



Members Names

Chair | William Garwood

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

Regina Bieri, Ellen Eby, Andrew Heston

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, OCTOBER 3, 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 September 5, 2024.

PUBLIC HEARINGS AND ACTION ITEMS

REGULAR AGENDA

- 2.** Discussion and possible action on a Preliminary Subdivision Plat for Yaklin Auto, on property located north of 3100 State Hwy 288, Angleton, TX 77515.
- 3.** Discussion and possible action on the TNMP Preliminary Plat, of property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515
- 4.** Discussion and possible action on a proposed Concept for “The Marquis” Multi-family Development, to be located on the west side of Karankawa St., south of Tracy St.
- 5.** Discussion and possible action on the potential removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).
- 6.** Discussion and update on the proposed City of Angleton Comprehensive Fee Schedule Update as it relates to Development Fees.

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: Friday, September 27, 2024, by 5:30 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Otis T. Spriggs, AICP
Otis T. Spriggs, AICP
Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 5, 2024.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes for Planning and Zoning Commission meeting for September 5, 2024.

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION DRAFT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 05, 2024 AT 12:00 PM

Members Names

Chair | William Garwood

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

Regina Bieri, Ellen Eby, Andrew Heston

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, THURSDAY SEPTEMBER 5, 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

ROLL CALL: Present were: Chair William Garwood, Commission Members Deborah Spoor, Will Clark, Michelle Townsend, Regina Bieri, and Andrew Heston; Absent was: Commission Member Ellen Eby.

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 1, 2024.

Motion was made by Commission Member Will Clark and seconded by Commission Member Deborah Spoor to approve the minutes. The minutes were approved. (5-0 Vote, Commission member Townsend had not yet arrived).

PUBLIC HEARINGS AND ACTION ITEMS

2. Discussion and possible action on a Preliminary Subdivision Plat for Windrose Green Section 6.

DS Director, Otis Spriggs gave brief comments of the Windrose Green Subdivision, which is within the ETJ, and is subject to an SPA and Utility Agreement and the Development Agreement which includes the approve *Concept Land Plan*, which establishes the lot mix for the entire development. The Concept Plan was shown highlighting the location of Sections 6, 7 and 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 15.658 acres, 78 lots and one reserve within one block. She noted that all review comments are all minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Regina Bieri that the Preliminary Plat be approved subject to all of the Conditions be cleared prior to City Council Action, seconded by Commission Member Michelle Townsend.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor)**

3. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 7.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 12.062 acres, 62 lots. She noted that all review comments are minor and textual and must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 7, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Will Clark.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor).**

4. Discussion and possible action on a Preliminary Subdivision Plat, Windrose Green Section 8.

Kandice Haseloff-Bunker, Development Coordinator presented the Staff Summary findings:

Ms. Bunker described the plat consisting of 6.46 acres 36 lots. All review comments which are all minor and textual must be cleared by the city engineer prior to the City Council final consideration.

Commission Action:

A motion as made by Commission Member Andrew Heston that the Preliminary Plat, Section 8, be approved subject to all of the conditions be cleared by the City Engineer, prior to City Council Action, seconded by Commission Member Regina Bieri.

Roll Call Vote:

Commission Member Deborah Spoor- Aye; Commission Member Will Clark- Aye; Commission Member Michelle Townsend- Aye; Commission Member Andrew Heston- Aye; Commission Member Regina Bieri- Aye; Chair William Garwood- Aye. **(6-0 Vote in favor).**

5. Discussion and update on the proposed City of Angleton Comprehensive Fees Schedule Update as it relates to Development Fees. No action is required.

Mr. Spriggs introduced the item noting that this is a workshop of the Comprehensive Fee Schedule facilitated by our third-party consultant- Gunda/Adura for planning services.

He added that the team is looking comprehensively at all fees within the City. This model was created to reflect how we do business as it relates to pre-development (D.A.W.G.) meetings, and added services rendered by the City engineer and the City attorney. Basically, the developer would be asked to provide some of these fees up-front when they're requesting the pre-development meetings that require the attendance of the two.

So, you will see some adjustments there. The City's legal and engineering fees have been incorporated into the structure. Mr. Spriggs also discussed the expenditure accounts for fee reimbursements under section 30.5 in the Code of Ordinances, which allows for an escrow deposit method.

Mr. Spriggs noted that staff wanted to give the Commission a chance to look this over and we'll place it again on the next agenda. We did receive some feedback questions from Commissioner Member Michelle on the mobile food and food vendors as it relates to the State's designations on the Health side.

The review the fees are based on time and function. Within the model, we incorporated the salary rates of all the employees that will perform the various review types. We took that into consideration and then compared it to the neighboring cities, and came up with a happy medium for the fee proposals.

Staff held a work session with the developers just recently so they could have opportunities to give comment.

Commission Member Andrew Heston: asked, *If Staff has any examples of what developers have currently paid on the existing project versus what they would have paid for and identical project after the new fees?*

Mr. Spriggs: Excellent question. Kandice and I are working on a sampling of the larger projects and daily routine projects, that will show the existing model fees, with a column for the proposed fees, and show the revenue enhancement will be based on that comparison. *Council has requested to see the same.*

Chris Whittaker, City Manager gave comments: He flashbaced 4 years when the City did not have a Development Services Department. We had a building official that oversaw the department. We are not just looking at Development Services, but across the whole City. We had fees that had not been updated in 10 years. We are not only trying to support the work of the department, but to put in place fees to recoup the costs, by putting in place deposits and other options like the PID's and development fees, to draw against those accounts. *We have, in ways, become a billing department.*

6. Meeting was adjourned at 12:13 PM.



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for Yaklin Auto, on property located north of 3100 State Hwy 288, Angleton, TX 77515.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Yaklin Auto. The subject property consists of 9.438 acres, 1 lot, 1 reserve, 1 block, and is located within the City of Angleton ETJ and is located on the east side of SH 288, Feeder Rd., directly north of the Gulf Coast Ford Dealership.

Note that this Development, while in the ETJ is has expressed an interest to connect City utilities in terms of water and sewer. No utility agreements nor petition for annexation has been filed to-date by the applicant.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments were forwarded to the project engineer for correction:

Plat (Sheet 1 of 1)

1. If shown within plat boundary, this easement should be dedicated with the plat. For off-site easements, those are to be recorded by separate instrument.
2. Remove additional text from Engineer's Certificate.
3. Surveyor's Certificate to use language taken from the Angleton LDC Sec. 23-114.
4. Update heading to label plat type (e.g. Preliminary Plat).
5. Revise heading to Dedication Statement.

6. Verify TxDOT requirements for both building line setback along SH 288 (see publication under TTI:

<https://static.tti.tamu.edu/tti.tamu.edu/documents/0-4429-P1.pdf>) and if dedication of additional

ROW is required for future identified projects along SH 288

7. Utility easement shown is to be 20-ft along TxDOT ROW (SH 288).

8. Show Topographic contours at one-foot intervals

The applicant submitted the responses to the above comments at the time of agenda posting; however, staff is coordinating final review and will update the Commission during the next regular session.

However, the above comments need to be cleared by the City Engineer and Staff prior to City Council final consideration.

Recommendation:

The Planning and Zoning Commission should consider conditional approval of the Preliminary Plat for Yaklin Auto, subject to all review comments being cleared by the City Engineer prior to the City Council's final consideration.



September 27, 2024

Otis Spriggs
 Director of Development Services
 City of Angleton
 121 S Velasco
 Angleton, Texas 77515

Re: Yaklin Auto Dealership Plat – Resubmittal of 1st Review
 3200 State Highway 288
 Angleton, Texas
 HDR Job No. 10391496

Dear Mr. Spriggs,

Baker & Lawson, Inc. has revised the plat in accordance with review comments received from HDR Engineering dated September 18, 2024. The responses are added after each comment from HDR.

1. If shown within plat boundary, this easement should be dedicated with the plat. For off-site easements, those are to be recorded by separate instrument.
Easement with bearing and distance added to the plat.
2. Remove additional text from Engineer's Certificate.
Revised certification text on plat.
3. Surveyor's Certificate to use language taken from the Angleton LDC Sec. 23-114.
Revised certificate text on plat.
4. Update heading to label plat type (e.g. Preliminary Plat).
Revised to Preliminary Plat.
5. Revise heading to Dedication Statement.
Revised heading to Dedication Statement.
6. Verify TxDOT requirements for both building line setback along SH 288 (see publication under TTI:<https://static.tti.tamu.edu/tti.tamu.edu/documents/0-4429-P1.pdf>) and if dedication of additional ROW is required for future identified projects along SH 288
Revised the building line setback along SH 288.
Awaiting City Engineer's recommendation on TxDOT Letter of No Objection
7. Utility easement shown is to be 20-ft along TxDOT ROW (SH 288).
Updated the utility easement along SH 288.
8. Show Topographic contours at one-foot intervals.
Contours added to plat.

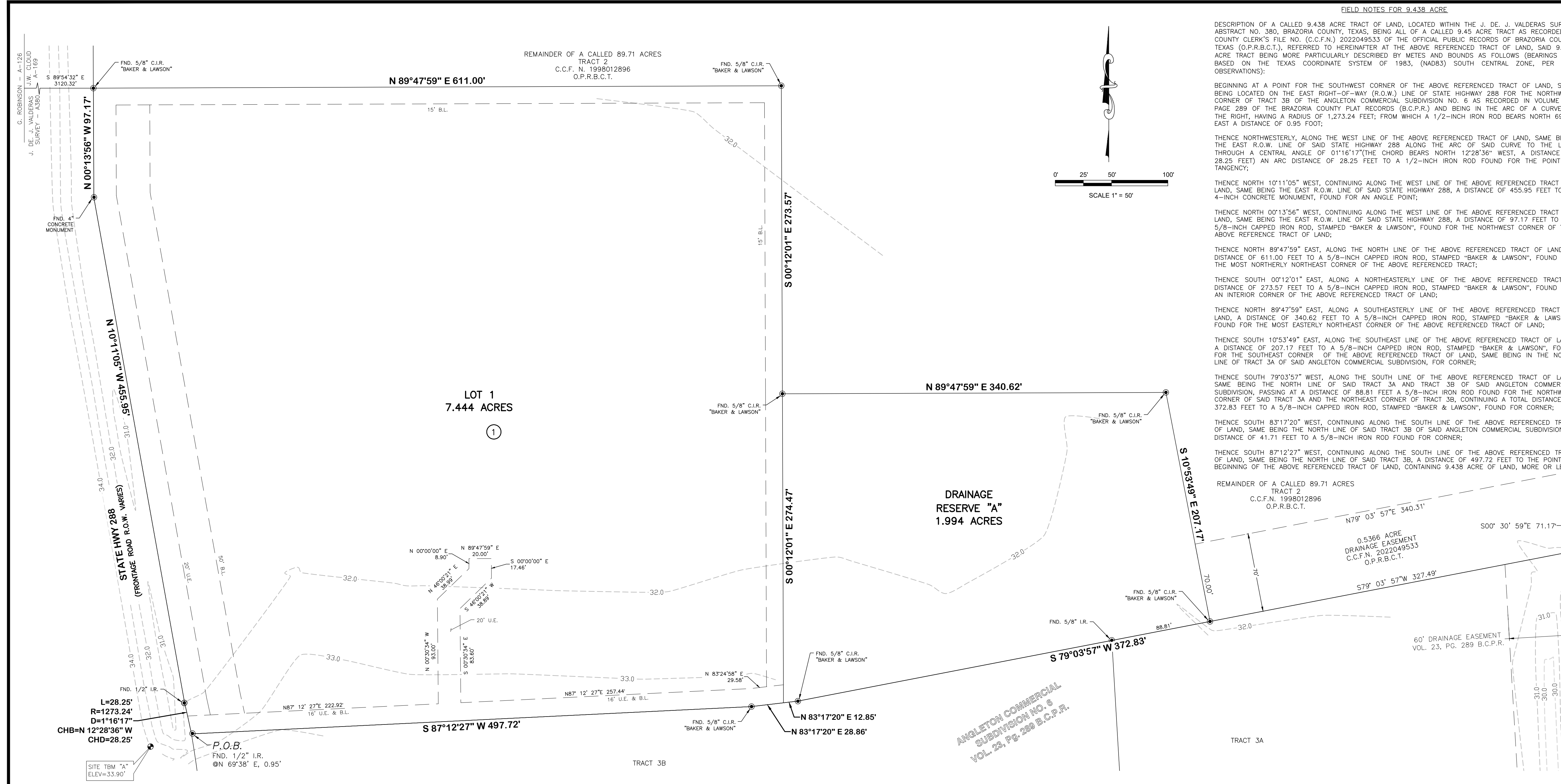
DOUGLAS B. ROESLER, P.E. - Principal Engineer
 4005 TECHNOLOGY DRIVE, SUITE 1530, ANGLETON, TEXAS 77515
 (979) 849-6681 • Fax (979) 849-4689

We believe we have addressed all comments. Please contact our office if you have any questions concerning the submittal.

