



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, FEBRUARY 1, 2024, 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 Planning and Zoning Commission meeting held on December 7, 2023.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

2. Hold discussion and receive useful information from the City Attorney regarding the role of the Planning and Zoning Commission Member.
3. Discussion of a Preliminary Plat for Mark Brown Preliminary Plat for 10 acres out of a 35.19-acre tract located at the Northwest corner of FM523 and SH-35. Application incomplete and tabled, no action is required.
4. Conduct a hearing, discussion, and take possible action on an Ordinance approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LEETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.
5. Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone approximately 0.1799 acres of land from the "SFA", Single Family Attached District to the "C-G", Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St, Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS

TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, Brazoria County, Texas.

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: Monday, January 29, 2024, by 12:00 p.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.



CITY OF ANGLETON
 PLANNING AND ZONING COMMISSION MINUTES
 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
 THURSDAY, DECEMBER 07, 2023 AT 12:00 PM

Members Names

Chair | William Garwood

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

Regina Bieri, Ellen Eby, Shawn Hogan

Draft

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, DECEMBER 07, 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/ROLL CALL:

Present were: Chair William Garwood, Commission Member Regina Bieri, Commission Member Will Clark and Commission Member Deborah Spoor.

Absent were: Commission Member Shawn Hogan, Commission Member Michelle Townsend, and Commission Member Ellen Eby.

1. Discussion and possible action on the November 2, 2023 meeting minutes for the Planning and Zoning Commission.

Motion by Commission member Regina Bieri to approve the minutes, motion was seconded by Commission Member Deborah Spoor. The minutes were unanimously approved 4-0. Motion carried.

2. Discussion, and possible action on consideration of the Planning and Zoning Commission Meeting Calendar for 2024.

Motion by was made by Commission member Deborah Spoor; Seconded by Commission Member Regina Bieri; Motion Carried the date was changed to July 2, 2024.

PUBLIC HEARINGS AND ACTION ITEMS: None.

REGULAR AGENDA

3. Discussion and possible action on Final Plat for Mulberry Fields Subdivision

Director Otis Spriggs presented the request to approve the Final Plat and gave project history and status, noting that the textual Engineering comments have all been cleared.

Owner, Corey Boyer was present and addressed the Commission and stated that his desire is to allow for adequate depths on the driveways. Mr. Spriggs added the status of the pending Text Amendments that Council will most likely approve the ordinance by December 12, 2023.

Commission Action:

Motion was made by Commission Member Will Clark, seconded by Commission Member Regina Bieri to approve the final plat for Mulberry Fields Subdivision subject to final approval of the City Engineer and approval of all referral agencies and forward the plat to City Council for final consideration.

Roll Call Vote: Chair William Garwood Aye; Commission Member Regina Bieri- Aye; Commission Member Will Clark- Aye; and Commission Member Deborah Spoor,-Aye. The Planning & Zoning Commission voted unanimously 4-0 to approve the Final Plat for Mulberry Fields Subdivision.

ADJOURNMENT TIME: 12:08 PM



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: February 1, 2024

PREPARED BY: Judith El Masri, Randle Law Office Ltd., L.L.P, City Attorney

AGENDA CONTENT: Hold discussion and receive useful information from the City Attorney regarding the role of the Planning and Zoning Commission Member.

AGENDA ITEM SECTION: Regular Agenda Item

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

FUND: N/A

EXECUTIVE SUMMARY: Judith El Masri, City Attorney addressed the Planning and Zoning Commission last on November 2, 2023, clarifying the advisory role of the Commission as created by statute. As agreed, she hopes to provide a brief primer to the members.

Recommended Action:

The Planning and Zoning Commission should hold discussion with the City Attorney.

Planning & Zoning Commission

Appointed by City Council and performs both required and discretionary functions in land use matters (Local Gov. Code 211.007)

Generally, a Recommending Body, as part of legislative process City Council is final approving body for zoning and land use changes and approval of plats (and Comprehensive Plan and annexations)

<p><u>Understanding the Job</u> Begin to Understand and Grasp:</p> <ul style="list-style-type: none"> • Legal issues - Open Meetings Act, Conflicts • Basic elements of Planning • Comprehensive Planning • Zoning Ordinance • Subdivision Regulations; Chapter 23 Angleton Code of Ordinances; Land Development Code • Enabling statute Texas Local Government Code for planning/zoning • Charter & City Code of Ordinances • By-laws or rules of procedure not adopted by Angleton at this time 	<p><u>Working Effectively</u></p> <ul style="list-style-type: none"> • Comply with Texas Open Meeting Act requirements • Conduct fair public hearings • Hear the facts and assess their accuracy • Consider concerns of all who testify • Assess the request against the standards in the ordinance • Render a decision <p><i>Voting: i.e. Motion vs. Actual vote; Should a motion be made in the affirmative? Can a motion 'er vote "No".</i></p>
<p><u>Expectations of P & Z Members:</u></p> <ul style="list-style-type: none"> • Be Prepared for Meeting • Ask Questions • Work Together for the Good of the City • Stay on Topic • Assist each Other by asking questions that may seem obvious---if necessary for education • Read packet and materials in advance of the meeting • Give City Staff forewarning of Any Concerns • No blindsiding, limit criticism during public meetings 	<p><u>P & Z Supported by & Works in Conjunction With the Following:</u></p> <p>City Council, City Manager Zoning Board of Adjustment, Other Boards & Commissions Building Services Department, City Engineer Building Inspections & Permitting, Public Works City Secretary City Attorney Public Works, Utilities, Parks & Recreation Angleton Police Department & Fire Department [External Agencies such as the County, School District, TXDOT, Neighborhood Organizations]</p>
<p><u>P & Z Decisions</u></p> <p>What should be considered in making decisions?</p> <ul style="list-style-type: none"> • For Zoning: What is the applicant actually asking for? What effect will it have on the site? What effect will it have on the surrounding land uses? Is it in accordance with the Comprehensive Plan? • For Subdivisions: Does it meet the requirements of the Regulations? <p>What should not play a part in the decision. The identity of the applicant; the financial capability of the applicant (unless they are asking for incentives from the City Council) What the structures will look like? (If you like pictures, they should be looked at only as a guide.)</p> <p>Timeliness, an applicant must have a council decision (approval or denial) in 30 days or less</p>	<p><u>CONFLICT OF INTEREST</u></p> <p>You have a potential a conflict of interest if you...</p> <ul style="list-style-type: none"> • Live in the notification area. • Or you or close family member has a financial interest (determined by your city). • Have financial interest in real estate involved in case. • Have financial investments that exceed the local cap. • Work for someone that has financial involvement in the case. • Have oversight of client accounts. • Sit on Board connected to the case before P & Z.

The Process

The planning process is aimed at implementing the comprehensive plan and achieving the desired vision of the community. What may appear straight forward to you, may not to the general public.

Plan Process: Pre-application, plan submittal, work session, public hearing

What the Public Sees: Notice of Application, Neighborhood Meeting Public Hearing

Perception:

Applicant has met with the city several times, modified/convinced staff of proposal, without meaningful comment

While sometimes impossible to involve all parties, you must remember that public participation is more than something to satisfy public process.

You have an ethical obligation of fairness to the public



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 1, 2024

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

AGENDA CONTENT: Discussion of a Preliminary Plat for Mark Brown Preliminary Plat for 10 acres out of a 35.19-acre tract located at the Northwest corner of FM523 and SH-35. Application incomplete and tabled, no action is required.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the located at the Northwest corner of FM523 and SH-35, consists of 10.0 acres out of a 35.19 acre tract. With this project, the owner/developer hopes to develop the property for mini-truck stop with additional separate shopping strip, a QSR (fast-food) site, and separate pad sites.

The property is partially within the City of Angleton City Limits (Currently zoned Commercial General District (C-G), but the majority of the tract is within the Extra-territorial Jurisdiction (E.T.J.) area.

STAFF REVIEW:

The City Engineer has reviewed the submitted Preliminary Plat and provided multiple comments. The Applicants Authorized Agent has submitted a 30 day waiver letter to acknowledge that application will be considered incomplete until the additional information or clarifying details that demonstrate compliance is provided. Application will remain "tabled and incomplete" for a period not to exceed 6-months from date of request, to allow Applicant extended time to address the outstanding (23) comments. Below are all the noted City Engineer comments.

The City Engineering has stipulated:

Plat Review

1. Review and include all submittal items found under the preliminary plat requirements noted in LDC Sec. 23-117.
2. Provide all plat notes taken from LDC Sec. 23-115.

3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115
5. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117.
6. Show plat area, in acres, area devoted to open space, common areas, parks, the number of lots and blocks, and project density per LDC Sec. 23-117.
7. Proposed blocks, lots and parks. Proposed blocks, lots, parks, and open space shall be identified with a logical numbering and sequencing order per LDC Sec. 23-117.
8. How will the property be served for water and wastewater?
9. Provide contour lines at 1-ft intervals on the plat area.
10. Provide owner names of adjacent tracts per LDC Sec. 23-117.
11. Adjacent property. The plat shall show: a. The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117.
12. Adjacent property. The plat shall show: a. The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117.
13. Verify and update text to be "80' Angleton Drainage District" for the existing easement shown.
14. A 20-ft public utility easement along SH 35 and FM 523 frontage is requested for potential future utilities.
15. Verify TxDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer; each utility provider; and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable. Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.
16. Provide all applicable certificate forms from LDC Sec. 23-114.
17. Plat to be provided in Texas State Coordinate Plane. X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). Verify and provide notation on plat.
18. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
19. Provide scale bar text to indicate sheet scale of the plat.
20. Provide Angleton Drainage District certification block on plat.
21. Verify drainage for the tract and applicable detention reserves required to serve the subdivision.
22. Provide a metes and bounds description of the plat on.
23. Verify and include all building setbacks for the proposed subdivision.

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:

No Action is Requested

Sandi Christian/Clark Realty
Authorized rep to forms submitted
For Mark Brown/Brown Plat

PLAT APPLICATION
Sec. 23-127. - Waiver of statutory 30-day plat review form.

Sec. 23-127. - Waiver of statutory 30-day plat review form.

January 19, 2024

Development Administrator
City of Angleton
121 S. Velasco Street
Angleton, Texas 77515

Re: Brown Plat

Please allow this correspondence to serve as my request to the City of Angleton waive the statutory 30-day period of time to review the above referenced project, thereby tabling the item until I provide additional information or clarification of issues before the Planning and Zoning Commission and City Council may act on the application. Without this waiver, this application would be denied.

Applicant hereby waives any rights that inure to this application by virtue of Texas Local Government Code Sec. 212.009, and hereby request that an extension of the review period be granted pursuant to the City of Angleton LDC. Further, I understand and acknowledge that my application is technically considered to be "incomplete" until I provide the City of Angleton LDC the additional information or clarifying details required to demonstrate compliance with the City of Angleton LDC and that until such time as that information is provided, this request shall remain "tabled and incomplete". This application shall remain "tabled and incomplete" for a period that shall not exceed 6-months from the date of this request, after which time this application shall expire, necessitating the refilling of the application as a new application.

Sincerely,

Sandi Christian/Agent/Clark Realty

NOTARY:

Acknowledged, subscribed and sworn to before me this 19th day of Jan 20 24, by

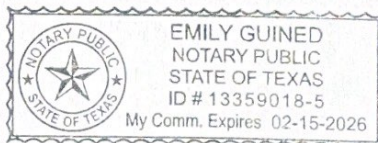
[Signature]

Witness my hand and official seal.

