD AS DRAWN ON PLAN. EXACT LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER AND/OR CITY OF ANGLETON PRIOR TO INSTALLATION. TRENCHING DEPTH SHALL BE A MINIMUM OF 24 INCHES DEEP. ALL ROOTS SHALL BE CUT BY TRENCHER, CHAINSAW, OR HANDSAW TO THE SPECIFIED DEPTH. ROOTS SHALL BE CUT CLEANLY, AND NOT RIPPED, TORN, OR CHOPPED. TRENCH SHALL BE BACKFILLED AND COMPACTED IMMEDIATELY AFTER TRENCHING. TRENCH SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRUBBING, EXCAVATION FOR BASE MATERIAL, OR ANY OTHER SITE WORK.
- G. PRUNING OF TREES
1. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARD FOR TREE PRUNING, ANSI A300 (PART 1) - 2017 PRUNING REVISION OF ANSI A300-2008 TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES. PRUNING SHALL BE COMPLETED BY PROFESSIONAL ARBORISTS WHO HAS RECEIVED TRAINING IN PROPER PRUNING TECHNIQUES.
 2. ALL CUTS SHOULD BE MADE SUFFICIENTLY CLOSE TO THE PARENT LIMB OR TRUNK WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, SO THAT CLOSURE CAN READILY START UNDER NORMAL CONDITIONS. ALL LATERAL CUTS SHALL BE MADE BACK TO A LATERAL THAT IS AT LEAST 1/3 THE DIAMETER OF THE PARENT LIMB. CLEAN CUTS SHALL BE MADE AT ALL TIMES.
 3. TREES SHALL BE PRUNED IN A MANNER THAT WILL NOT DESTROY OR ALTER THE NATURAL SHAPE AND CHARACTER OF THE TREE. APPLY BLACK LATEX PAINT TO ALL FRESH WOUNDS ON OAK (QUERCUS) SPECIES IMMEDIATELY AFTER EACH CUT IS MADE.
- H. TREE REMOVAL
1. TREES SCHEDULED FOR REMOVAL SHALL BE SAWED DOWN AND DEBRIS HAULED FROM THE SITE THE SAME DAY. THE STUMP SHALL BE GROUND TO 6" BELOW GRADE AND EXCESS GRINDINGS SHALL BE HAULED FROM THE SITE THE SAME DAY, SO THAT A PILE OF GRINDINGS IS NOT LEFT WHERE THE STUMP WAS GROUND. ENOUGH GRINDINGS SHOULD BE LEFT SO THAT AN OPEN HOLE DOES NOT REMAIN.
 2. ONLY THOSE TREES CALLED OUT FOR REMOVAL IN THE TREE TREATMENT SCHEDULE SHALL BE REMOVED, OR OTHERWISE DAMAGED. SHOULD IT BE DETERMINED THAT ANY ADDITIONAL TREES MUST BE REMOVED, REQUEST MUST BE APPLIED FOR AND APPROVED FROM THE CITY OF ANGLETON PRIOR TO REMOVAL.
- I. REGULARLY WATER TREES WHICH HAVE RECEIVED ROOT DAMAGE, TO ELIMINATE ADDITIONAL STRESS CAUSED BY LACK OF MOISTURE. WATER DURING PERIODS WITHOUT ADEQUATE RAINFALL. FOR EXAMPLE, SHOULD 1.0" OF RAIN NOT BE RECEIVED WITHIN A WEEK PERIOD, THE TREES SHOULD BE THOROUGHLY WATERED. MARCH THROUGH SEPTEMBER, WATER ONCE EVERY TWO WEEKS. OCTOBER THROUGH FEBRUARY, WATER EVERY THREE WEEKS. WATER THOROUGHLY TO SATURATE THE ENTIRE ROOT ZONE AREA.
- J. CHEMICALLY TREAT TREE TRUNKS WITH EVIDENCE OF BORER ACTIVITY WITH THE APPROPRIATE APPROVED INSECTICIDE MIXED AND APPLIED PER THE MANUFACTURER'S PRODUCT APPLICATION RECOMMENDATIONS. TREES SHALL BE SPRAYED WITHIN 24 HOURS AFTER OBSERVANCE OF BORER ACTIVITY.
- K. GRADING AND FILLING AROUND TREES.
1. MAINTAIN EXISTING GRADE WITHIN THE DRIPLINE OF TREES, UNLESS OTHERWISE INDICATED.
 2. WHERE EXISTING GRADE AROUND TREES IS ABOVE NEW FINISH GRADE, UNDER SUPERVISION OF PROJECT ARBORIST AND CITY OF ANGLETON, CAREFULLY HAND EXCAVATE WITHIN THE DRIPLINE TO MAKE TRANSITION TO NEW FINISH GRADE.
 3. WHERE EXISTING GRADE IS BELOW NEW FINISH GRADE, PLACE SANDY LOAM SOIL IN A SINGLE LAYER TO MAKE THE TRANSITION TO NEW GRADE. DO NOT COMPACT; HAND GRADE TO REQUIRED ELEVATION.
- L. ARBORIST QUALIFICATIONS
1. ARBORIST - EMPLOY QUALIFIED ARBORIST ACCEPTABLE TO CITY TO COMPLETE ALL TREE TREATMENTS. ARBORIST SHALL BE NORMALLY ENGAGED IN THE FIELD AND HAVE A MINIMUM OF 5 YEARS' EXPERIENCE. QUALIFICATIONS OF THE SELECTED ARBORIST SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER AND CITY OF ANGLETON.