Respectfully submitted,



Angela Hammond



FIELD NOTES FOR 9.438 ACRE

DESCRIPTION OF A CALLED 9.438 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE. J. VALDERAS SURVEY ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 9.45 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022049533 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 9.438 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A POINT FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288 FOR THE NORTHWEST CORNER OF TRACT 3B OF THE ANGLETON COMMERCIAL SUBDIVISION NO. 8 AS RECORDED IN VOLUME 23, PAGE 289 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,273.24 FEET; FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 69°38' EAST A DISTANCE OF 0.95 FOOT;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288 ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°11'17" (THE CHORD BEARS NORTH 12°28'16" WEST, A DISTANCE OF 28.25 FEET) AN ARC DISTANCE OF 28.25 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH 10°11'05" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 455.95 FEET TO A 4-INCH CONCRETE MONUMENT, FOUND FOR AN ANGLE POINT;

THENCE NORTH 00°13'56" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288, A DISTANCE OF 97.17 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 89°47'59" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 611.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 00°12'01" EAST, ALONG A NORTHEASTERLY LINE OF THE ABOVE REFERENCED TRACT, A DISTANCE OF 273.57 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 89°47'59" EAST, ALONG A SOUTHEASTERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 340.62 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

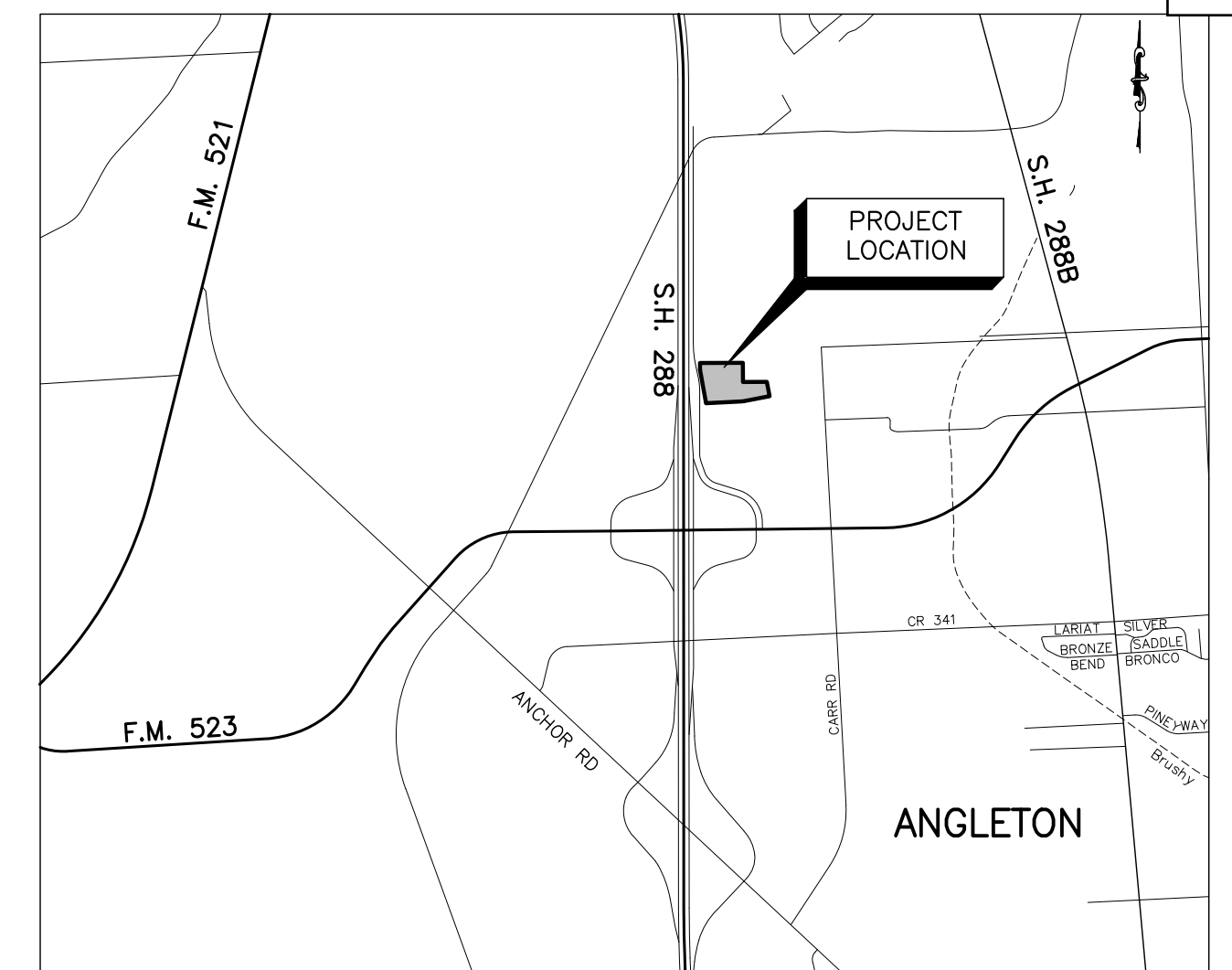
THENCE SOUTH 10°53'49" EAST, ALONG THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 207.17 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH LINE OF TRACT 3A OF SAID ANGLETON COMMERCIAL SUBDIVISION, FOR CORNER;

THENCE SOUTH 79°03'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID TRACT 3A AND TRACT 3B OF SAID ANGLETON COMMERCIAL SUBDIVISION, PASSING AT A DISTANCE OF 88.81 FEET A 5/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 3A AND THE NORTHEAST CORNER OF TRACT 3B, CONTINUING A TOTAL DISTANCE OF 372.83 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER;

THENCE SOUTH 83°17'20" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID TRACT 3B OF SAID ANGLETON COMMERCIAL SUBDIVISION, A DISTANCE OF 41.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 87°12'27" WEST, CONTINUING ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID TRACT 3B, A DISTANCE OF 497.72 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 9.438 ACRE OF LAND, MORE OR LESS.

REMAINDER OF A CALLED 89.71 ACRES TRACT 2 C.C.F.N. 1998012896 O.P.R.B.C.T.



VICINITY MAP SCALE 1" = 2500'

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- FND = FOUND
- C.I.R. = CAPPED IRON ROD
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- VOL., PG. = VOLUME PAGE

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGELO SAUCEDA, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN PROVIDED IN THIS PLAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE ANGLETON LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 9/27/2024

SIGNED: MIGUELANGELO SAUCEDA DATE: _____
PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 9/27/2024

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A WEATHER SURFACE AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

DRAINAGE AND DETENTION EASEMENT

THIS PLAT SUBMITTED BY THE OWNERS ("OWNERS") AND APPROVED BY THE CITY OF ANGLETON ("CITY"), IS SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS: ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE HEREBY RESERVED FOR DRAINAGE PURPOSES FOREVER, AND THE MAINTENANCE OF THE SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS, OR THEIR ASSIGNS, IN PERPETUITY. THE CITY, AND ANGLETON DRAINAGE DISTRICT, ARE NOT RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ANY DRAINAGE EASEMENT OR RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID DRAINAGE EASEMENT, BUT RESERVE THE RIGHT TO USE ENFORCEMENT POWER TO ENSURE THAT DRAINAGE EASEMENT IS PROPERLY FUNCTIONING IN THE MANNER IN WHICH IT WAS DESIGNED AND APPROVED.

THE CONSTRUCTION OF A FENCE, BUILDING, OR ANY OTHER STRUCTURE IN THE DRAINAGE EASEMENT IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CITY, SUBJECT TO SUCH AN IMPROVEMENT NOT HAVING A DETRIMENTAL IMPACT ON THE FUNCTIONALITY OF THE DRAINAGE EASEMENT AS IT WAS DESIGNED AND APPROVED. THE CITY AND ANGLETON DRAINAGE DISTRICT RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON ANY DRAINAGE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY FOR DRAINAGE AND SAFETY PURPOSES. THE OWNERS SHALL KEEP ALL DRAINAGE EASEMENTS CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF ANGLETON OR ANGLETON DRAINAGE DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS TO ALLEVIATE ANY PUBLIC HEALTH OR SAFETY ISSUES.

THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES.

DEDICATION STATEMENT

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

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS § COUNTY OF BRAZORIA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JUSTIN YAKLIN, ASSIGNEE
YAKLIN REALTY HOLDINGS-ANGLETON, LLC

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUSTIN YAKLIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS § COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

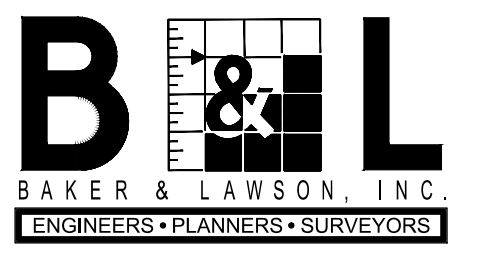
NOTARY PUBLIC STATE OF TEXAS

CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

BOARD MEMBER

OWNER:
JUSTIN YAKLIN
YAKLIN REALTY HOLDINGS-ANGLETON, LLC

1200 N HIGHWAY 288B
RICHWOOD, TX 77531



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 14130	SCALE: 1" = 50'	DRAWN BY: JLH
DRAWING NO: 14130 PLAT SPLIT	DATE: 01/18/2024	CHECKED BY: DH



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 9/6/2024

TYPE OF PLAT APPLICATION

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

Address of property: State Highway 288

Name of Applicant: Miguel Saucedo Phone: _____

Name of Company: Baker & Lawson Inc Phone: _____

E-mail: -

Name of Owner of Property: Yaklin Real Estate Holdings LP

Address: 1200 N Highway 288B, Richwood, Texas 77531

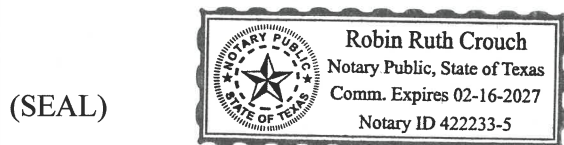
Phone: _____ E-mail:

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

Signature of Owner or Agent for Owner (Applicant) _____

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6th day of September, 2024.