My commission expires: 2-15, 20 24.

[Signature]
Notary Public

(Ord. No. 1-12-2018, § 1(Exh. A), 12-11-2018)





January 15, 2024

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

Re: On-Going Services
C.F. Brown Preliminary Plat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10391496

Dear Mr. Spriggs:

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

Plat Review

1. Review and include all submittal items found under the preliminary plat requirements noted in LDC Sec. 23-117.
2. Provide all plat notes taken from LDC Sec. 23-115
3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115
5. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117
6. Show plat area, in acres, area devoted to open space, common areas, parks, the number of lots and blocks, and project density per LDC Sec. 23-117
7. Proposed blocks, lots and parks. Proposed blocks, lots, parks, and open space shall be identified with a logical numbering and sequencing order per LDC Sec. 23-117
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9. Provide contour lines at 1-ft intervals on the plat area
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13. Verify and update text to be "80' Angleton Drainage District" for the existing easement shown.
14. A 20-ft public utility easement along SH 35 and FM 523 frontage is requested for potential future utilities

15. Verify TxDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer; each utility provider; and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable. Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.
16. Provide all applicable certificate forms from LDC Sec. 23-114
17. Plat to be provided in Texas State Coordinate Plane. X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). Verify and provide notation on plat.
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20. Provide Angleton Drainage District certification block on plat.
21. Verify drainage for the tract and applicable detention reserves required to serve the subdivision.
22. Provide a metes and bounds description of the plat on.
23. Verify and include all building setbacks for the proposed subdivision.

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 C.F. Brown Preliminary Plat be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

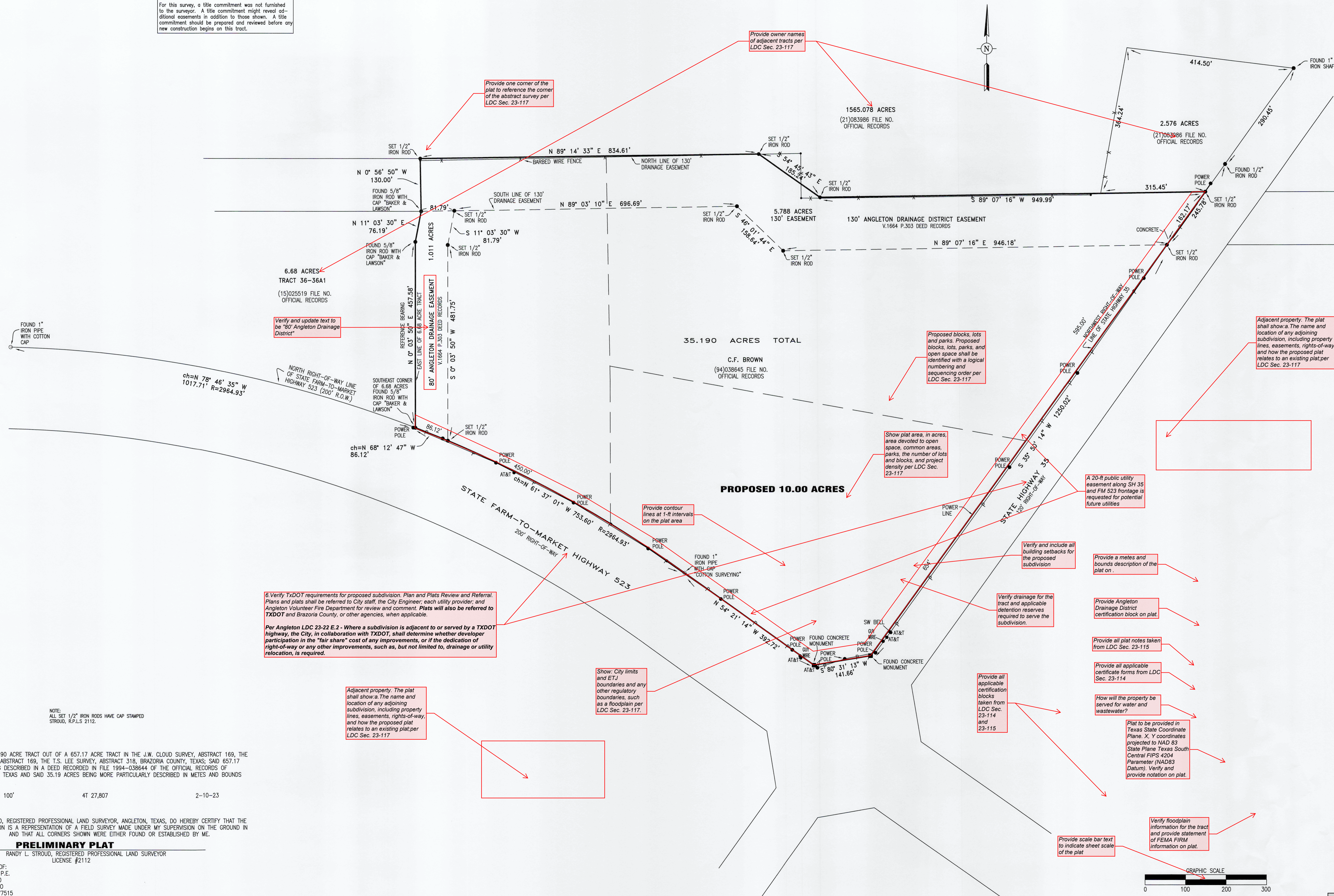


Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

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



6. Verify TXDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer, each utility provider, and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable.
Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.

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

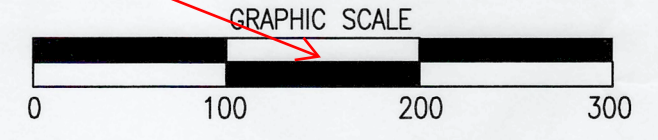
A PLAT OF A 35.190 ACRE TRACT OUT OF A 657.17 ACRE TRACT IN THE J.W. CLOUD SURVEY, ABSTRACT 169, THE T.S. LEE SURVEY, ABSTRACT 169, THE T.S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS, SAID 657.17 ACRE TRACT BEING DESCRIBED IN A DEED RECORDED IN FILE 1994-038644 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND SAID 35.19 ACRES BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS ATTACHED.

SCALE: 1" = 100' 4T 27,807 2-10-23

I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, ANGLETON, TEXAS, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN FEBRUARY, 2023 AND THAT ALL CORNERS SHOWN WERE EITHER FOUND OR ESTABLISHED BY ME.

CERTIFIED: **PRELIMINARY PLAT**
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141





AGENDA SUMMARY/STAFF REPORT

MEETING DATE: February 1, 2024

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

AGENDA CONTENT: Conduct a hearing, discussion, and take possible action on an Ordinance approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LEETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

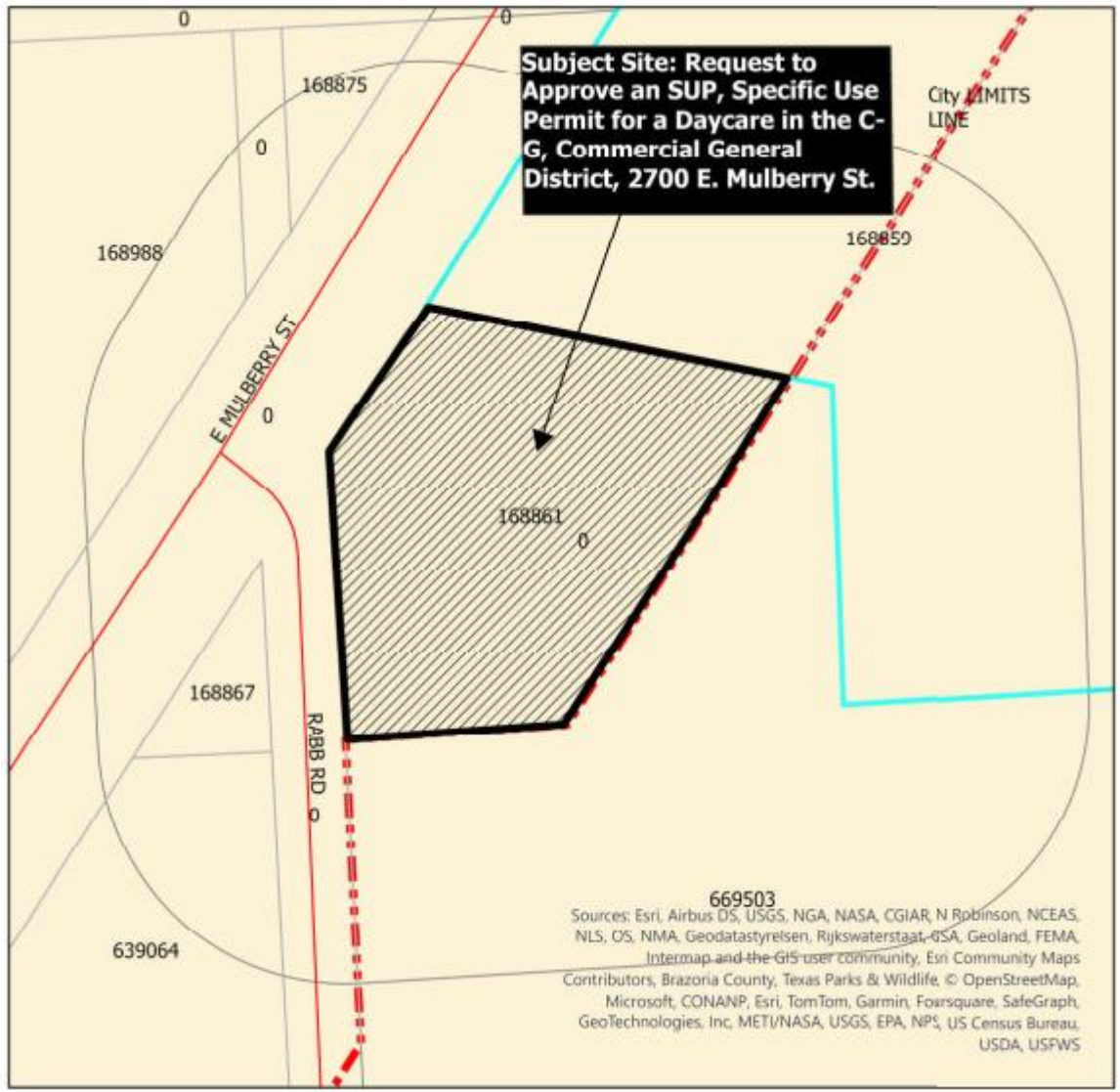
FUND: N/A

EXECUTIVE SUMMARY: David King, Applicant and Agent for Commerce Commercial Investments LLC, c/o Charles Smith, is requesting consideration of a Specific Use Permit within a C-G, Commercial General Zoning District to allow for a small daycare on a tract of land located at 2700 E. Mulberry Street/E. SH 35 @ Rab Rd., also described as A0318 T S LEETRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

PROPERTY HISTORY:

The original building is said to have been built in 1975 with a 5,500 sq. ft. building with a canopy. Property was last sold to current owner from Gulf Coast Baptist Association in 2023.

The building's closest setback distance will occur on the North rear property line and is 35' approximately. The maximum number of children proposed is 170 in total. The required child playground is proposed in the area adjacent to the entry courtyard.