PROJECT FOR

CITY OF ANGLETON, TEXAS

CHENANGO GROUND STORAGE TANK REPLACEMENT

1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515



MARK	DATE	DESCRIPTION
PROJECT NUMBER	10325096	
ORIGINAL ISSUE		
PROJECT MANAGER	JOHN PETERSON	
PROJECT DESIGNER	VALETTA SALDANHA	
PROJECT ARCHITECT		
LANDSCAPE ARCHITECT		
CIVIL ENGINEER		
STRUCTURAL ENGINEER		
MECHANICAL ENGINEER		
ELECTRICAL ENGINEER		
INTERIOR DESIGNER		
EQUIPMENT PLANNER		
WAYFINDING		
DRAWN BY	N.B.	



APPROVED: Craig N. Koehl 03-03-2022

SHEET NAME

TREE PROTECTION PLAN **SHEET 3 OF 3**

SCALE

SHEET NUMBER

TP-3

FILE NAME	hdr chenango tp-1.dwg
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PROJECT FOR
CITY OF ANGLETON, TEXAS

**CHENANGO
GROUND STORAGE TANK
REPLACEMENT**

**1030 N. CHENANGO ST.
ANGLETON, TEXAS 77515**



MARK	DATE	DESCRIPTION
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PROJECT NUMBER	10325096
ORIGINAL ISSUE	

CLIENT MANAGER	JOHN PETERSON
PROJECT MANAGER	VALETTA SALDANHA
PROJECT DESIGNER	
CIVIL ENGINEER	JOHN PETERSON
STRUCTURAL ENGINEER	JEFFREY MITCHELL
ELECTRICAL ENGINEER	OSCAR JONGUITUD SALAZAR
I&C DESIGNER	SAMEER DEO
DRAWN BY	LEWIS TEFFT