Robin Ruth Crouch
 Notary Public for the State of Texas
 Commission Expires: 2-16-2027

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 3200 State Highway 288, Angleton, TX 77515

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: Baker & Lawson, Inc.

ADDRESS: 4005 Technology Drive, Suite 1530, Angleton, Texas 77515

APPLICANT PHONE # _____ E-MAIL: _____

PRINTED NAME OF OWNER: Justin Yaklin

SIGNATURE OF OWNER: _____ DATE: 9/5/24

NOTARIAL STATEMENT FOR PROPERTY OWNER

Sworn to and subscribed before me this 5th day of September, 2024.

(SEAL)

[Handwritten Signature]

Notary Public for the State of Texas
Commission Expires: 01/13/25



PROJECT SUMMARY FORM

Address of property Highway 288 E Side

The subject property fronts _____ feet on the East side of S.H. 288

Depth: _____ Area: _____ Acres: 9.438 square feet

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

Platting for Yaklin Auto Dealership

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

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

Name: _____ Date: _____

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

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

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

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

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

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

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

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

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

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

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

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

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

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and possible action on the TNMP Preliminary Plat, of property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City of Angleton City Council discussed and acted upon the request for approval of Electrical Power Distribution Substations Specific Use Permit (SUP), in their regular session on Tuesday, July 23, 2024 (Agenda Item #13). The City Council unanimously voted (5 in-favor/0-opposed) to approve the application.

The Electrical Power Distribution Substations, to be located at 3319 E. Mulberry St., within the "C-G", Commercial General District are now permitted, as established by the following public hearing held on July 23, 2024 under Ordinance No. 20240723-013 approving a Specific Use Permit to allow a TNMP Electrical Power Distribution Substation (White Oak Substation) on a 15.70-acre site, and a TNMP Electrical Power Distribution Substation (CenterPoint) on a 16.72-acre site, out of a 41.8759 acre tract of land within the "C-G", Commercial-General District, located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 (PID No. 168906) and legally described as A0318 T S LEE BLOCK 42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759, Brazoria County, Texas.

The applicants are now requesting approval for the TNMP Preliminary Plat to accommodate the construction of the power substations references above.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments were forwarded to the project engineer for correction:

Plat Review

1. Provide all plat notes taken from LDC Sec. 23-115
2. Provide owner name on the plat.
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 proposed block information for this subdivision.
6. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23- 117.
7. Notate point of beginning to match the metes and bounds.
8. Label the pre-existing conditions of lots including previous numbering
9. 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.
10. Provide all applicable certificate forms from LDC Sec. 23-114
11. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
12. Provide Angleton Drainage District certification block on plat.
13. Provide additional information on plat drawing as noted on the metes and bounds description.

The applicant has not submitted the responses to the above comments at the time of agenda posting; however, staff will coordinate final review and will update the Commission during the next regular session.

The above comments need to be cleared by the City Engineer and Staff prior to City Council final consideration.

Recommendation:

The Planning and Zoning Commission should consider conditional approval of the TNMP Preliminary Plat, subject to all review comments being cleared by the City Engineer prior to the City Council's final consideration.



September 12, 2024

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

Re: On-Going Services
TNMP White Oak Replat – 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

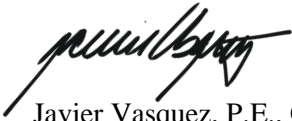
1. Provide all plat notes taken from LDC Sec. 23-115
2. Provide owner name on the plat.
3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115.
5. Provide proposed block information for this subdivision.
6. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117.
7. Notate point of beginning to match the metes and bounds.
8. Label the pre-existing conditions of lots including previous numbering
9. 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.
10. Provide all applicable certificate forms from LDC Sec. 23-114
11. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
12. Provide Angleton Drainage District certification block on plat.
13. Provide additional information on plat drawing as noted on the metes and bounds description.

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 TNMP White Oak Replat 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.



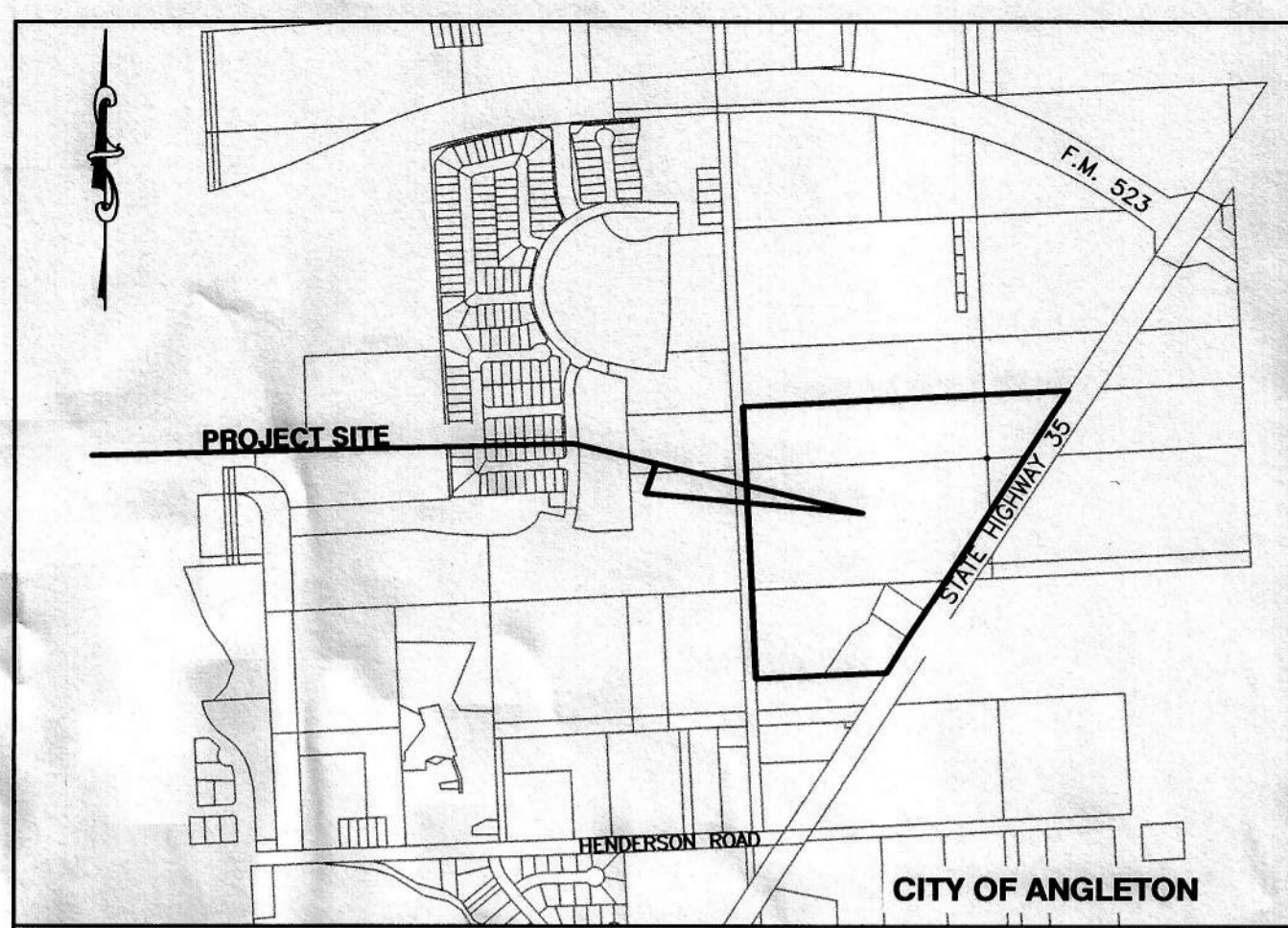
Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10391496)

Attachments

TNMP OLIVER & BARROWS REPLAT

BEING A RE-PLAT OF TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A,
OLIVER AND BARROWS SUBDIVISION,
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS
42.02 ACRES



VICINITY MAP
N.T.S.

Provide floodplain statement to note where property is in relation to current FEMA FIRM mapping

NOTES:
1. THE LISTED BEARINGS ARE GROUND BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATED SYSTEM CENTRAL ZONE 4203, NORTH AMERICAN DATUM OF 1983.
2. THE LISTED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN US SURVEY FEET. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99987001 (TXDOT SAF)

Update plat to use standard plat notes taken from Angleton LDC Sec. 23-115 L

LEGEND

—	REPLAT BOUNDARY LINE
- - -	NEW LOT BOUNDARY LINE
---	EXISTING BOUNDARIES TO BE WICATED BY THIS PLAT
- - -	EXISTING TRACT BOUNDARY
O.P.R.B.C., TX.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
D.R.B.C., TX.	DEED RECORDS BRAZORIA COUNTY
⊙	FOUND MONUMENT AS DESCRIBED
⊙	FOUND 1/2 REBAR
⊙	FOUND 5/8 REBAR
⊙	SET 5/8" REBAR WITH FXSA CAP
⊙	FOUND "TXDOT" CONCRETE MONUMENT DISTURBED
■	CALCULATED POINT
●	POINT OF COMMENCEMENT
●	POINT OF BEGINNING
—	RIGHT-OF-WAY
N.T.S.	NOT TO SCALE
(R)	RECORD BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
LOT 1	NEW LOT NUMBER

METES AND BOUNDS DESCRIPTION

A 42.02-ACRE PARCEL BEING TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5-8 INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM TO MARKET HIGHWAY NO. 523 (FM 523) AND THE WEST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 35 (SH 35); WHENCE, A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE WEST RIGHT-OF-WAY LINE OF FM 523 BEARS SOUTH 32°51'37" WEST, 1,802.91 FEET; THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF FM 523 AND FOLLOWING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 884.95 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 5/8 INCH REBAR BEARS NORTH 34°33'09" WEST, 7.55 FEET, A FOUND 1/2 INCH REBAR BEARS NORTH 31°11'37" WEST, 1.68 FEET AND A FOUND 1/2 INCH REBAR BEARS SOUTH 87°10'40" WEST, 1.32 FEET;

THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 1,768.60 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH REBAR BEARS NORTH 26°59'26" EAST, 1.91 FEET;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 87°10'37" WEST, 759.87 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH BEARS NORTH 35°24'47" WEST, 11.44 FEET AND A FOUND ONE INCH IRON PIPE BEARS SOUTH 80°42'28" WEST, 2.56 FEET;

THENCE, NORTH 02°42'02" WEST, 1,436.58 FEET TO A ONE INCH PIPE FOUND FOR THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;

THENCE, NORTH 87°10'40" EAST, AT A DISTANCE OF 1,320.27 FEET PASS A 5/8 INCH REBAR WITH "COSTELLO" CAP AND CONTINUING FOR A TOTAL DISTANCE OF 1,768.44 FEET TO THE POINT OF BEGINNING;

SAND PARCEL CONTAINING 42.02 ACRES (1,830,409.9 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

ABANDONMENT OF ROAD OR DEDICATION DOC. 1992037870 O.P.R.B.C., TX.

PORTION OF TRACT 33 OLIVER AND BARROWS SUBDIVISION EMPLOYER ANGLETON, LLC DOC. 2020013621 O.P.R.B.C., TX.

PORTION OF TRACT 32 OLIVER AND BARROWS SUBDIVISION EMPLOYER ANGLETON, LLC DOC. 2020013621 O.P.R.B.C., TX.

PORTION OF TRACT 39 OLIVER AND BARROWS SUBDIVISION EMPLOYER ANGLETON, LLC DOC. 2020013621 O.P.R.B.C., TX.