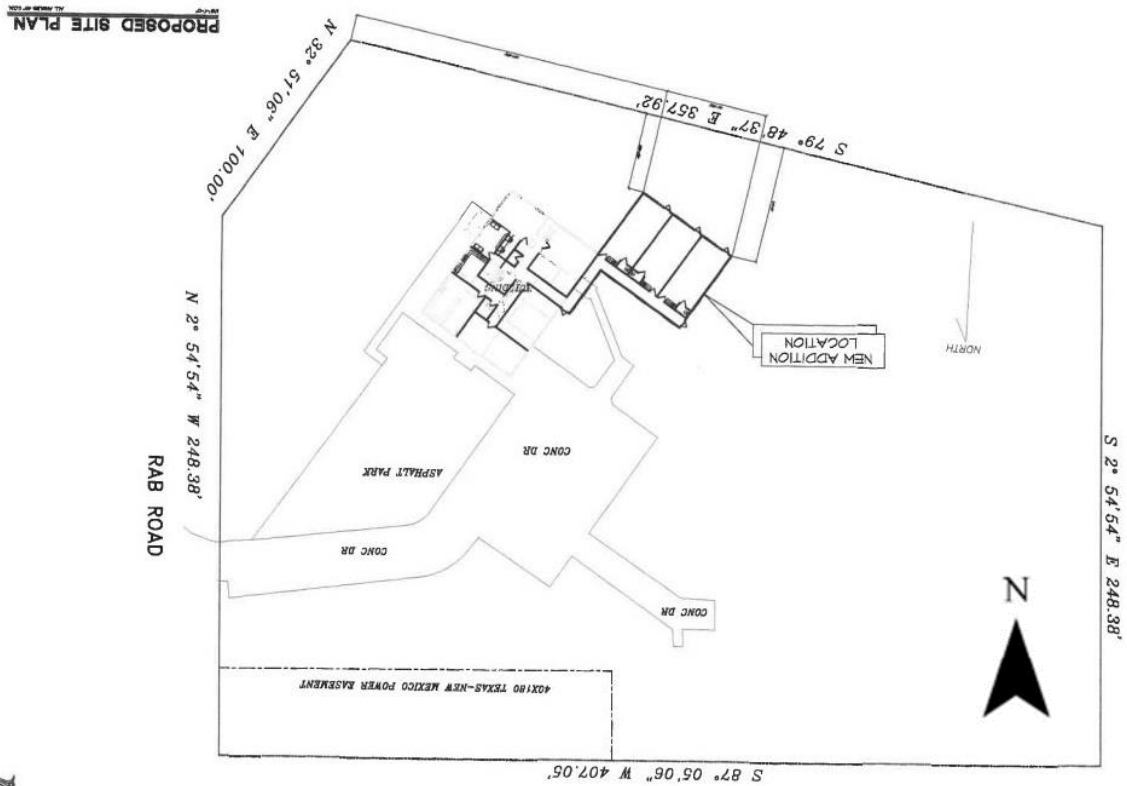
VICINITY MAP

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Angleton ISD School District Warehouse	C-G General Commercial
South	Single Family	ETJ
West	Vacant	C-G General Commercial
East	Warehouse	ETJ



Aerial Map



Proposed Site Plan



View of Site from SH 35



View of building and parking lot from Rab Rd.



View of building side from parking lot



Proposed building from SH 35



Proposed building view from Rab Rd.



Proposed building side and parking lot

PROPOSAL:

Mr. King proposes to add approximately 2,254 sq. ft. of classroom space to the existing 5,500 renovated structure (See attached architectural layout).

STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan;
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter;
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire (**adequate**);
 - Off-street parking and loading areas; ***The parking lot and proposed traffic flow meet all requirements for parking and loading.***
 - Refuse and service areas (**adequate**);
 - Utilities with reference to location, availability, and compatibility (**already existing**);
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses (**No issues exist**);
 - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district (**No issues exist**);
 - Required yards and open space (**adequate**);
 - Height and bulk of structures (**1-story building and proposed addition**);
 - Hours of operation (**will meet requirements for proposed use**);
 - Exterior construction material and building design (**No issues exist**); and

- Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets (**No issues**).
- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity (**No detriments will exist**).







Staff has taken the above criteria into consideration when reviewing the proposed daycare and learning center facility. The space adequately provides for the use and if approved, it will not be in conflict with the Zoning Resolution nor the Comprehensive Plan. The proposed use is compatible with the overall character of the area. The parking lot will adequately accommodate the proposed use.

Childcare licensing and regulations are handled by the state of Texas Health and Human Services Commission. The applicant has stated that the food service will not be cooked on site, meals will be catered. In any case of prepared foods on site, the applicant must comply with Food and Health Inspections and Permit requirements.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in support or in opposition of the proposed SUP request.

Recommended Action:

The Planning and Zoning Commission should adopt this Final Report and forward it to City Council with a positive recommendation of this Specific Use Permit (S.U.P.) application for a Child Daycare and Learning Center within the Commercial- General Zoning District, (C-G), for approval consideration and appropriate action.

1. The applicant shall obtain and maintain Childcare licensing as regulated by the state of Texas Health and Human Services Commission.
2. The applicant shall obtain any permits and City Final Occupancy approvals prior to opening the facility.
3. The applicant shall maintain any required Health Permit for food services to the children.



PAID Item 4.
CASH CHECK CREDIT
Memo 12/19/23 \$150.00

CITY OF ANGLETON
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 2100 E Hwy 35 carb Rd. Angleton Tx.

PROPERTY DESCRIPTION (Legal description): Rep brick building 0318-0019-110

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:
Commerce Commercial Investment LLC 52 Dewberry Ct.
Lake Jackson 77566

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER:
David King [Redacted]

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE: Learning Center

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

SIGNATURE: [Signature]
DATE: 12.19.23

PLEASE PROVIDE PROOF OF TAXES P.

ATTACHMENT: SECTION 35 SUP - SPEC
APPLICATION FEE: \$150.00 due upon sub

Form with fields: Date received, P&Z Public Hearing date, Date to send cert. letters, Site Plan submitted, Site Plan received & evaluated by, Proof of taxes paid.

371-843-5665
REC#: 02269313 12/19/2023 8:07 AM
OPER: 3G TERM: 105
REF#: 060E0C SUP
TRAN: 300.1100 Building Permits
BUILDING PERMITS 150.00CR
TENDERED: 150.00 CREDIT CARD
APPLIED: 150.00-
CHANGE: 0.00

Handwritten notes and stamps, including a blue stamp and the word 'Yace'.



PAI Item 4.
CASH CHECK CREDIT
Memo 12/19/23 \$150.00

CITY OF ANGLETON
SPECIFIC USE PERMIT APPLICATION

PROPERTY ADDRESS: 2700 E Hwy 35 carb Rd. Angleton Tx.

PROPERTY DESCRIPTION (Legal description): Rep Done Building 0318-0019-110

RECORD PROPERTY OWNER NAME, ADDRESS AND PHONE NUMBER:
Commerce Commercial Investment LLC 52 Dewberry Ct.
Lake Jackson 77566

DESIGNATED REPRESENTATIVE, ADDRESS AND PHONE NUMBER:
David King [Redacted]

PROPOSED USE FOR THE PROPERTY ADDRESS INDICATED ABOVE: Learning Center

A site plan (prepared and approved) in accordance with Section 35.4 of the City of Angleton Code of Ordinances (City Code) must be attached to the application. If a base zoning district amendment is required or requested, such rezoning application shall accompany the application for a Specific Use Permit. If the proposed use requires a division of land, an application for subdivision approval must be submitted with this application for a Specific Use Permit.

SIGNATURE: [Signature]
DATE: 12.19.23

PLEASE PROVIDE PROOF OF TAXES PAID ON THIS PROPERTY.

ATTACHMENT: SECTION 35 SUP - SPECIFIC USE PERMIT

APPLICATION FEE: \$150.00 due upon submittal

OFFICE USE ONLY
Date received: Admin Fee Received:
P&Z Public Hearing date:
Date to send cert. letters: Date to publish:
Site Plan submitted: Yes No
Site Plan received & evaluated by City Staff: Yes No
Proof of taxes paid: Date verified:

[Handwritten signature]



DEVELOPMENT INFORMATION

Project Name/Address/Location: 2700 E. HWY 35 @ RAB RD. ANGLETON TX. Acreage: 2.7
 Brief Description of Project: RED BRICK BUILDING
 Is property platted? No Yes Subdivision name: A0318 - TS LEE No. of Lots: _____
 Recordation #: _____ Parcel(s) Tax ID#: 0318-0019-110
 Existing Use: CHURCH / MULTI USE OFFICE Proposed Use: LEARNING CENTER
 Current Zoning: CA Proposed Zoning: SUP
 Occupancy Type: 3621 Sq. Ft: _____ Bed #: _____ Bath #: 3 Car Garage #: _____
 Water System Well Public Flood Zone: Yes No Sewer System: Septic Public

PROPERTY OWNER INFORMATION

Owner: COMMERCE COMMERCIAL INVESTMENTS LLC Contact Name: _____
 Address: 52 DEWBERRY CT. LAKE JACKSON 77566 City/State/ZIP: LAKE JACKSON 77566
 Phone: _____ Email: _____


APPLICANT INFORMATION

Applicant/Developer: DAVID KING Contact Name: DAVID KING
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: DAVID KING Contact Name: _____
 Address: _____ City/State/ZIP: _____
 Phone: _____ Email: _____

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature:  Date: 12-13-23
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: _____ BY: _____

FEES PAID: _____

APPROVED BY: _____ DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

TYPE OF APPLICATION Please check appropriate box below:

Landuse, Policy, and Site Development

- Annexation
- Rezoning/ FLUM Amendment
- Specific Use Permit
- Planned Development (PD)
- Amending Minor and Major Plat
- Minor Consolidation Plat
- Development Plat
- Concept Plan
- Preliminary Plat
- Final Plat
- Replat
- Construction Plans
- Special Exception
- Floodplain Development Permit
- Variance/Appeal
- On-Site Sewage Facility Permit (OSSF)
- Certificate of Occupancy (CO)
- Grading/Clearing Permit
- Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- Comprehensive Plan Amendment (Text)
- Land Development Code (LDC)/Zoning Text Amendment
- Vested Rights Verification Letter
- Letter of Regulatory Compliance
- Zoning Verification
- Letter/Written Interpretation
- Legal Lot Verification

Other Permits/Licenses/Registration

- Commercial -New/Remodel/Addition
- Residential Building Permit 1 & 2 Family
(New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
- Miscellaneous
- Fence
- Solar Panels
- Swimming Pool
- Demolition or Move
- Backflow/Irrigation
- Flatwork
- Electrical Permit
- Plumbing Permit
- Mechanical Permit
- Sign Permit
- Garage Sale Permit
- Master/ Common Signage Plan
- Fire Prevention Permit Form
- Right-of-Way Construction
- Pipeline Permit
- Drainage Pipe/Culvert Permit
- Roadside Banner Permit
- Mobile Home Park Registration
- Game Room Permit Form
- Grooming Facility License
- Alcohol permit
- Health Permit
- Temporary Health Permit
- Alarm Permit

121 S. Velasco, Angleton, Texas 77515
 979-849-4364 – Fax: 979-849-5561
<http://www.angleton.tx.us>

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)
8700 E Mulberry Angleton, TX 77566

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: David King

ADDRESS: [REDACTED]

APPLICANT PHONE # [REDACTED] E-MAIL: [REDACTED]

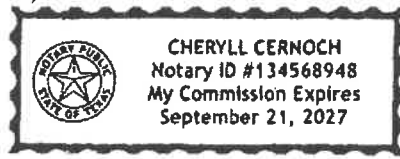
PRINTED NAME OF OWNER: Charles Smith c/o Commerce Commercial Investments, LLC.