SHEET NAME

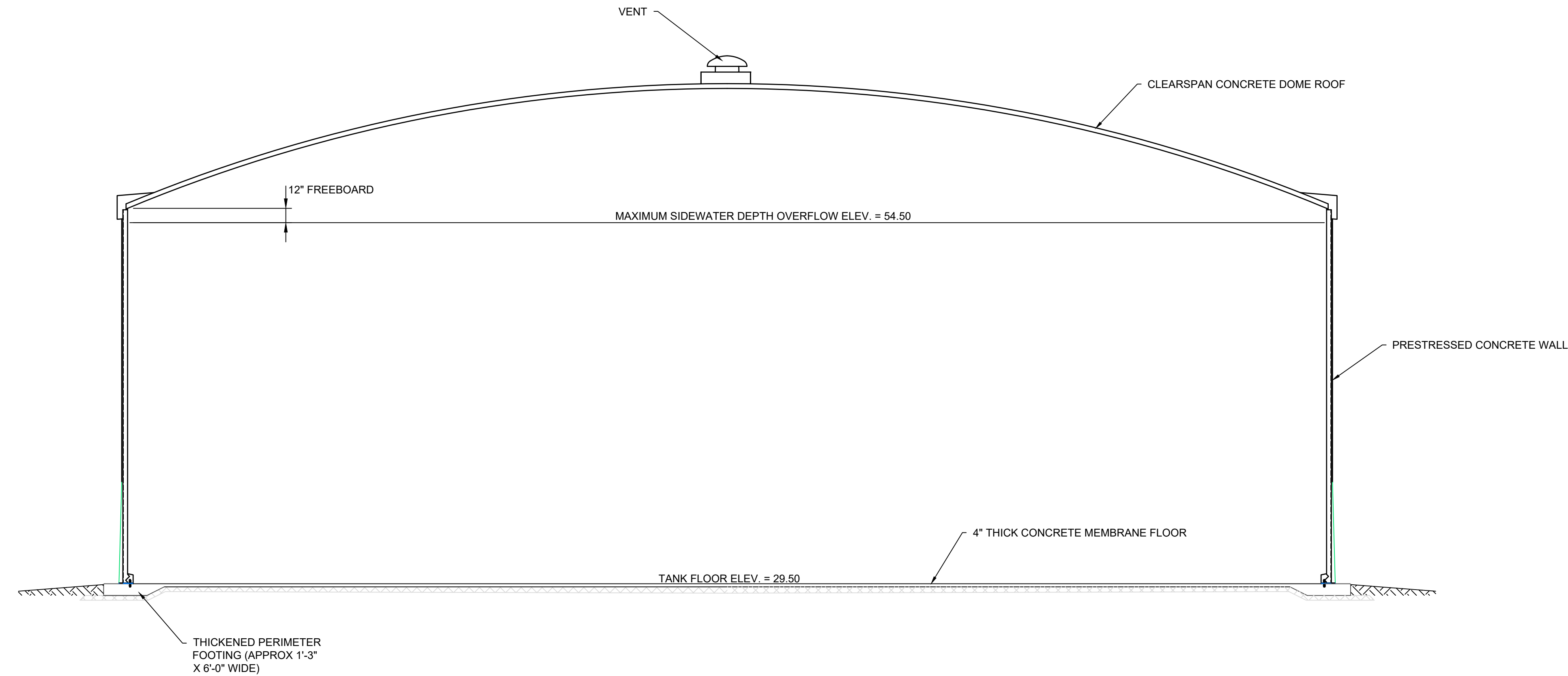
**GST SECTION AND
ELEVATION**

SCALE 3/16" = 1'-0"