LOT 1 PORTION OF TRACT 39 OLIVER AND BARROWS SUBDIVISION TEXAS NEW MEXICO POWER DOC. 2023045431 O.P.R.B.C., TX. 16.75 ACRES

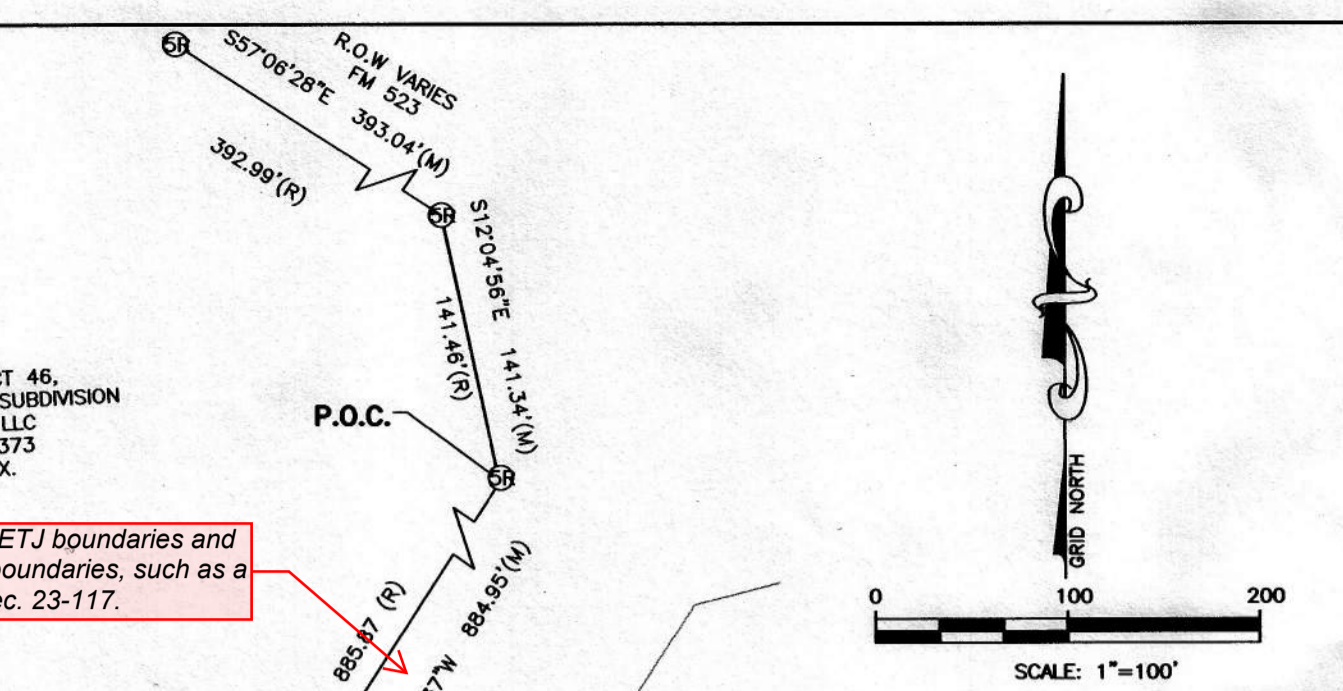
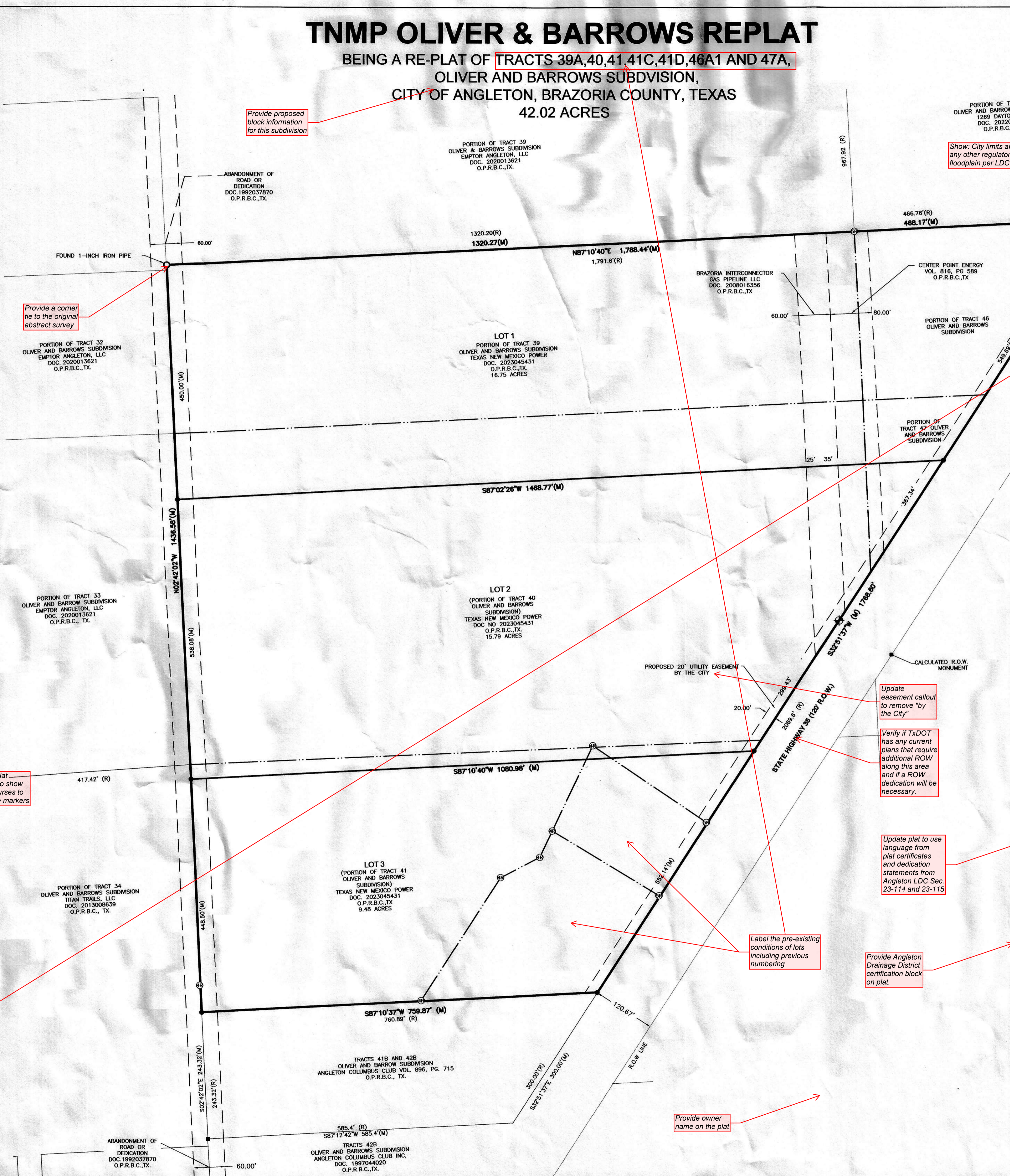
LOT 2 (PORTION OF TRACT 40 OLIVER AND BARROWS SUBDIVISION) TEXAS NEW MEXICO POWER DOC. NO. 2023045431 O.P.R.B.C., TX. 15.79 ACRES

LOT 3 (PORTION OF TRACT 41 OLIVER AND BARROWS SUBDIVISION) TEXAS NEW MEXICO POWER DOC. 2023045431 O.P.R.B.C., TX. 9.48 ACRES

TRACTS 41B AND 42B OLIVER AND BARROWS SUBDIVISION ANGLETON COLUMBUS CLUB VOL. 896, PG. 715 O.P.R.B.C., TX.

TRACTS 42B OLIVER AND BARROWS SUBDIVISION ANGLETON COLUMBUS CLUB INC. DOC. 1997044020 O.P.R.B.C., TX.

ABANDONMENT OF ROAD OR DEDICATION DOC. 1992037870 O.P.R.B.C., TX.



OWNER'S CERTIFICATE

APPROVED FOR RECORDING THIS _____ DAY OF _____, 2024.

STATE OF TEXAS:
COUNTY OF BRAZORIA:

WHEREAS TEXAS NEW MEXICO POWER COMPANY IS THE RECORD OWNER OF TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS NEW MEXICO POWER COMPANY DOES HEREBY ADOPT THIS PLAT DESIGNATED HEREON AS TNMP WHITE OAK REPLAT.

WITNESS OUR HANDS AT TEXAS CITY, TEXAS, THIS _____ DAY _____, 2024.

By: _____
OWNER NAME TITLE

STATE OF TEXAS:
COUNTY OF BRAZORIA:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2024, BY _____ ON BEHALF OF _____.

NOTARY PUBLIC SIGNATURE

CITY MANAGER

APPROVED BY THE CITY OF ANGLETON CITY ON THIS _____ DAY OF _____, 2024.

CITY MANAGER.

COUNTY CLERK

FILED FOR RECORDING THIS _____ DAY OF _____, 2024.

IN FILE NO. _____ OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.

By: _____
COUNTY CLERK

By: _____
DEPUTY

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION REPLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS FINAL SURVEY DOCUMENT.
ISAAC CAMACHO
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5337
DATE: 08-28-24

FXSA Consulting Civil Engineers & Surveyors
www.fxsa.com
1130 Montana Ave., El Paso, Texas 79902
Ph: (915) 533-4600 Fax: (915) 533-4673
(TBPE# F-3584, TBPLS# 100490-00)

ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 7/31/2024

TYPE OF PLAT APPLICATION

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

Address of property: 250 E CR 341 Angleton, TX 77515

Name of Applicant: DAVID GRIFFITH FOR TNMP Phone: _____

Name of Company: TEXAS NEW MEXICO POWER Phone: _____

E-mail: _____

Name of Owner of Property: TEXAS NEW MEXICO POWER COMPANY

Address: _____

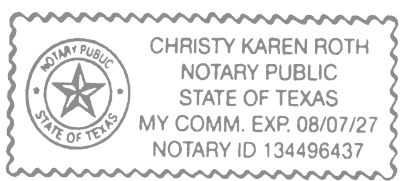
Phone: _____ E-mail: Christopher.gerety@tnmp.com

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

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 30 day of July, 2024.

(SEAL) 

Christy Roth
Notary Public for the State of Texas
Commission Expires: 8/7/27

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)
250 E. CR 341 Angleton, TX 77515

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: Texas New Mexico Power Company

ADDRESS: 577 N Garden Ridge Blvd, Lewisville, TX 75067

APPLICANT PHONE # _____ E-MAIL: christopher.gerety@tnmp.com

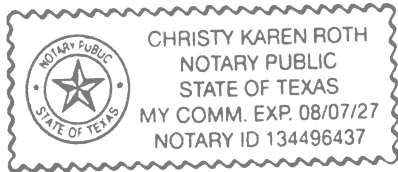
PRINTED NAME OF OWNER: Christopher Gerety

SIGNATURE OF OWNER: [Handwritten Signature] DATE: 7/30/24

NOTARIAL STATEMENT FOR PROPERTY OWNER

Sworn to and subscribed before me this 24 day of July, 2024.

(SEAL)



Christy Roth
Notary Public for the State of Texas
Commission Expires: 8/7/27

PROJECT SUMMARY FORM

Address of property 250 E CR 341 Angleton TX 77515

The subject property fronts 1769 feet on the WEST side of STATE HIGHWAY 35

Depth: 760' TO 1788' Area: 42 0204 Acres: 1.830 409 9 square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):
TNMP will be building a new 138 kV substation in coordination with
Centerpoint Energy.