SIGNATURE OF OWNER: [Signature] DATE: 12/14/2023

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 14 day of December, 2023.

(SEAL)



Cheryll Cernoch
Notary Public for the State of Texas
Commission Expires: 9-21-2027

← GO BACK

ACCOUNT:
03180019110

TOTAL DUE
\$7,972.70

Basic Information

OWNER
COMMERCE COMMERCIAL INVESTMENTS LLC
52 DEWBERRY CT
LAKE JACKSON, TX 77566

TYPE
🏠 Real

LOCATION
0002700 E HIGHWAY 35 @ RAB RD

LEGAL
A0318 T S LEE TRACT 38C1 ACRES 2.7 (ANGLETON)

[View More](#)

Property Tax Record

PAYMENT HISTORY / RECEIPTS

Sort year by: Descending

Show:

2023

DUE AMOUNT
\$7,972.70

[View More](#)

2022

DUE AMOUNT
\$0.00

[View More](#)

2021

DUE AMOUNT
\$0.00

[View More](#)

2020

DUE AMOUNT
\$0.00

[View More](#)

2019

DUE AMOUNT
\$0.00

[View More](#)

2018

DUE AMOUNT
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[View More](#)

2017

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2007

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[View More](#)

2006

DUE AMOUNT
\$0.00

[View More](#)

2002

DUE AMOUNT
\$0.00

[View More](#)

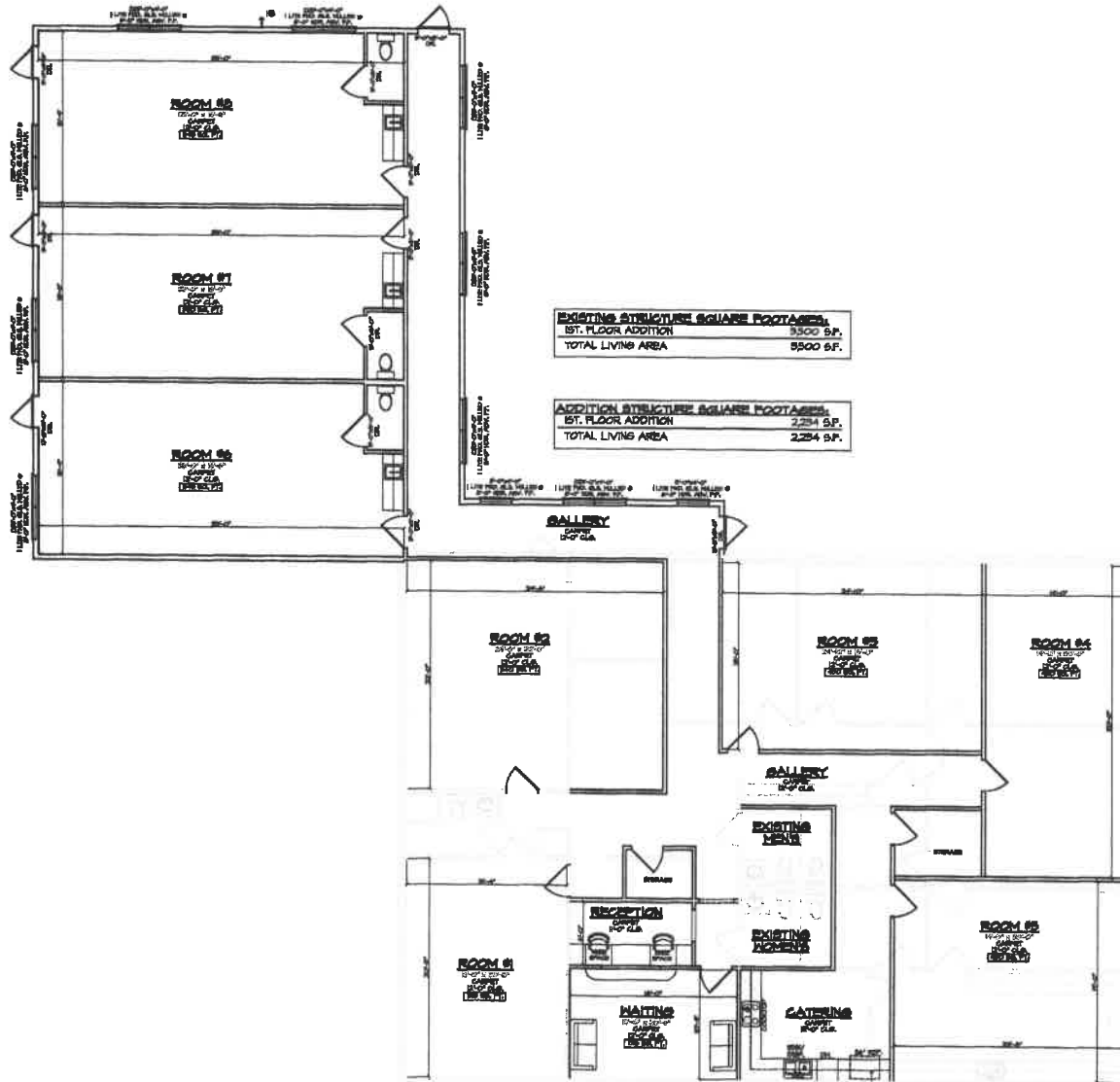
2001

DUE AMOUNT
\$0.00

Item 4.

[View More](#)

©2023 Brazoria County
KRISTIN R. BULANEK CIA, PCC (979) 864-1320
Brazoria County Tax Assessor / Collector



PROPOSED FLOOR PLAN
 3/16" = 1'-0"
 ALL ANGLES 45° OR 90°

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR IMMEDIATELY INSIDE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
2. ALL CEILING HTS. MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
3. IRC 2012 R301.2- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 3/8" GYPSON BOARD AND IF LIVING AREAS ARE LOCATED ABOVE THE GARAGE, THEN THE GARAGE CEILING TO BE SEPARATED BY 3/8" GYPSON BOARD. (ALL OTHER GYPSON BOARD IN GARAGE CAN BE 1/2" INCLUDING CEILING OF 1 STORY)
4. IRC 2012 R311.1- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914mm) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114mm) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 36 INCHES (914mm) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (690mm) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
5. IRC 2012 R311.5.6- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
6. IRC 2012 R311.5.6- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).
7. IRC 2012 R311.5.7- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NENEL, POSTS OR SAFETY TERMINALS, HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2 INCH (38mm) BETWEEN THE WALL AND HANDRAILS.
8. IRC 2012 R312.2- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
- EXCEPTION 1- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL, OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152mm) CANNOT PASS THROUGH.
- EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 1/8 INCHES (107mm) TO PASS THROUGH.
9. IRC 2012 R311.5.1- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196mm). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SHALLEST BY MORE THAN 3/8 INCH (9.5mm).
10. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
11. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.
12. ALL BEDROOM WINDOWS SHALL BE 44" A.P.F.(MAX) WITH 24" HIGH (MIN) X 20" WIDE (MIN) OPENING AND 8.7 SQFT.(MIN) NET CLEAR OPENING
13. PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC 2012.
14. FINAL LOCATION OF ALL A/C COMPRESSORS, ELECTRIC METER, GAS METER, PHONE, CABLE, ETC., MAY VARY DUE TO FIELD CONDITIONS.
15. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET OVER A CONCRETE BACKER BOARD.
17. ALL WINDOWS AT FIRST FLOOR LEVEL TO BE A MINIMUM OF 18" ABOVE FINISH FLOOR (UNLESS NOTED OTHERWISE). ALL WINDOWS AT SECOND FLOOR LEVEL TO BE A MINIMUM OF 24" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
18. IRC 2012 311.2.3- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (13mm) GYPSON BOARD.

- 2x4 STUDS AT 16" O.C.
- 2x4 STUDS AT 16" O.C. WITH BRICKSTONE LEDGE
- MIN. 2x6 STUDS AT 16" O.C.
- MIN. 2x8 STUDS AT 16" O.C. WITH BRICKSTONE LEDGE

3/16" = 1'-0"
 INTERIOR ELEVATION

2300 E. 75th Street
 Suite 200
 Houston, TX 77056
 Office: 281-884-9878
GARCIA & HERNANDEZ CUSTOM HOMES
 BUILDING DESIGNERS
 A CUSTOM DESIGN FIRM FOR:
MR. DAVID KING
 COUNTY ROAD 711

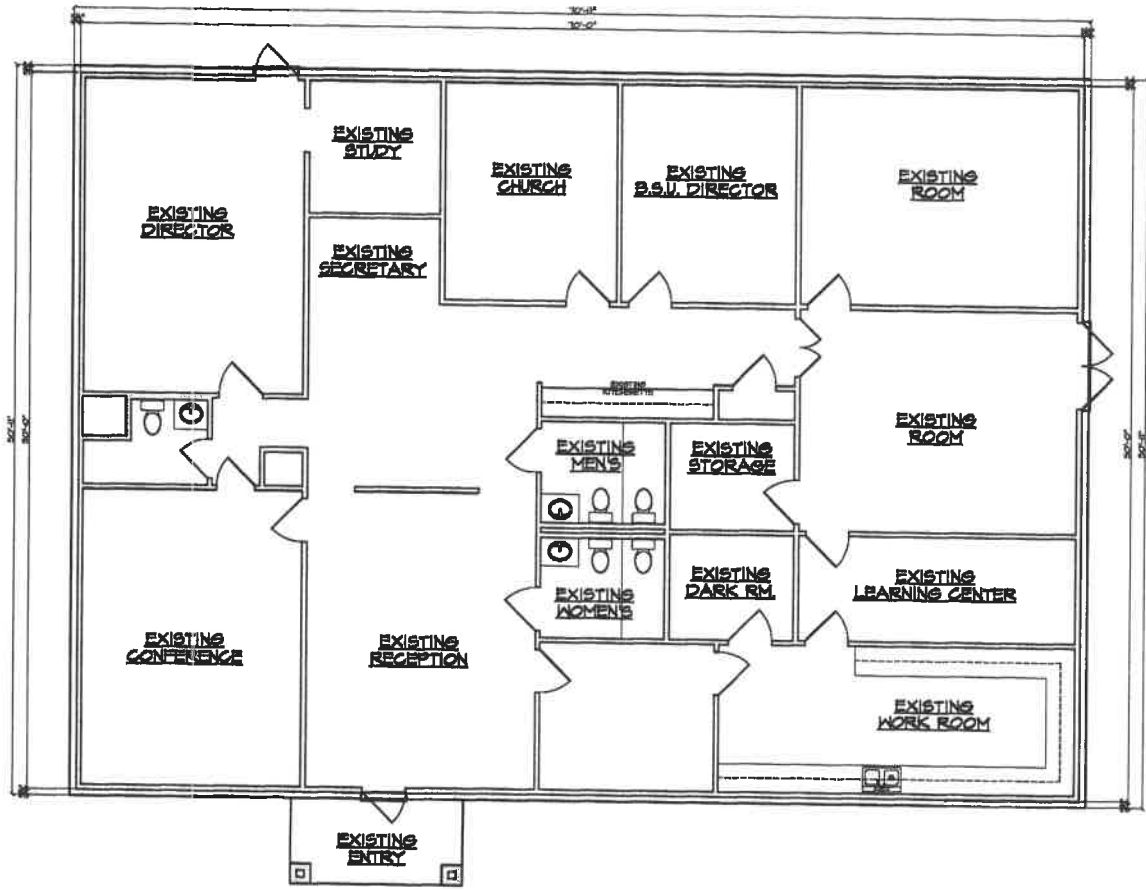
DRAWN BY:
 ERICK
 DATE:
 12/07/2025
 REVISIONS:
 00100100