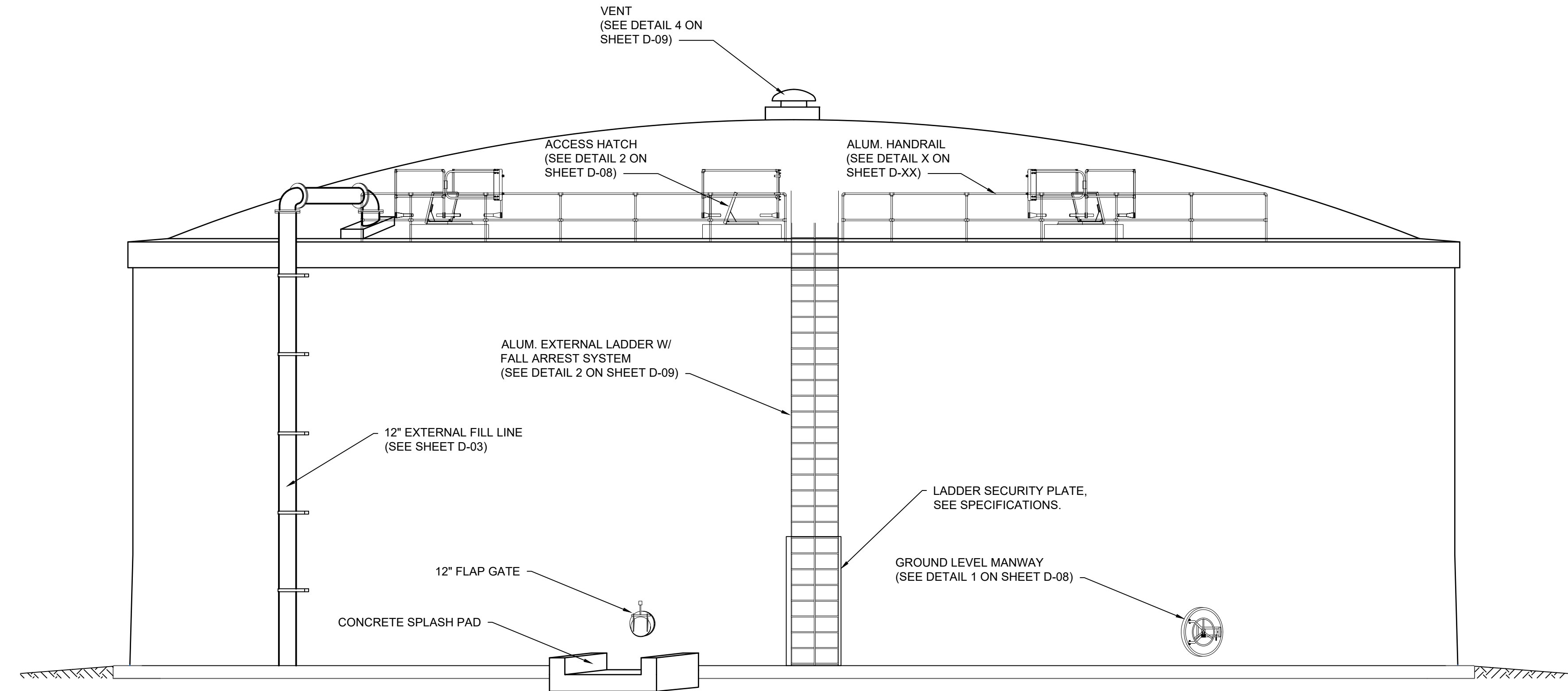
SHEET NUMBER

D-03

FILE NAME 01d-001.dwg



1 TANK SECTION
D-03 SCALE: 3/16" = 1'-0"



2 TANK ELEVATION
D-03 SCALE: 3/16" = 1'-0"



Site Plan Review and Variance Request

Date: Thursday, March 10, 2022

Project: 10325096

To: Walter E. Reeves Jr., AICP - Development Services Director, City of Angleton
Lindsay Koskiniemi, CGFO, CPM, MPA - Assistant Director of Development Services, City of Angleton

From: John Peterson, PE – Senior Project Manager, HDR
Valetta Saldanha, PE – Project Manager, HDR

Subject: City of Angleton – Chenango GST Replacement Project

Mr. Reeves,

The Chenango Water Plant located at 1030 N Chenango St, Angleton, TX 77515 in the City of Angleton (City) is a potable water storage and boosting station. The Plant comprises of a 1 million gallons gunite ground storage tank (GST), booster pumps and disinfection system. The existing gunite GST was constructed in 1954 and is now past its useful life. This project focuses on the need for an emergency replacement of the 1 million gallons gunite GST with a new 1 million gallons Type III concrete GST. This letter is to request the Development Services perform a site plan review and review our request for the variances listed below in the letter.