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

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

Name: _____ Date: _____

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>



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and possible action on a proposed Concept for “The Marquis” Multi-family Development, to be located on the west side of Karankawa St., south of Tracy St.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The developer of property located on the west side of Karankawa St., south of Tracy St. hopes to develop 104 multi-family units on 10 acres.



View looking South on Karankawa St. (at street terminus) at Tracy St.



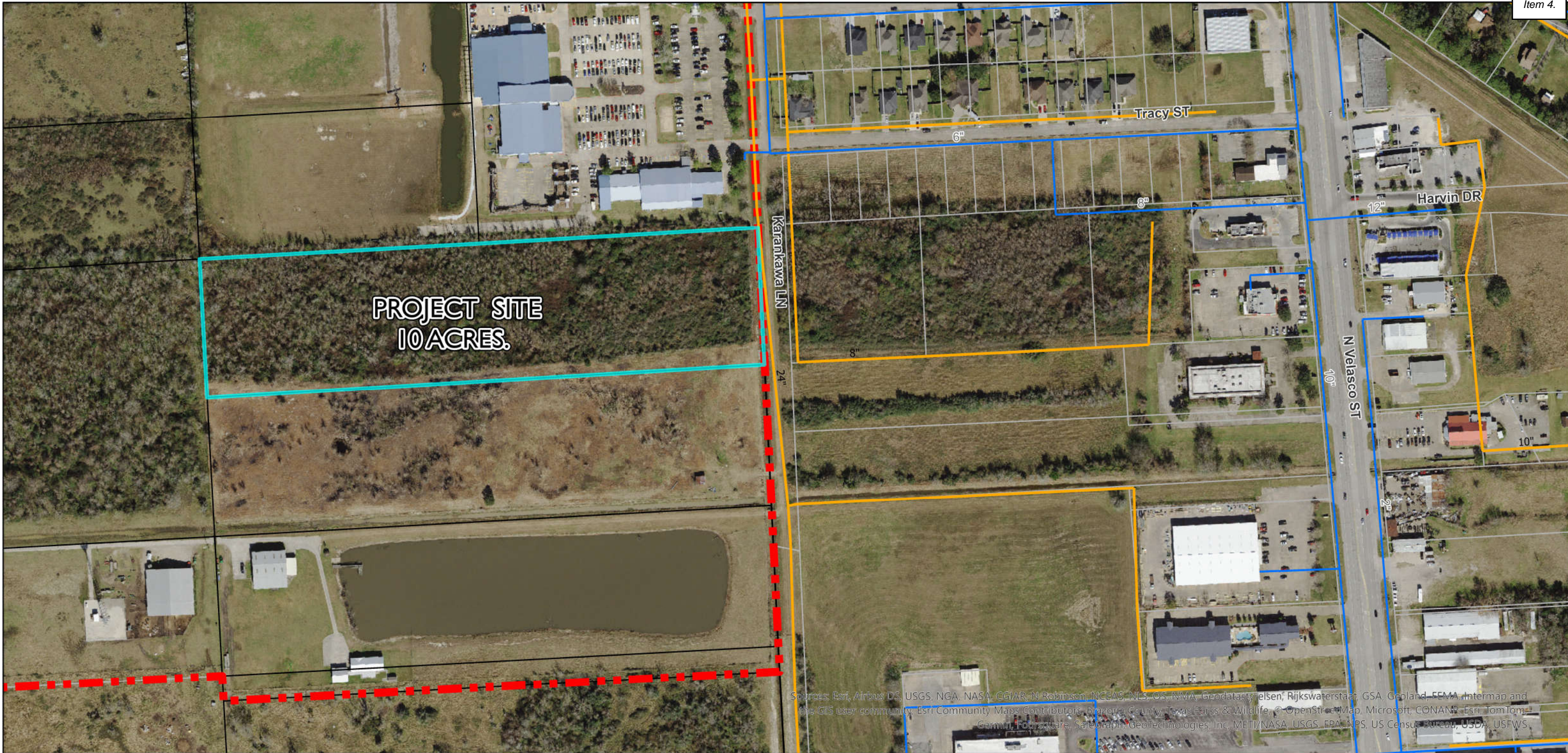
View looking North on Karankawa St. at Tracy St.

A Pre-Development/DAWG meeting was held on August 14, 2024 with reviewing staff. Reviewing departments reported on the undeveloped road improvements along the property frontage (Karankawa St.) that will need to be extended and completed by the developers to connect with the intersection of Tracy Street. Note that only $\frac{1}{2}$ right-of-way is paved to that extent. Improvements regarding stormwater drainage, water and sanitary sewer connections would also need to be achieved.

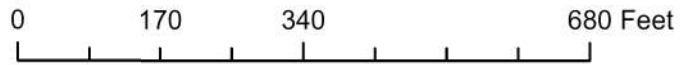
The details and coordination of annexation and utility and service agreements would have to also be worked out.

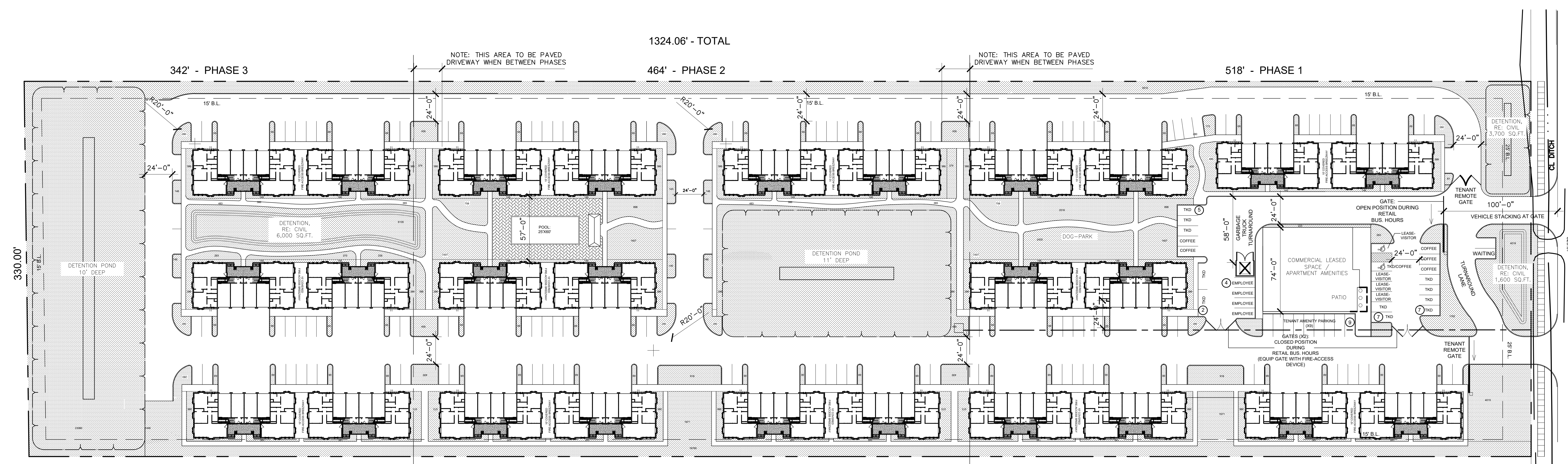
A vicinity map depicting other details such as water and sewer mains is also attached as a reference, along with the developer's concept plan.

Recommendation: The Planning Commission should hold the concept review and provide feedback on the development proposal and forward comments to the city council for future consideration.



VICINITY MAP- The Marquis





PROJECT:
104 UNIT MULTI-FAMILY DEVELOPMENT WITH
COMMERCIAL LEASED-SPACE (SHARED WITH AMENITY),
= 10.38 UNITS PER ACRE (10.015 AC.)
PROJECT IS COMPOSED OF 13 IDENTICAL "BLOCKS"
(RE: LEGEND AND NOTES BELOW).

LAND:
10.015 ACRES PER SURVEY. RE: SURVEY FOR ADDTL. INFO.

EACH "BLOCK":
TWO STORY STRUCTURE, TYPE VB CONSTRUCTION
WITH AUTO-FIRE-SPRINK.
LEVEL 1 = TOTAL 7,400 SQ.FT. A.U.R. (4 UNITS)
LEVEL 2 = TOTAL = 2,706 SQ.FT. A.U.R. (4 UNITS)
TOTAL 8 UNITS PER BLOCK.

EACH BLOCK HAS TWO "HOUSES" SEPARATED BY 10' WIDE
COVERED PEDESTRIAN ACCESS (FIRE-RATED AS NEEDED).
LEFT HOUSE: TWO (2) - TWO BEDROOM UNITS ON LEVEL 1
AND TWO (2) - TWO BEDROOM UNITS ON LEVEL 2.
RIGHT HOUSE: TWO (2) - TWO BEDROOM UNITS ON LEVEL 1
AND TWO (2) -THREE BEDROOM UNITS ON LEVEL 2.

REQUIRED PARKING PER BLOCK =
(6) 2-BEDROOM X 2 SPACES = 12 SPACES
(2) 3-BEDROOM X 2.5 SPACES = 5 SPACES
= 17 PARKING SPACES PER BLOCK REQUIRED
8 ATTACHED AND (MIN.) 9 HEAD-IN SPACES PER BLOCK PROVIDED = 17
IMPERVIOUS / LANDSCAPED AREA =
128,090 SQ.FT. PROVIDED = +/- 29% IMPERVIOUS

OTHER
24' WIDE FIRE-LANE REQMT.
20' INSIDE TURNING RADIUS FOR FIRE LANE
25' MIN. BETWEEN BLDGS.
EACH UNIT MUST BE WITHIN 200' OF DUMPSTER
PARKING SPACE: 9'X20'
UNLESS 2' OVERHANG IS PROVIDED, THEN 18' PERMITTED
**18' LONG PARKING SPACES MUST HAVE 6' WIDE SIDEWALK IN FRONT OF
THEM (IF ABUTTING A PATH).

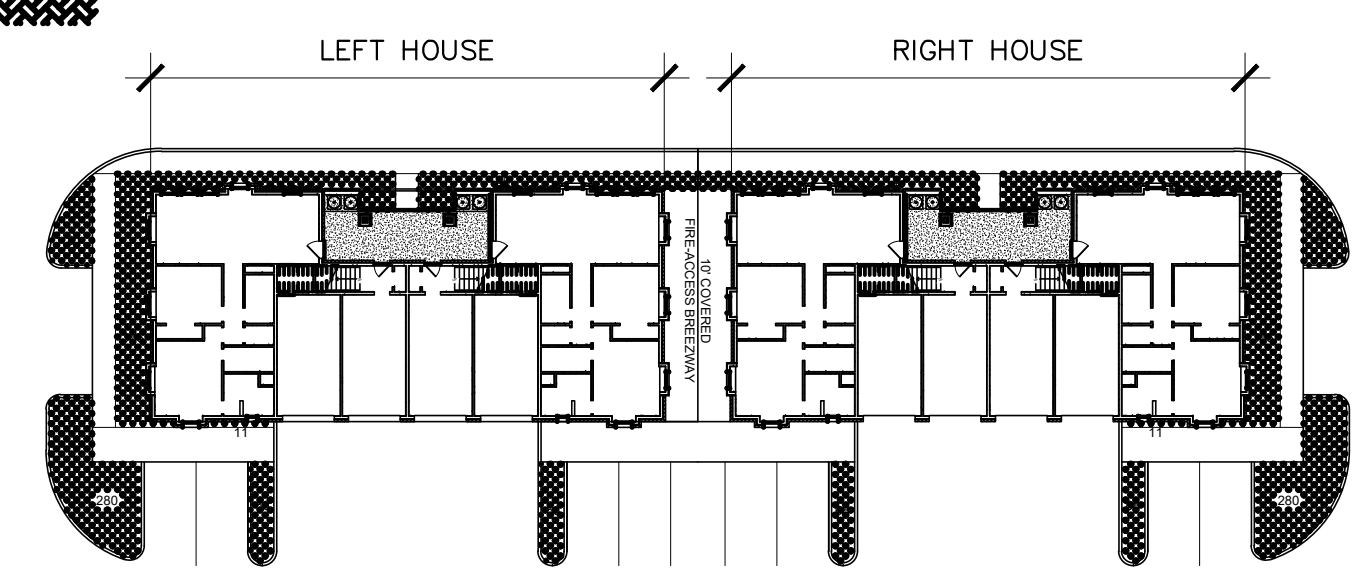
AMENITY / COMMERCIAL LEASE:
FINAL PLAN T.B.D.: +/-6,000 TOTAL SQ.FT.