SCALE:
 3/16" = 1'-0"
 JOB NUMBER:
 25-00

SHEET NUMBER:
 2.1

FLOOR PLAN NOTES

1. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR IMMEDIATELY INSIDE WINDOW.
2. ALL CEILING HTS. MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT (GARAGE CEILING HTS. MEASURED FROM THE WHEEL STOP ELEVATION).
3. IRC 2012 R504.2- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD AND IF LIVING AREAS ARE LOCATED ABOVE THE GARAGE, THEN THE GARAGE CEILING TO BE SEPARATED BY 5/8" GYPSUM BOARD. (ALL OTHER GYPSUM BOARD IN GARAGE CAN BE 1/2" INCLUDING CEILING OF 1 STORY)
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5. IRC 2012 R311.9.2- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
6. IRC 2012 R311.9.3- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLAN ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864mm) AND NOT MORE THAN 38 INCHES (965mm).
7. IRC 2012 R311.9.3.2- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE SPACE OF NOT LESS THAN 1 1/2 INCH (38mm) BETWEEN THE WALL AND HANDRAILS.
8. IRC 2012 R311.9.4- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
EXCEPTION 1- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152mm) CANNOT PASS THROUGH.
EXCEPTION 2- OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 3/8 INCHES (113mm) TO PASS THROUGH.
9. IRC 2012 R311.9.5.1- THE MAXIMUM RISER HEIGHT SHALL BE 7 3/8 INCHES (190mm). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5mm).
10. PROVIDE 20-MINUTE SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE.
11. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WITH BATTERY BACKUP. LOCATIONS COMPLY W/ IRC 2012.
12. ALL BEDROOM WINDOWS SHALL BE 44" A.F.F.(MAX) WITH 24" HIGH (MIN) X 20" WIDE (MIN) OPENING AND 9.7 SQ.FT.(MIN) NET CLEAR OPENING.
13. PROVIDE VENTILATION TO ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC 2012.
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17. ALL WINDOWS AT FIRST FLOOR LEVEL, TO BE A MINIMUM OF 10' ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE. ALL WINDOWS AT SECOND FLOOR LEVEL, TO BE A MINIMUM OF 24' ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
18. IRC 2012 311.2.2- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (13mm) GYPSUM BOARD.



EXISTING FLOOR PLAN

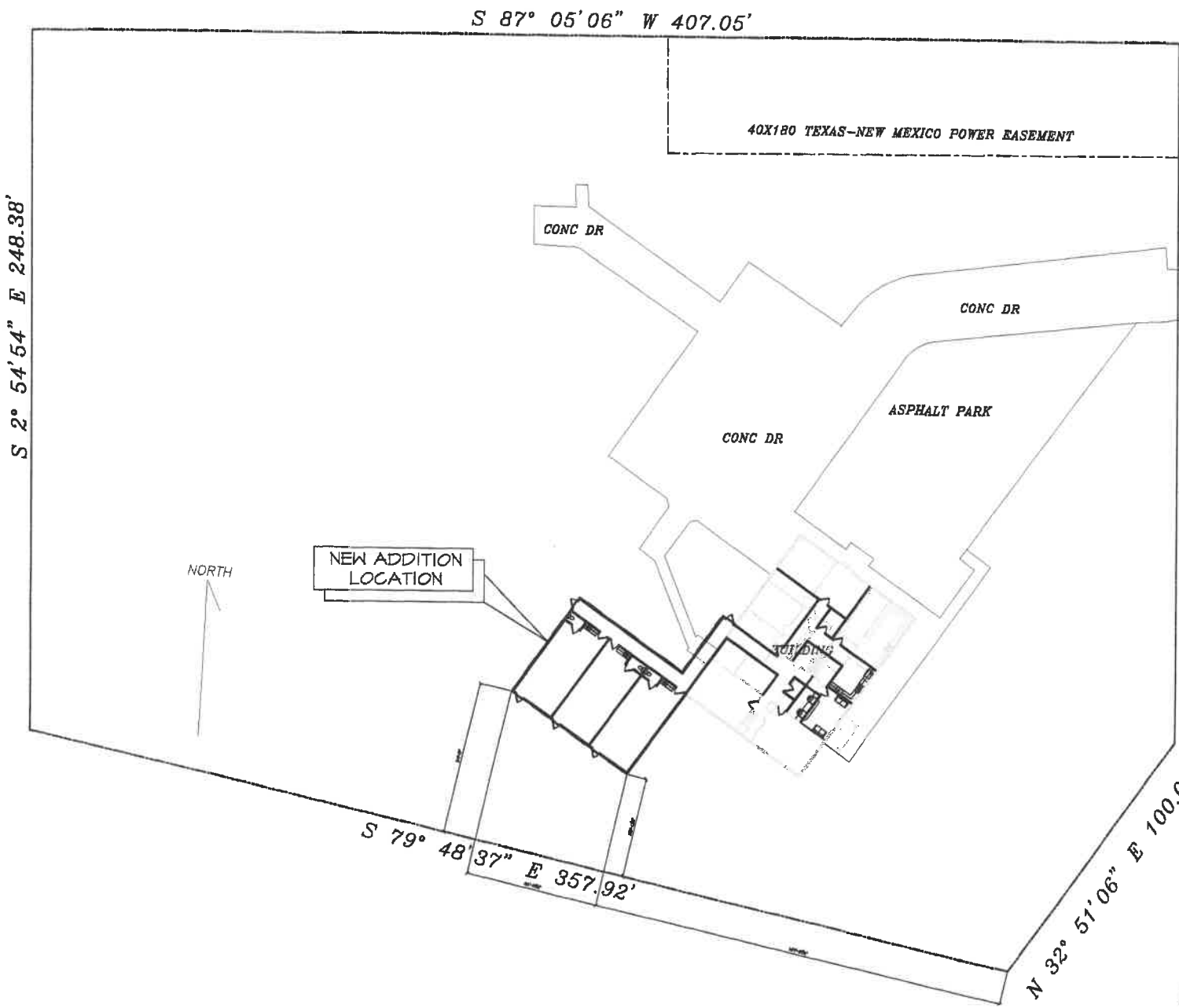
- = 2x4 STUDS AT 16" O.C.
- = 2x4 STUDS AT 16" O.C. WITH BRICKSTONE LEADS
- = MIL 2298 STUDS AT 16" O.C.
- = MIL 2298 STUDS AT 16" O.C. WITH BRICKSTONE LEADS

SCALE: 1/4" = 1'-0"
JOB NUMBER: 25-00

DRAWN BY: ERICK
DATE: 12/07/2025
REVISIONS: 00100100

SCALE: 1/4" = 1'-0"
JOB NUMBER: 25-00

SHEET NUMBER: 20



RAB ROAD

PROPOSED SITE PLAN

3000 E. 10th Street
 Suite 202
 Houston, TX 77006
 Phone: 281-466-4666

GARCIA & HERNANDEZ CUSTOM HOMES
 A CUSTOM DESIGN FIRM
MR. DAVID KING
 COUNTY ROAD 711

DRAWN BY:
 ERICK
 DATE:
 12/14/2023
 REVISIONS:
 00/100/00

SCALE:
 1/8" = 1'-0"
 JOB NUMBER:
 23-00

SHEET NUMBER:

P.O. Box 549
Clute, TX 77531
979-265-7411

Proof
Date: 01/11/24
User: PGONZALEZ

Date: **01/11/24**
Account: **15239**
Name:
Company: **City Of Angleton**
Telephone: **(979) 849-4364**
Email: **mbarron@angleton.tx.us**

Ad Taken By: **PGONZALEZ**
Sales Person: **Anicia Browning**
Phone: **(979) 237-0113**
Email: **ancia.browning@thefacts.com**

Ad ID: **1190975**
of Lines: **40**
Size: **3 x 21.0**
Color:
of Preprints: **0**
of Pages: **0**
Ad Cost: **\$327.06**
PO Number:
Publication: **The Brazosports Facts, www.
TheFacts.com**
Publish Date: **01/16/24**

**City of Angleton
Notice of Hearing**

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a hearing at 12:00 pm on Thursday, February 1, 2024, and the City Council will consider the same request on February 27, 2024 at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

1. Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone 0.1802 acres of land from the "SFA", Single Family Attached District to the "C-G", Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St, Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1802, Brazoria County, Texas.
2. Conduct a hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35, also described as A0318 T S LEE TRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

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

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

****Please proofread the ad****
***For any corrections or changes,
contact your media representative.***

**We Appreciate Your Business!
Thank You!**

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING SPECIFIC USE PERMIT TO ALLOW FOR A CHILD DAYCARE USE AT 2700 E. MULBERRY ST./E. SH 35 AT RAB RD., ALSO DESCRIBED AS A0318 T S LEE TRACT 38C1 ACRES 2.7 (ANGLETON), BRAZORIA COUNTY, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

DRAFT

WHEREAS, On February 1, 2024, the City of Angleton Planning & Zoning Commission held a public hearing to consider a Special Use Permit (SUP), pursuant to Sec. 28-63 of the Code of Ordinances, for a Daycare within the Commercial General Zoning District (C-G), for Lil Einstein Learning Academy, located at 2700 E. Mulberry St., Angleton, TX.; and

WHEREAS, on February 1, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed daycare use; and

WHEREAS, on February 27, 2024, the City of Angleton City Council conducted a public hearing, discussed, and considered the written recommendation of staff and the final report of the Planning and Zoning Commission, responses to questions of the applicant regarding the proposed Daycare/Learning Academy at 2700 E. Mulberry St., Angleton, Texas; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the proposed Daycare/Learning Center at 2700 E. Mulberry St., Angleton, TX; and

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Owner's Agent, David King, Preschool Business Owner, at 2700 E. Mulberry St., Angleton, TX, to allow the proposed Daycare use.

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

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

SECTION 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), subject to the following conditions:

1. The applicant shall obtain and maintain Childcare licensing as regulated by the state of Texas Health and Human Services Commission.
2. The applicant shall obtain any permits and City Final Occupancy approvals prior to opening the facility.
3. The applicant shall maintain any required Health Permit for food services to the children.

SECTION 3. Repeal. 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 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 4. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 5. Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED THIS 27th DAY OF February, 2024.