On July 14, 2021, an inspection was performed on this GST by an independent third party after concerns with leakage from the structure was reported. The deteriorating condition of the GST is shown by signs of cracks on the exterior tank wall and roof of the GST. The roof on the existing tank is in much worse condition than believed prior to the inspection causing the price of rehabilitation to increase significantly. The roof will have to be fully replaced. The report identified a hole in the existing roof of the GST. City staff immediately performed a repair to the hole on the GST roof. The City has patched up the cracks and made immediate minor repairs to keep the GST in service and the water quality in compliance with TCEQ. An inspection of the GST was done by GST vendors. Due to the age of the GST, the City wants to replace the GST (please see Attachment 2 for full inspection report and photos of the GST).

The Plant is one of three booster stations in the City and provides approximately one-third of the City's booster pumping capacity. Hence, this Plant is critical to the overall storage and pumping requirements of the City's water system. Due to this GST being critical storage infrastructure, it cannot be taken out of service for long periods of time for maintenance. The proposed plan is to construct the new GST next to the existing GST on the same site, commission it, and then demolish the existing GST.

Due to the prevailing concerns with the GST, the City issued an emergency on August 10, 2021 (please see Attachment 2). TCEQ also conducted a separate Level 1 Assessment of the plant on August 26, 2021 that advised the replacement of the existing GST at the City's earliest convenience (please see Attachment 3).

In the light of these circumstances, we requested and got approval from the Texas Commission on Environmental Quality (TCEQ) qualifying this project for an emergency replacement (please see

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Attachment 4). We have already submitted 75% design drawings and specifications to the City of Angleton Public Works on January 28, 2022 (please see Attachment 5). The City had no comments on this progress submittal. We are progressing towards 100% drawings. We had contacted Doug Roesler with the Angleton Drainage District (ADD) who confirmed that the ADD does not have a regulation concerning finish floor elevation (please see Attachment 6). The site was recently replatted and the revised plat is attached for reference (see Attachment 7).

Based on our previous emails and phone calls in December 2021 and March 2022, discussing the site plan review process and request for variances, we are submitting this package for your review.

Due to the constraints mentioned previously and the emergency nature of this project, we are requesting your approval of these three variances:

1. Setback variance:

Code Requirement:

Per Sec. 28-50. - SFA—Single-family attached residential district (Townhomes): The required setbacks are 25-ft from the Chenango Street Right-of-Way (ROW), 5-ft from side (north property line) and 20-ft from rear (east property line).

Variance Request:

We request a variance to setback the proposed GST 15-ft from Chenango Street ROW.

2. Parking variance:

Code Requirement:

Per Sec. 28-101. - Off-street parking and loading requirements: Facilities exceeding 2,000 square feet would be required to provide off-street parking and applicable handicapped parking spots.

Variance Request:

We request a variance from providing offsite parking since the existing pump building in this facility is about 500 square feet (less than 2,000 square feet). Since we are not providing off-street parking, we are not required to comply with Section 28101 F1L to provide one single space and handicap parking spaces. There is no office building or restroom on this facility. The operators check on this site for operational and maintenance activities only.

3. Fencing and screening variance:

Code Requirement:

Per Sec. 28-104. - Fencing, walls and screening requirements.

Variance Request:

The facility was built in 1954 and existing site fencing does not meet current City of Angleton Code of Ordinances fencing requirements. The site already has existing fencing currently around the perimeter of the property which meets the intruder resistant fencing requirements of the TCEQ Chapter 290.

If you have any further questions, please do not hesitate to reach me via email john.peterson@hdrinc.com or phone 713-622-9264 OR valetta.saldanha@hdrinc.com or phone 713-576-3542.

Thank you,

John Peterson