PUBLIC AREA = TAE KWON DO STUDIO: 1,800 SQ.FT. = 1,800 / 150 = 12 SPACES REQUIRED
PUBLIC AREA = COFFEE SHOP: 610 SQ.FT. = 610 / 100 = 6.10 SPACES REQUIRED

PRIVATE = EXERCISE AND RECEPTION / OFFICE AREA = 3,600 = NO ADDITIONAL SPACES**
** (USED BY TENANTS ONLY) WITH EXCEPTION OF FOUR (4) FULL TIME EMPLOYEES =
4 SPACES REQUIRED.

12 + 6 + 4 = 22 SPACES REQUIRED,
30 SPACES PROVIDED (2 REQUIRED TO BE A.D.A.)

- # = PUBLIC SPACE
- [DUMPSTER] = DUMPSTER, REQD. WITHIN 200' OF EACH UNITS
- [SODED] = SODED / LANDSCAPED AREA
- [POOL] = POOL EQUIP. AND POOL RESTROOMS
- [DECK] = POOL DECK



PHASE 1:
3.92 ACRES
6,000 AMENITY / COMMERCIAL LEASE BUILDING
40 UNITS
10.2 UNITS PER ACRE

PHASE 2:
3.52 ACRES
40 UNITS
11.4 UNITS PER ACRE

PHASE 3:
2.59 ACRES
24 UNITS
9.3 UNITS PER ACRE



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services
Hector Renteria, Director of Public Works

AGENDA CONTENT: Discussion and possible action on the potential removal of the subdivision emergency access gate within the Rosewood Subdivision (Rosewood Ln. at E. Henderson Rd.).

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

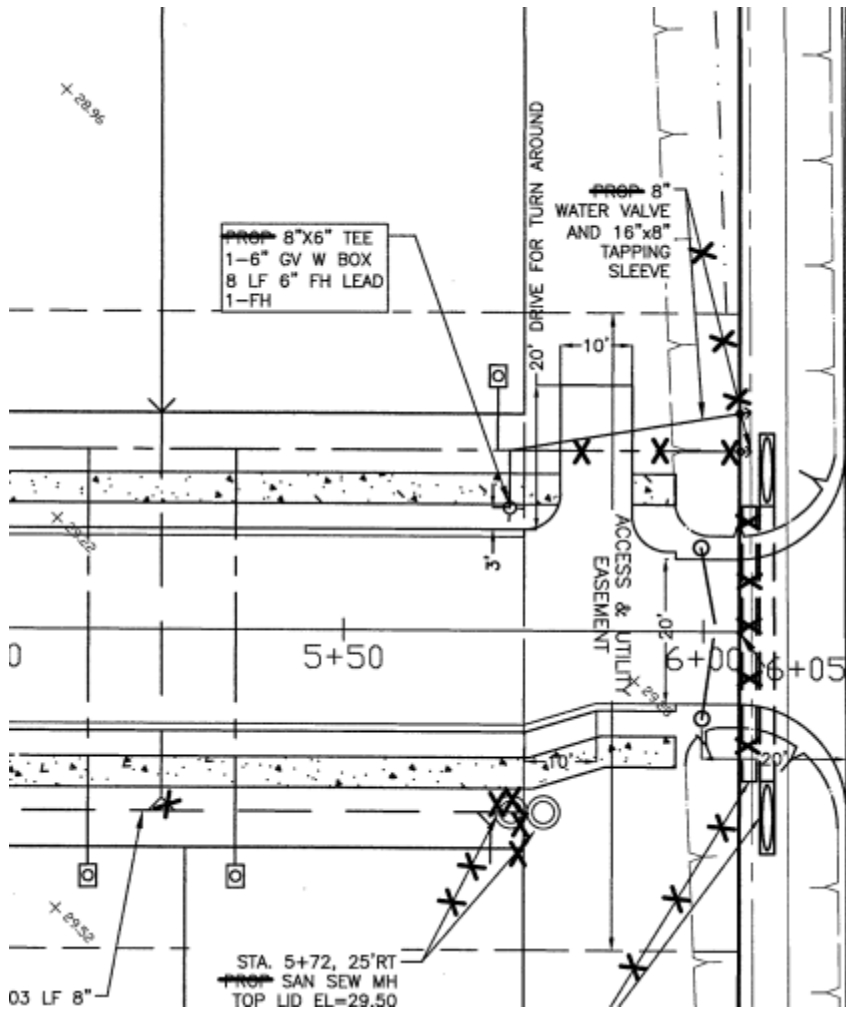
EXECUTIVE SUMMARY:

The administrative staff requests that the Planning and Zoning Commission hold a work session to allow for the discussion of the possible removal of the Rosewood Subdivision access gate located at Rosewood Ln. at E. Henderson Rd.)

This work session will allow the affected residents of the subdivision to appear and give comments and options for consideration if City Council decides to remove said gate. Staff asks that the Commission recommends action to the City council based on public input.

Rosewood III Access Gate:

This item was addressed in a public hearing held on August 7, 2018, when Rosewood III was approved as a PD Planned District. Staff has located the easement document (Exhibit A) that was later recorded with the subdivision at the intersection of Rosewood Dr. at Henderson Rd. No specific timing details or control dates were located on the Rosewood Access Gate. The design of Rosewood Ln. resulted in a 20' tapered/paved road, down from the 28'-Ft. right of way of Rosewood Ln. The subdivision construction resulted also for a turn-around drive that was installed at the intersection for cars approaching the existing gate configuration.



View from the Construction Documents showing Rosewood Ln. @ Henderson Rd.

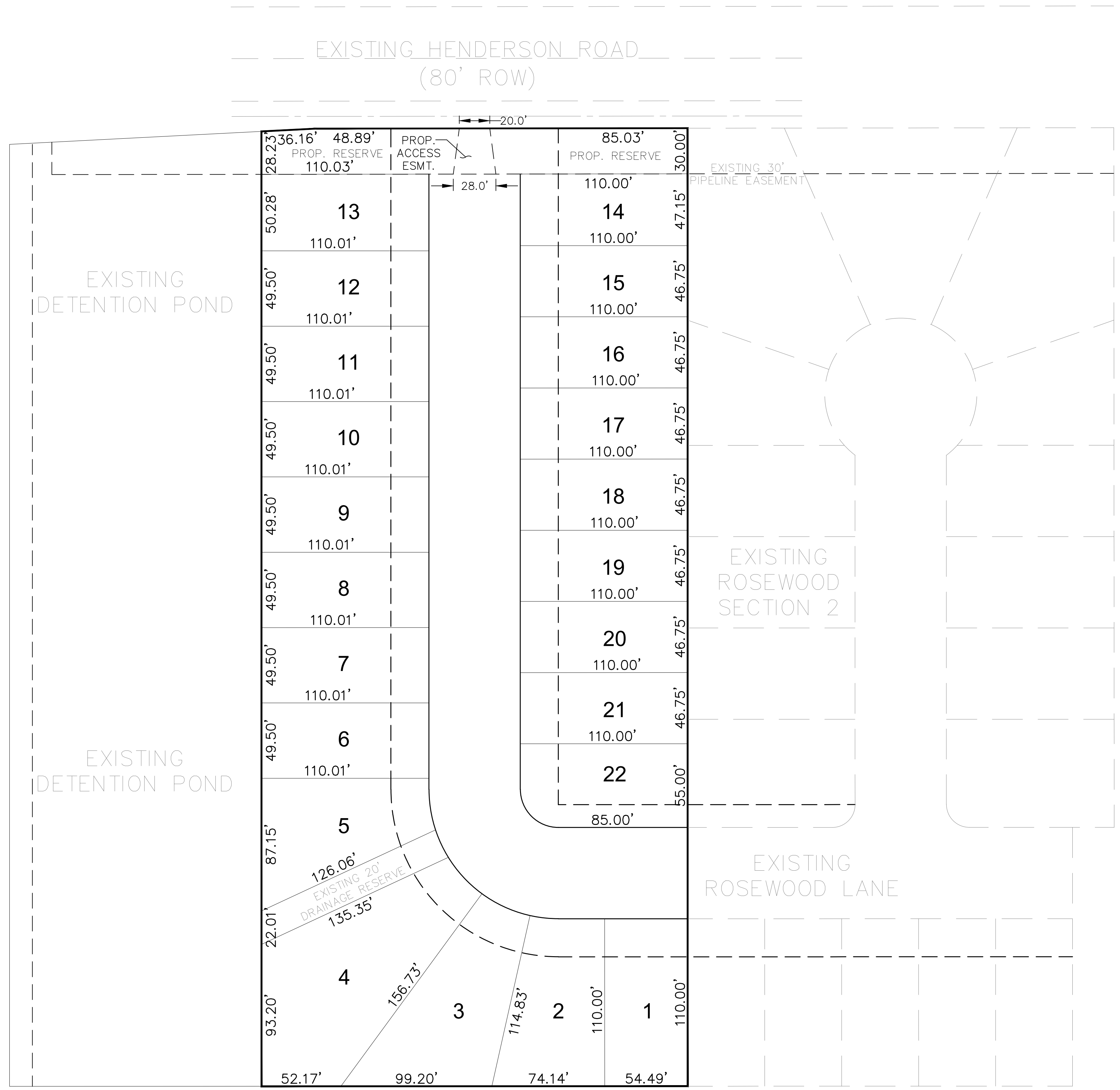
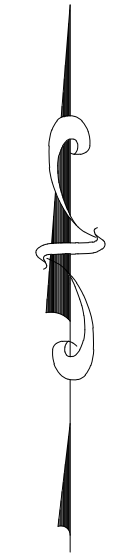
Courtesy notifications were mailed to all the homeowners within the Rosewood Subdivision.

On October 8, 2024, Staff will report follow up recommendations to City Council.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission conducts the work session and receive public input and forwards a recommendation to the City Council for final consideration of the emergency access gate removal.

EXHIBIT A



(22 LOTS @ 45'X110' MIN.)