CITY OF ANGLETON, TEXAS

John Wright

Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: February 1, 2024

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

AGENDA CONTENT: Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone approximately 0.1799 acres of land from the "SFA", Single Family Attached District to the "C-G", Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St., Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, Brazoria County, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

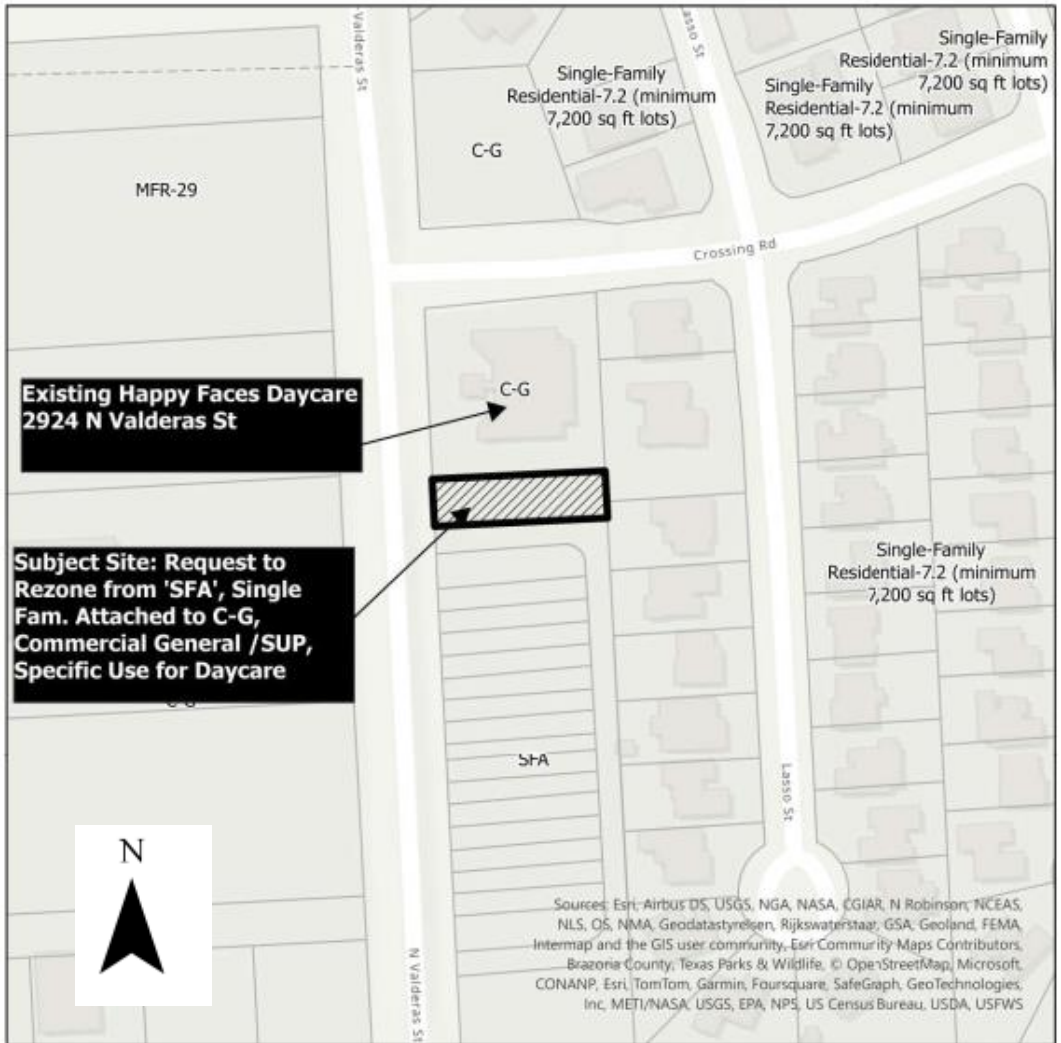
FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Miguel Saucedo, Agent is requesting consideration of a Rezoning and Specific Use Permit from the "SFA", Single Family Attached District to the "C-G", Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N. Valderas St, Angleton, TX 77515, Angleton, Texas. The subject site is directly south of the existing/pre-existing Happy Faces Daycare located in the "C-G", Commercial General District. The Specific Use will include a 3,450 square-foot, 1 story (standalone) building addition. The current state licensing for daycare limits the facility to a maximum capacity of 119 children.

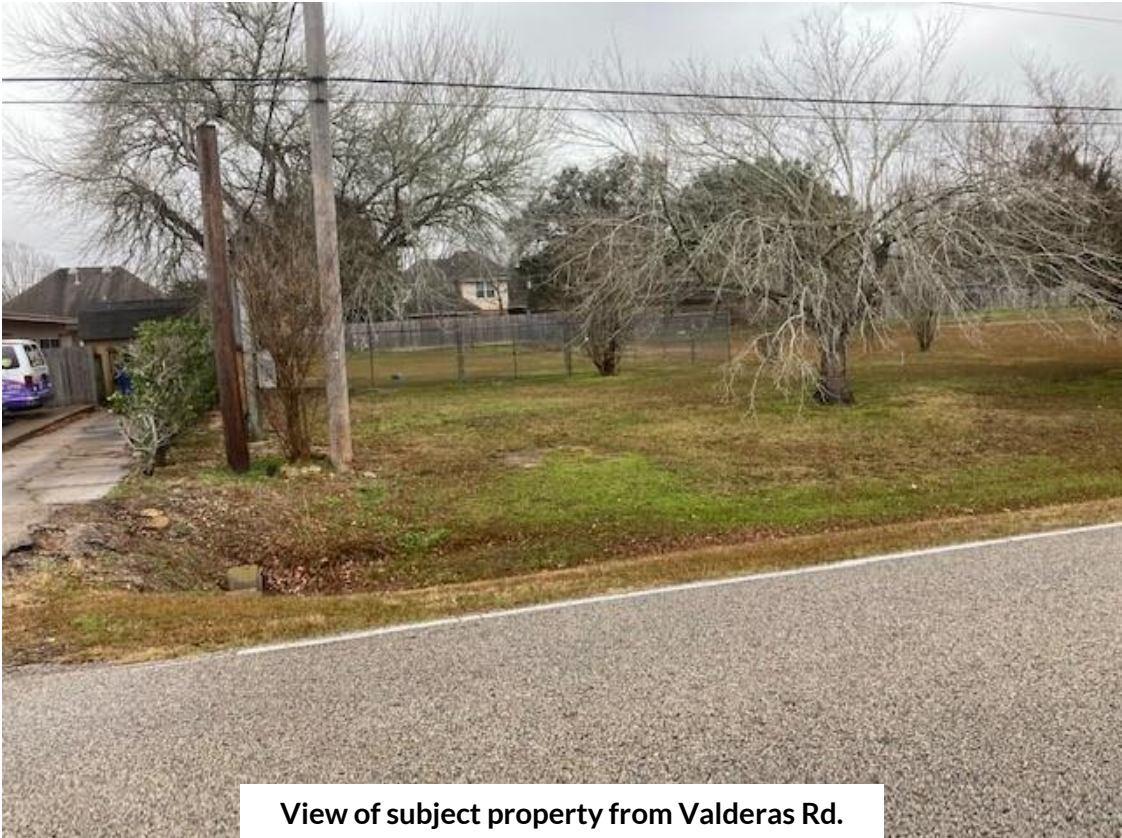
PROPERTY HISTORY:

The subject property is part of a divided property located in the "SFA", single family attached residential zoning. The property plat is recorded as the Tripoli Subdivision and ownership has been held by Applicant Christi Beard's, LLC companies for a number of years.



SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
North	Existing Happy Faces Daycare	C-G General Commercial
South	Vacant	SFA Single Family Attached
West	Vacant	C-G General Commercial
East	Single Family Homes	SF 7.2 - Single Family 7.2





View of existing building and parking lot



View of existing building and parking lot

STAFF ANALYSIS:

Section 28-63, 5 (e); SUP- Specific use permits, outlines the requirements and factors for consideration:

When considering applications for a specific use permit, the planning and zoning commission in making its recommendation and the city council in rendering its decision on the application shall, on the basis of the site plan and other information submitted, evaluate the impact of the specific use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The planning and zoning commission and the city council shall specifically consider the extent to which:

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan;
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter;
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; *A cross-access easement would promote good access management in the future case of the proposed abutting townhomes are built to the immediate south of the property.*

OFF STREET PARKING REQUIRED
119 PUPILS X (1 SPACE PER 10 PUPILS)
2 BUS/VANS x (1 SPACE FOR EACH BUS/VAN)
10 CLASSROOM X (1 SPACE PER CLASSROOM)
1 OFFICE X (1 SPACE PER OFFICE)
OFF STREET SPACES REQUIRED = 24
<u>OFF STREET SPACES PROVIDED = 26</u>
STAKING SPACES REQUIRED
1 STACK X (1 STACK PER 100 PUPILS)
STAKING SPACES REQUIRED = 10
<u>STAKING SPACES PROVIDED = 14</u>

- **Off-street parking and loading areas; *The revised parking lot and proposed traffic flow exceeds all the parking and loading code requirements as shown on the attached.***
 - Refuse and service areas (adequate);
 - Utilities with reference to location, availability, and compatibility; **(utilities already existing);**
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses **(No issues exist);**
 - Control of signs, if any, and proposed exterior lighting with reference

to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district **(No issues exist);**

- Required yards and open space **(meet all requirements for open space and landscaping);**
- Height and bulk of structures **(1-story addition);**

- Hours of operation (**will meet and follow existing hours of operation without issue**);
 - Exterior construction material and building design (**N/A, TBD**); and
 - Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets (**No issues**).
- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity (**No detriments will exist**).

Staff has taken the above criteria into consideration when reviewing the proposed day care facility. The space adequately provides for the use and if approved, it will not be in conflict with the Zoning Resolution nor the Comprehensive Plan. The proposed use is compatible with the overall character of the area.

The purpose for the building addition to the daycare facility is not increase patron numbers but it provides additional square footage per child, to spread children out as stated by the owner. The current state licensing for the daycare, limits the facility to a maximum capacity of 119 children.

On 1/10/24, staff met with the Applicant and requested an analysis of parking site to ensure that the facility is not over parked. It has been concluded that the parking lot will adequately accommodate the proposed use, as seen on the updated layout attached.

Childcare licensing and regulations are handled by the state of Texas Health and Human Services Commission. The applicant has stated that food service is cooked on primary site, the applicant must comply with Food and Health Inspections and Permit requirements.

Public Notification

Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the Rezoning and SUP application.

Opposition to or Support of Proposed Request

To-date, Staff has not received any notices in support or in opposition of the proposed Rezoning and SUP request.

Recommended Action:

The Planning and Zoning Commission should adopt this Final Report and forward it to City Council with a positive recommendation of this Rezoning and Specific Use Permit (S.U.P.) application for a Child Daycare and Pre-school facility in the Commercial- General Zoning District, (C-G), for approval consideration and appropriate action.

1. The applicant shall obtain and maintain Childcare licensing as regulated by the state of Texas Health and Human Services Commission.

2. The applicant shall obtain any City Final Occupancy permits prior to opening the expanded portion of the facility.
3. The applicant shall maintain any required Health Permit for food services to the children.
4. The applicant should consider adding a cross-access easement to the immediate south property line to promote a combined/consolidated ingress/easement between the subject property and the adjacent tract, if it is developed as townhomes as zoned.



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/19/2023

TYPE OF PLAT APPLICATION

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

Address of property: 0 Valderas, Angleton, Texas

Name of Applicant: Robin Crouch Phone: 979-849-6681

Name of Company: Baker & Lawson, Inc. Phone: 979-849-6681

E-mail: rcrouch@bakerlawson.com

Name of Owner of Property: Ryan Birdsong and Jacob Crosby

Address: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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) [Signature: Ryan Birdsong] [Signature: Jacob Crosby]

NOT

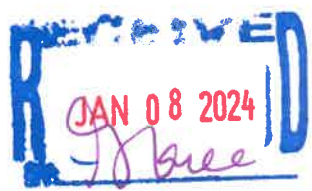
Swor member, 20 23.