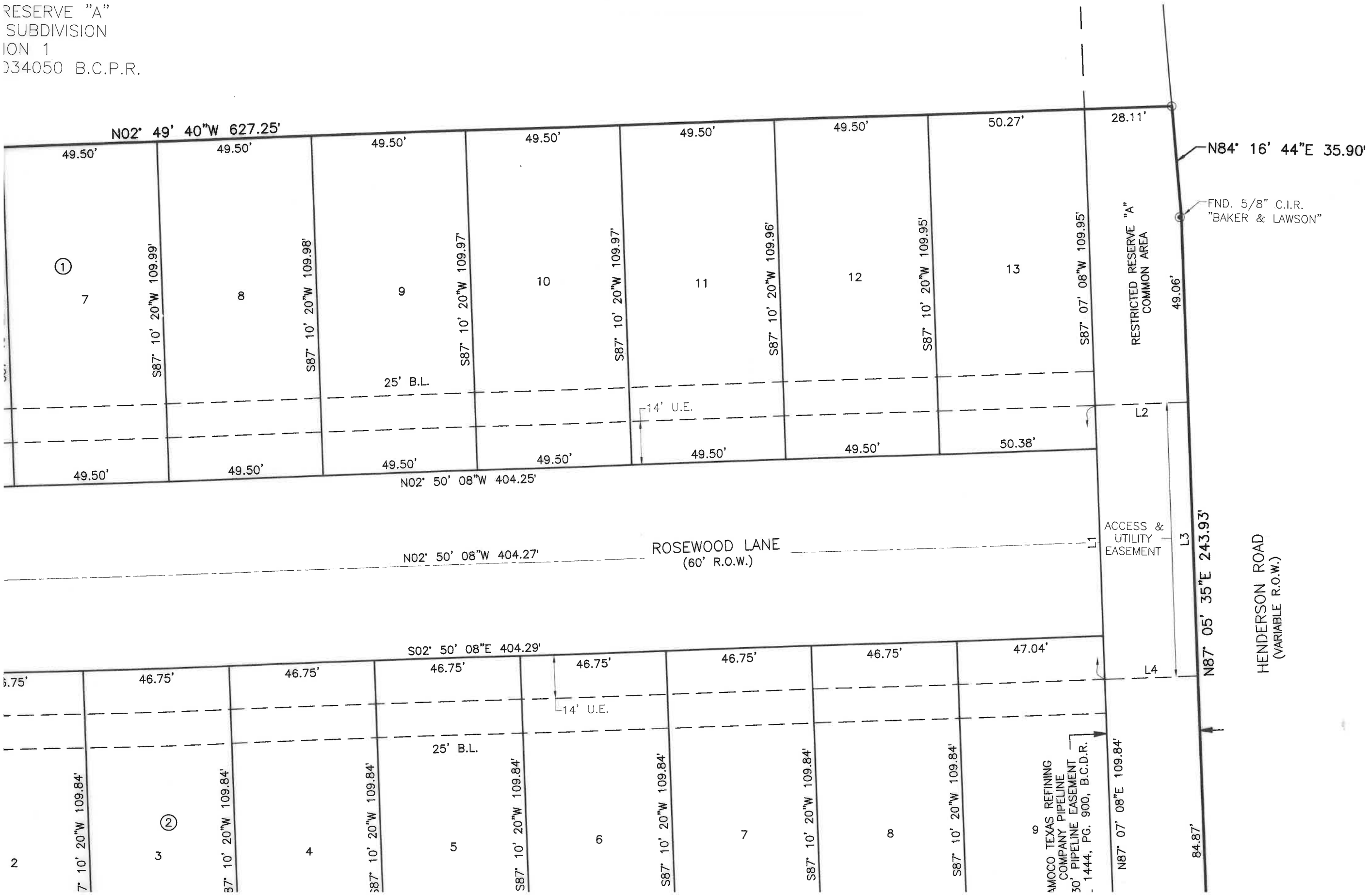
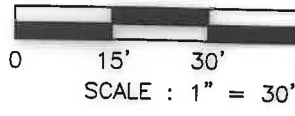
2018064769 PLAT

Total Pages: 1

AP



RESERVE "A"
SUBDIVISION
ION 1
034050 B.C.P.R.



LEGEND

- A.E. = AERIAL EASEMENT
- B.C.C.F. = BRAZORIA COUNTY COMMON FUND
- B.C.D.R. = BRAZORIA COUNTY DRAINAGE DISTRICT
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORD
- B.L. = BUILDING LINE
- BM = BENCHMARK
- C.I.R. = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- I.P. = IRON PIPE
- MH = MANHOLE
- No. = NUMBER
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL., Pg. = VOLUME, PAGE
- W.L.E. = WATER LINE EASEMENT
- ⊙ = FOUND IMPLEMENT
- = SET 5/8" C.I.R.

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(B.C.I.)
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Mayor John Wright

September 25, 2024

Travis Townsend
Mayor Pro Tem
Position 2

**COURTESY NOTICE TO ROSEWOOD SUBDIVISION SECTIONS 1, 2, & 3
PROPERTY OWNERS AND RESIDENTS**

Christiene Daniel
Council Member
Position 1

Re: Rosewood Subdivision Emergency Access Gate Update

Terry Roberts
Council Member
Position 3

Dear Rosewood Subdivision Resident,

In 2018, the Rosewood Subdivision, Sect. 3 was approved as a Planned District (PD), and an easement was recorded at the intersection of Rosewood Dr. and Henderson Rd. to establish an emergency access gate as a secondary entry point. The City Council has now requested that City staff engage with the community to discuss the potential removal of this emergency gate and develop a comprehensive plan addressing any concerns.

Cecil Booth
Council Member
Position 4

We invite you to attend the upcoming Planning and Zoning Commission meeting, where you can share your input on this matter. We encourage a designated spokesperson to represent the subdivision to ensure comments are organized and effectively communicated.

Tanner Sartin
Council Member
Position 5

Meeting Details

Date: Thursday, October 3, 2024

Time: 12:00 pm

Location: Angleton City Hall, City Council Chambers, 120 S. Chenango Street, Angleton, Texas 77515

Chris Whittaker
City Manager

The meeting agenda and supporting documents will be available online at [Angleton City Meeting Portal] (<https://angleton-tx.municodemeetings.com/>). Residents wishing to provide public comments must register before the meeting. You may also view the meeting via live stream on the City of Angleton's Facebook page.

Michelle Perez
City Secretary

This issue will be further discussed at a City Council meeting in October 2024 for a final decision. We value your input in this process and encourage you to participate.

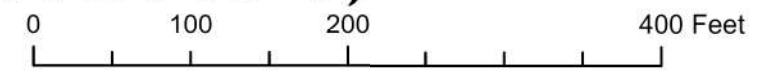
For additional information or questions, please contact:
Otis T. Spriggs, AICP, Development Services Director
Email: ospriggs@angleton.tx.us
Phone: (979) 849-4364 ext. 2108

(Over)

EMERGENCY GATE



ROSEWOOD SUBDIVISION SECTIONS 1,2 &3





AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and update on the proposed City of Angleton Comprehensive Fee Schedule Update as it relates to Development Fees.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. The City has contracted with Adurra/Gunda to undertake an overhaul of the City of Angleton Comprehensive Fee Schedule. To accommodate additional forums to allow for public input, Staff would like to briefly present the Development related fees that have proposed changes to the Planning and Zoning Commission for additional feedback. No action is required; however, any suggested comments will be incorporated and forwarded on to City Council for final consideration. Staff held a Comprehensive Fee Schedule workshop on July 25, 2024 before the developers and the general public to gain input and comments.

The attached exhibit lays out those proposed changes as well as the existing adopted fees.

Recommendation. The Planning and Zoning Commission is asked to receive a briefing on the proposed fee schedule updates on the development fees and forwarded any recommended changes to the City of Angleton City Council.

City of Angleton
Proposed Fee Schedule

Type of Fee	Existing Fee	Proposed Fee
Administrative/Processing fee	\$0.00	\$35 (include or exclude planning applications)
Pre-development meeting	\$0.00	First meeting is free. \$50 per meeting from meeting #2 onwards. Check with City Manager
Land Development		
Preliminary Plat	<p>Commercial</p> <ul style="list-style-type: none"> •Less than two acres: \$1,000.00 •More than Two Acres: \$1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: \$1,000.00 deposit (typical review time 10-11 hours) <p>Residential</p> <ul style="list-style-type: none"> •200 Lots or less: \$800.00 plus \$6.00 per lot •More than 200 Lots: \$4.00 per additional lot over 200 •Plan Review Fee by City Engineer: \$1,000.00 deposit (typical review time 10-11 hours) 	<p>\$1000 (filing / application) fee) + \$25/lot (residential) OR \$30/acre (commercial/multifamily)</p> <p>Increase per lot fee. Subsequent resubmittals \$400/resubmittal, due upon resubmittal.</p> <p>Sec. 23-86</p>
Final Plat	<p>Commercial</p> <ul style="list-style-type: none"> •Up to two acres: \$1,000.00 •More than Two Acres: \$1,000.00 plus 25.00/additional acre •Plan Review Fee by City Engineer: \$1,000.00 deposit <p>Residential</p> <ul style="list-style-type: none"> •200 Lots or less: \$800.00 plus \$6.00 per lot •More than 200 Lots: \$4.00 per additional lot over 200 •Plan Review Fee by City Engineer: \$1,000.00 deposit 	<p>\$1000 (filing /application) fee) + \$25/lot (residential) OR \$30/acre (commercial/multifamily)</p> <p>Subsequent resubmittals \$400/resubmittal, due upon resubmittal.</p>
Development Plat	\$250.00 plus review expense	\$1000 (filing /application) fee) + \$25/lot (residential) OR \$30/acre (commercial/multifamily)

*** DAWG Meetings requiring Legal or Engineer presence must be prepaid at the hourly consultant rate.

Type of Fee	Existing Fee	Proposed Fee
		Subsequent resubmittals \$400/resubmittal, due upon resubmittal.
Amending Plat	\$250.00 plus review expense	\$600 filing fee plus \$6 per lot increase (residential) \$600 filing fee plus \$300/acre (non-residential and multi-family).
Minor Plat	\$250.00 plus review expense	Additional resubmittal \$400 fee due upon resubmittal. \$600 + \$6/lot (residential) \$600 + \$30/acres (nonresidential) \$150 (one existing home or business).
Vacate Plat	No fee being charged currently	Subsequent resubmittals \$400/resubmittal, due upon resubmittal. \$600.00/acre
Alley/Easement Abandonment Fee		Application/processing fee - \$30.00 plus cost of publications
Subdivision Variance	No fee being charged currently	\$400.00
Tree Plan	No fee being charged currently	\$150.00
Construction Plans for Subdivision Improvements	50% of commercial permit plus review costs	One percent (1%) of the actual construction cost for projects fifty thousand dollars (\$50,000.00) or less, or Five hundred dollars (\$500.00) for the first fifty thousand dollars (\$50,000.00) plus one-half percent (0.5%) of the actual construction cost over \$50,000.00
Fee in Lieu of Parkland Dedication (subdivisions) <i>Per single-family residential subdivision, Per unit in duplex, townhouse, or multifamily development</i>	City uses a calculator based on Sec. 23-20 of the Code of Ordinances.	Refer to Sec. 23-20 for the methodology. Link the excel calculator prepared by PARD staff
Land Plan/Concept Plan	50% of commercial permit plus review costs	0 - 5 acres - \$1800.00 5 - 25 acres - \$2,000.00 25- 50 acres - \$2,400.00 50 - 75 acres - \$3,000.00 75 - 100 acres - \$3, 800 >100 acres - \$4, 600
Development and Public Improvement Agreements	Admin. Fee - 5% of Project Cost (up to \$10,000.00)	Require deposit for staff/consultant expenditure

Type of Fee	Existing Fee	Proposed Fee
		\$5000 deposit for third party reviews fees. Additional cost if any will be billed to the applicant.
Extension of Preliminary Plat Approval	No fee being charged currently	\$150
Plat Recordation	No fee being charged currently	County recordation fee plus City expenses
Recheck fees - plats and construction drawings	No fee being charged currently	\$400/submittal, due upon resubmittal
Annexation/Deannexation	No fee being charged currently	Large tract (>10 acres) - require deposit for staff/consultant expenditure \$500.00 Smaller tracts (0-10 acres) – same as rezoning fee plus deposit for staff/consultant expenditure
Rezoning / Future Land Use Map Amendment	\$150.00	0-5 acres - Base fee \$1000 + \$25.00/each zone 5-25 acres - Base fee \$1000 + \$25.00/each zone 25-50 acres - Base fee \$1025 + \$25.00/each zone 50-75 acres - Base fee \$1050+\$25.00/each zone 75-100 acres - Base fee \$1075+\$25.00/each zone 100+ acres - Base fee \$1100+\$25.00/each zone
Rezoning Application Fee (if waiver request granted before expiration)	150% of the zoning application fee	TBD
Specific Use Permit	\$150.00	No Change 0-5 acres - Base fee \$1000 + \$25.00/each zone 5-25 acres - Base fee \$1000 + \$25.00/each zone 25-50 acres - Base fee \$1025 + \$25.00/each zone 50-75 acres - Base fee \$1050+\$25.00/each zone 75-100 acres - Base fee \$1075+\$25.00/each zone 100+ acres - Base fee \$1100+\$25.00/each zone
Special Exception (Board of Adjustment)	\$150.00	\$500.00
Special Exception/Administrative	\$150.00	\$150.00
Planned Development	150% of the zoning application fee	0-5 acres - \$1800.00* 5-25 acres - \$ 2000.00* 25-50 acres - \$2400* 50-75 acres - \$3000* 75-100 acres - \$3800* 100+ acres - \$4600* Deposit required for special districts
Special Districts	Initial Deposit Sum	\$25,000.00

Commented [KR1]: Check with staff if deposit is needed

Commented [KR2]: Check with Otis and add the proposed fee based on staff's decision.