(SEA [Signature: Kelsey Mander]
 ry Public for the State of Texas
 Commission Expires: 10-29-2024

REC#: 02272493 1/08/2024 8:37 AM
 OPER: 3G TERM: 105
 REF#: BAKER LAWSON 59100

TRAN: 300.1190 ZONING VAR/PLATTING
 ZONING/VARIANCE/PLA 250.00CR

TENDERED: 250.00 CHECK
 APPLIC: 250.00-
 CHANGE: 0.00





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

CITY OF ANGLETON ZONING APPLICATION

Name(s) of Property Owner: CND Real Estate LLC
 Current Address: 313 Garland Dr Email: _____
 City: Lake Jackson State: TX Zip: 77566
 Home Phone: _____ Business Phone: _____ Cell: _____

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

Name of Applicant: Miguel Saucedo
 (If different than Property Owner)

Address: 4005 Technology Drive Ste 1530 Email: msauceda@bakerhwsan.com
 City: Angleton State: TX Zip: 77515
 Home Phone: [REDACTED] Business Phone: 979-849-6681 Cell: _____

Address/Location of Property to be Zoned: PID: 171378
A0380 U DEJ Valderas tract 125B7 (Moody Tr 2 (PT))(Angleton) 0.1802 Acres

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

ATTACH MAP/SURVEY OF PROPERTY

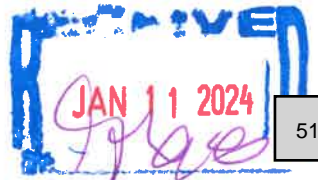
Has the property been platted? YES NO

Date Council approved Annexation: _____

Current Use:

SFA
 Proposed Zoning: SFAC-G Proposed Use: C-G. Expansion of
Happy Faces Daycare

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





CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as _____,
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Miguel Saucedo

Mailing Address: 4005 Technology Drive Ste 1530 Email: msaucedo@bakerlawson.com

City: Angleton State: TX Zip: 77515

Home Phone: [REDACTED] Business Phone: (979) 849 6681

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City: make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of owner Christi Beard Title owner
Printed/Typed Name of owner Christi Beard Date 1-10-24

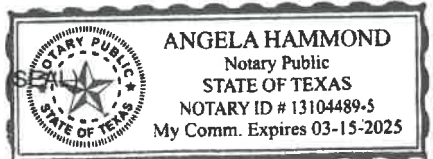
*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Brazoria § Angela Hammond

Before me, Christi Beard, on this day personally appeared Christi Beard, known to me (or proved to me on the oath of _____ or through PL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 10th day of January 2024



Angela Hammond
Notary Public Signature
3-15-2025
Commission Expires

The Facts

Covering Brazoria County - Where Texas Began

P.O. Box 549
Clute, TX 77531
979-265-7411

Date: **01/11/24**
Account: **15239**
Name:
Company: **City Of Angleton**
Telephone: **(979) 849-4364**
Email: **mbarron@angleton.tx.us**

Ad Taken By: **PGONZALEZ**
Sales Person: **Anicia Browning**
Phone: **(979) 237-0113**
Email: **ancia.browning@thefacts.com**

Ad ID: **1190975**
of Lines: **40**
Size: **3 x 21.0**
Color:
of Preprints: **0**
of Pages: **0**
Ad Cost: **\$327.06**
PO Number:
Publication: **The Brazosports Facts, www.
TheFacts.com**
Publish Date: **01/16/24**

Proof

Date: **01/11/24**
User: **PGONZALEZ**

City of Angleton Notice of Hearing

Notice is hereby given that the Planning & Zoning Commission of the City of Angleton, Texas will conduct a hearing at 12:00 pm on Thursday, February 1, 2024, and the City Council will consider the same request on February 27, 2024 at 6:00 PM. The meetings will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meetings, the following hearing will be held:

1. Conduct a hearing, discussion, and take possible action on Ordinance approving a request to rezone 0.1802 acres of land from the "SFA", Single Family Attached District to the "C-G", Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N Valderas St, Angleton, TX 77515, Angleton, Texas, legally described as A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1802, Brazoria County, Texas.
2. Conduct a hearing, discussion, and take possible action on Ordinance approving a request for a Specific Use Permit, for approximately 2.7 acres of land, currently zoned "C-G", Commercial General District, allowing for a daycare use on a tract of land located at 2700 E. Mulberry Street/E. SH 35, also described as A0318 T S LEE TRACT 38C1 ACRES 2.7 (ANGLETON), Brazoria County, Texas.

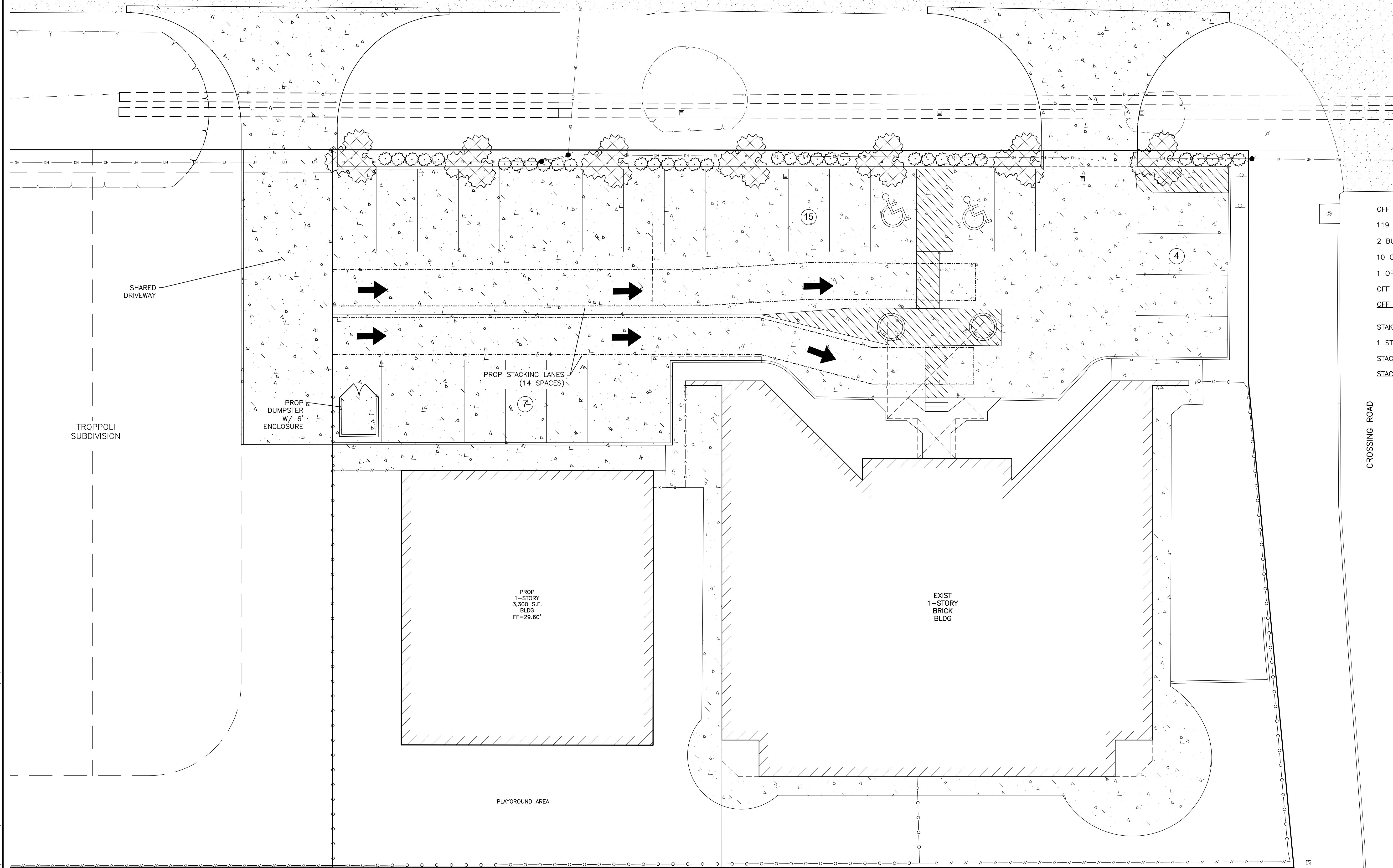
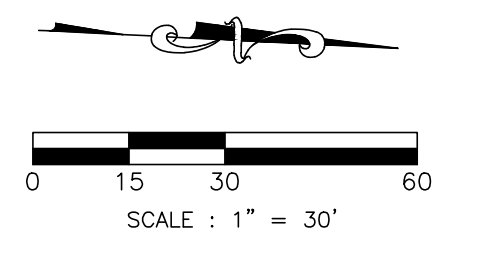
The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

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

****Please proofread the ad****
***For any corrections or changes,
contact your media representative.***

**We Appreciate Your Business!
Thank You!**

COUNTY ROAD 48



OFF STREET PARKING REQUIRED
 119 PUPILS X (1 SPACE PER 10 PUPILS)
 2 BUS/VANS X (1 SPACE FOR EACH BUS/VAN)
 10 CLASSROOM X (1 SPACE PER CLASSROOM)
 1 OFFICE X (1 SPACE PER OFFICE)
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 OFF STREET SPACES PROVIDED = 26

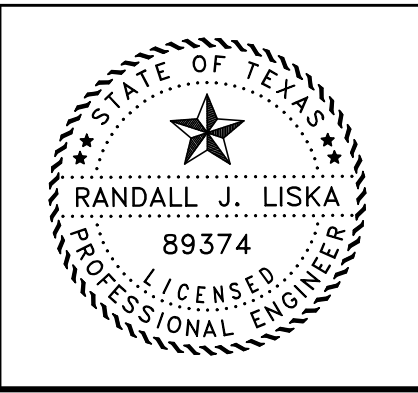
STAKING SPACES REQUIRED
 1 STACK X (1 STACK PER 100 PUPILS)
 STAKING SPACES REQUIRED = 10
 STAKING SPACES PROVIDED = 14

J:\150005\150005\15584\ENGINEERING-SURVEY-ENGINEERING\15584 - SHEET SET MS LAYOUT2.DWG PLOT DATE:1/30/2024 Msucetcd

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
 DRAWN JP
 CHECKED
 DATE 1/30/2024

B & L
 BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825



The seal appearing on this document was authorized by Randall J. Liska P.E. 89374
 Date: _____

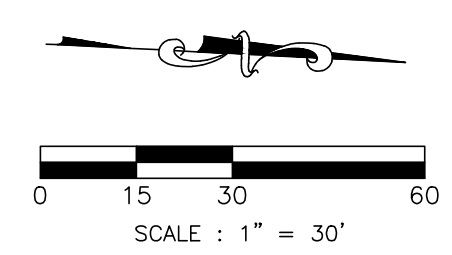
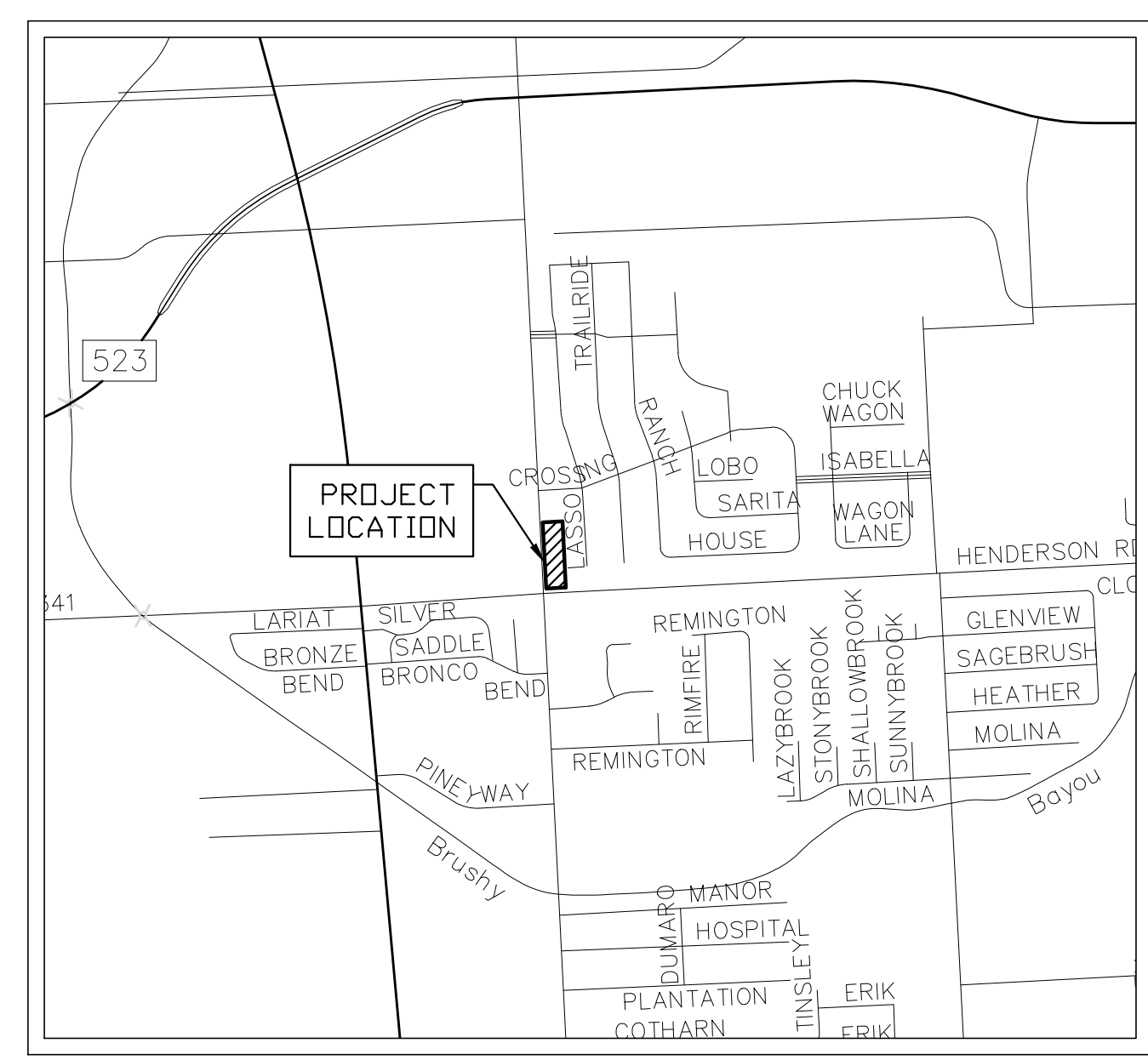
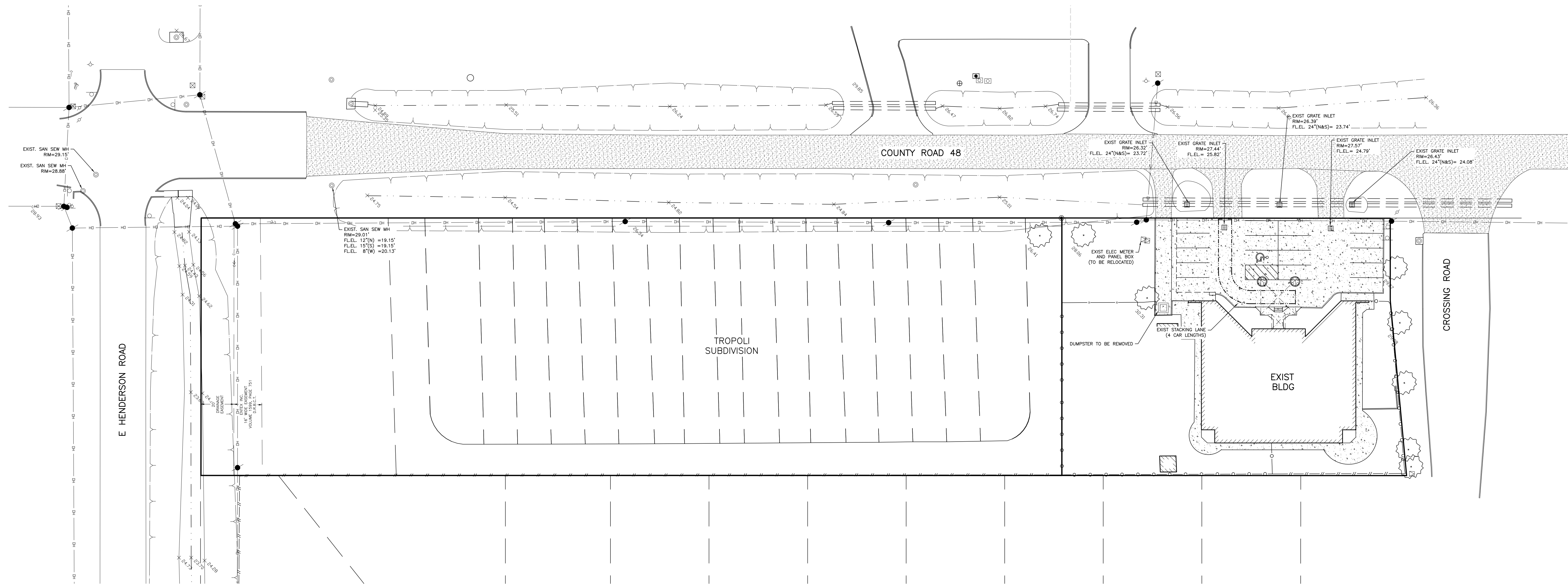
OWNER:
CHRISTI BEARD
 (979)-236-1825
 HAPPY-FACES@COMCAST.NET

PLAN: 1" = 30'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

PROJECT:
HAPPY FACES DAYCARE EXPANSION
 2924 N VALDERAS ST
 ANGLETON, TX 77515

SITE PLAN
 PROJECT NO. 15584

154 - SHEET SET MS LAYOUT2.DWG 54



FLOOD ZONE STATEMENT
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48539C0435K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES IN ZONE "X" (UNSHADED).

BENCHMARK:
 BENCHMARK ELEV. = 32.0' NAVD88
 DESCRIPTION: NGS PID DR8248 (TXAG REFERENCE MONUMENT 1) STAINLESS STEEL ROD IN SLEEVE, WITH STAMPING: TXAG-RM1 2022 LOCATED AT THE TEXAS DEPARTMENT OF TRANSPORTATION AREA OFFICE, 18671 FM 523, ANGLETON, TX.

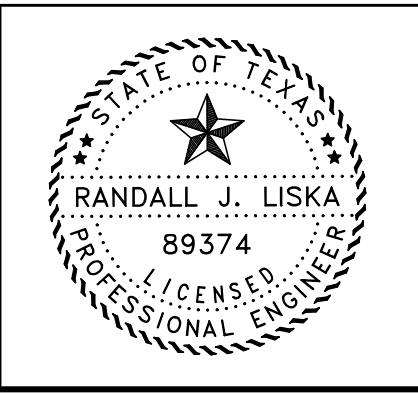
- NOTES:**
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 2. ALL ELEVATIONS SHOWN HEREON ARE GPS DERIVED (NAVD88, U.S. FOOT) AND ARE NOT TIED TO A PUBLISHED BENCHMARK.
 3. THIS MAP IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RECORDATIONS OF THE SUBJECT TRACT AND IS NOT A RESULT OF AN ON-THE-GROUND SURVEY.

VICINITY MAP

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
 DRAWN JP
 CHECKED
 DATE 1/30/2024

B & L
 BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825



The seal appearing on this document was authorized by Randall J. Liska P.E. 89374
 Date: _____

OWNER:
CHRISTI BEARD
 (979)-236-1825
 HAPPY-FACES@COMCAST.NET

PLAN: 1" = 30'
 PROFILE:
 HORIZONTAL:
 VERTICAL:

PROJECT:
HAPPY FACES DAYCARE EXPANSION
 2924 N VALDERAS ST
 ANGLETON, TX 77515

EXISTING CONDITIONS
 PROJECT NO. 15584

J:\150005\15584\ENGINEERING-SURVEY\ENGINEERING\15584_SHEET_SET_MS.DWG PLOT DATE: 1/30/2024, Moncedd

1584-SHEET-SET-MS.DWG 2/55

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING A REQUEST TO REZONE APPROXIMATELY 0.1799 ACRES OF LAND FROM THE “SFA”, SINGLE FAMILY ATTACHED DISTRICT TO THE “C-G”, COMMERCIAL GENERAL DISTRICT WITH A SPECIFIC USE PERMIT TO ALLOW FOR A DAYCARE ADDITION ON A TRACT OF LAND LOCATED ADJACENT AND SOUTH OF 2924 N. VALDERAS ST, ANGLETON, TX, FURTHER DESCRIBED AS A0380 J DE J VALDERAS TRACT 125B7 (MOODY TR 2 (PT)) (ANGLETON) ACRES 0.1799, BRAZORIA COUNTY, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, On February 1, 2024, the City of Angleton Planning & Zoning Commission held a public hearing and approved a request to rezone approximately 0.1799 acres of land from the “SFA”, Single Family Attached District to the “C-G”, Commercial General District with a Specific Use Permit to allow for a small daycare addition on a tract of land located adjacent and south of 2924 N. Valderas St, Angleton, TX 77515, Angleton, Texas; and

WHEREAS, on February 1, 2024, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed daycare use; and

WHEREAS, on February 27, 2024, the City of Angleton City Council conducted a public hearing, discussed, and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed Daycare/Preschool at 2924 N Valderas St., Angleton, Texas; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning and Sec. 28-63 Specific Use Permits, and considered the rezoning to accommodate Specific Use Permit for a proposed Daycare at 2924 N. Valderas St., Angleton, TX; and

WHEREAS, the City Council desires to grant the Rezoning of the subject property from “SFA”, Single Family Attached District to “C-G” Commercial General District with a Specific Use Permit (SUP) as submitted for Happy Daycare at 2924 N. Valderas St., Angleton, TX, to allow for the proposed Daycare addition.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE

CITY OF ANGLETON, TEXAS:

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

SECTION 2. City Council approves the rezoning to “C-G”, Commercial General District with a Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), subject to the following conditions:

1. The applicant shall obtain and maintain Childcare licensing as regulated by the state of Texas Health and Human Services Commission.
2. The applicant shall obtain any City Final Occupancy permits prior to opening the expanded portion of the facility.
3. The applicant shall maintain any required Health Permit for food services to the children.
4. The applicant should consider adding a cross-access easement to the immediate south property line to promote a combined/consolidated ingress/easement between the subject property and the adjacent southern tract, if it is developed as townhomes as zoned.

SECTION 3. Repeal. 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 4. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 4. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 5. Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as

required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED THIS 27th DAY OF February, 2024.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC
City Secretary