This fee is for rezoning applications filed after obtaining a waiver from the 12 month waiting period. As per Sec. 28-14 g (6), "If the requested waiver is granted and the applicant files an application for rezoning before the expiration date of the waiting period specified in subsection (g)(6) above, the application fee shall be a percentage of the zoning application fee as listed in the fee schedule of the City of Angleton."

Commented [KR3]: Add - Large scale development. Need definition and language for PID

Type of Fee	Existing Fee	Proposed Fee
	Additional Deposit Sum \$10,000.00	Initial Deposit Sum \$25,000.00 Additional Deposit Sum \$10,000.00
Waiver Fee	\$100.00	TBD no change
Zoning Verification Letter (without legal review)	No fee being charged currently	\$25 residential, \$35 commercial
Zoning Verification Letter/interpretation (with legal review)	No fee being charged currently	\$25 residential, \$35 commercial Additional fee for staff/consultant expense may be required.
Written Interpretation of the Code	No fee being charged currently	\$25 residential, \$35 commercial Additional fee for staff/consultant expense may be required.
Legal Lot Verification	No fee being charged currently	\$25 residential, \$35 commercial Additional fee for staff/consultant expense may be required.
Commercial Building Permits	Cost of Construction: \$1,000 and Less- \$20.00 minimum Cost of Construction: \$1,000 to \$49,999 - \$20.00 for first \$1,000.00 of construction cost, plus \$5.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$1,000 to \$49,999 - \$20.00 for first \$1,000.00 of construction cost, plus \$5.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$1,000 to \$49,999 - \$20.00 for first \$1,000.00 of construction cost, plus \$5.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$50,000 to \$99,000 - \$260.00 for first \$50,000.00, plus \$4.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$50,000 to \$99,000 - \$260.00 for first \$50,000.00, plus \$4.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$100,000 to \$499,999 - \$460.00 for first \$100,000.00, plus \$3.00 for each additional \$1,000.00 or fraction thereof. Cost of Construction: \$500,000 and Up - \$1,660.00 for first \$500,000.00, plus \$2.00 for each additional \$1,000.00 or fraction thereof.	Application /processing fee: \$30.00 Based on valuation beginning at \$15 \$15 for first \$1000 plus \$5 for each \$1000 of fraction thereof. Minimum \$100.00 per square feet will be used as the valuation Accessory structure \$120-\$180
Storm Water Permit	\$45.00	\$45.00

Commented [KR4]: Add the proposed fee based on staff's discussion. This fee is in the current fee schedule for obtaining a waiver from the 12 month waiting period.

Revision required to reflect the current legal review hourly rate.

Type of Fee	Existing Fee	Proposed Fee
	\$500.00 - If Impervious Cover >30000 square feet	\$500.00 - If Impervious Cover >30000 square feet
New Construction - Residential	.50 per square foot (min \$60.00)	Application /processing fee: \$30.00 .50 per square foot (min \$60.00).
Alterations/Additions/Remodel - Residential	.30 per square foot (min \$20.00)	Application /processing fee: \$30.00 \$0.40/sf
Window Replacement Permit - Residential	1-5 windows - \$25.00 6+ windows - \$50.00	Application /processing fee: \$30.00 plus \$5.00 per window
Accessory Structures (sheds, patios, pole barns, decks) - Residential if has electric/plumbing or over 200 square feet	.30 per square foot (min \$60.00)	Application/processing fee: \$30 Permit fee - .30 per square foot
Garages/Carports - Residential	\$60.00	Application/processing fee - \$30.00 Permit fee - \$75.00
Fence	\$40.00	Application/processing fee - \$30.00 Commercial-based on valuation beginning at \$15, \$15 for first \$1000 plus \$5 for each \$1000 of fraction thereof. Accessory structure \$120-\$180
Electrical Permits	Minimum permit fee - \$20.00 Base permit fee - \$7.50 (Additional to Minimum and Base Fee) Outlets: 1-4 - \$0.00 (110) Outlet, Switch or Lighting Each (Over 4) - \$0.50 Each 220-Volt Outlet - \$5.00 Motors: Up To, But Not Including, 1 Horsepower - \$1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - \$2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - \$3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- \$4.00	Application/processing fee - \$30.00 Minimum permit fee - \$20.00 Base permit fee - \$7.50 (Additional to Minimum and Base Fee) Outlets: 1-4 - \$0.00 (110) Outlet, Switch or Lighting Each (Over 4) - \$0.50 Each 220-Volt Outlet - \$5.00 Motors: Up To, But Not Including, 1 Horsepower - \$1.00 At Least 1 Horsepower, But Less Than 2 Horsepower - \$2.00 At Least 3 Horsepower, But Less Than 10 Horsepower - \$3.00 At Least 11 Horsepower, But Less Than 25 Horsepower- \$4.00 At Least 26 Horsepower, But Less Than 150 Horsepower- \$20.00

Type of Fee	Existing Fee	Proposed Fee
	<p>At Least 26 Horsepower, But Less Than 150 Horsepower- \$20.00 Each Horsepower In Excess of 150 Horsepower (per Horsepower) - \$0.15</p> <p>Lightning Arresters: Lightning Arrester System Permit Fee - \$2.00 First \$1,000.00 Valuation of the Lightning Arrester System - \$10.00 Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Arrester System - \$2.00</p> <p>Sound Equipment: Up To, But Not Including, 10 Watts Output - \$10.00 At Least 10 Watts, But Less Than 25 Watts, Output - \$15.00 At Least 25 Watts, But Less Than 100 Watts, Output - \$25.00 At Least 100 Watts, But Less Than 200 Watts, Output - \$30.00</p> <p>Miscellaneous: Meter Loop (Permanent or Temporary) - \$7.50 T-Pole - \$7.50 Spike Discharge Arrester in Distribution Enclosure - \$4.00 Motion Picture Machines - \$15.00 X-Ray Machines - \$4.00 Poles, Anchors, and Guy Stubs (except power company) - \$0.50 Incandescent Electric Signs (per circuit) - \$3.00 Gas Vacuum Tube Signs (per transformer) - \$5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - \$0.75 Above 1 K.W. to 10 K.W. (per K.W.) - \$0.50</p>	<p>Each Horsepower In Excess of 150 Horsepower (per Horsepower) - \$0.15</p> <p>Lightning Arresters: Lightning Arrester System Permit Fee - \$2.00 First \$1,000.00 Valuation of the Lightning Arrester System - \$10.00 Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Arrester System - \$2.00</p> <p>Sound Equipment: Up To, But Not Including, 10 Watts Output - \$10.00 At Least 10 Watts, But Less Than 25 Watts, Output - \$15.00 At Least 25 Watts, But Less Than 100 Watts, Output - \$25.00 At Least 100 Watts, But Less Than 200 Watts, Output - \$30.00</p> <p>Miscellaneous: Meter Loop (Permanent or Temporary) - \$7.50 T-Pole - \$7.50 Spike Discharge Arrester in Distribution Enclosure - \$4.00 Motion Picture Machines - \$15.00 X-Ray Machines - \$4.00 Poles, Anchors, and Guy Stubs (except power company) - \$0.50 Incandescent Electric Signs (per circuit) - \$3.00 Gas Vacuum Tube Signs (per transformer) - \$5.00 Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified Up to 1 K.W. (inclusive, each) - \$0.75 Above 1 K.W. to 10 K.W. (per K.W.) - \$0.50 Above 10 K.W. to 50 K.W. (per K.W.) - \$0.40 Above 50 K.W. to 100 K.W. (per K.W.) - \$0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - \$0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - \$0.05</p>

Type of Fee	Existing Fee	Proposed Fee
	Above 10 K.W. to 50 K.W. (per K.W.) - \$0.40 Above 50 K.W. to 100 K.W. (per K.W.) - \$0.30 Above 100 K.W. (per K.W. for the first 100 K.W.) - \$0.10 Above 100 K.W. (per K.W. in excess of first 100 K.W.) - \$0.05	
Fire Alarm Permit (also requires yearly Alarm Registration Permit)	Fire Alarm System Permit Fee - \$2.00 For the First \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm System - \$10.00 For Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm Systems - \$2.00	Application/processing fee - \$30.00 Fire Alarm System Permit Fee - \$2.00 For the First \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm System - \$10.00 For Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm Systems - \$2.00
Mechanical Permits	Minimum Permit Fee - \$20.00 Basic Permit Fee - \$7.50 (Additional to Base Fee) New Home Whole System - \$75.00 Replace or Repair - \$30.00 For the first \$1,000.00 or Portion of \$1,000.00 Valuation -\$10.50 For each Additional \$1,000.00 or Portion of \$1,000.00 Valuation - \$2.00 Alterations or Repairs Costing More Than \$500.00 and Less Than \$1,000.00 - \$2.00	Application/processing fee - \$30.00 Minimum Permit Fee - \$20.00 Basic Permit Fee - \$7.50 (Additional to Base Fee) New Home Whole System - \$75.00 Replace or Repair - \$30.00 For the first \$1,000.00 or Portion of \$1,000.00 Valuation -\$10.50 For each Additional \$1,000.00 or Portion of \$1,000.00 Valuation - \$2.00 Alterations or Repairs Costing More Than \$500.00 and Less Than \$1,000.00 - \$2.00
Plumbing Permits	Minimum Permit Fee - \$20.00 Basic Permit Fee For Issuing Each Permit - \$7.50	Application/processing fee - \$30 Minimum Permit Fee - \$20.00 (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - \$4.00 For each water line, whether new, replacement, or repaired -\$7.50 For each sewer line, whether new, replacement, or repaired -\$7.50 For Each Water Heater and/or Vent - \$4.00 For Each Gas Piping System Outlet - \$4.00 Gas Test Final - \$7.50 For Installation of Water Piping for Water Treating Equipment - \$3.00

Type of Fee	Existing Fee	Proposed Fee
		For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - \$3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - \$0.50
Plan Review	50% of permit fee	50% of permit fee
Solar Panels	\$20.00 (Electrical Minimum Permit Fee) (Additional to Base Fee) For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping) - \$4.00 For each water line, whether new, replacement, or repaired - \$7.50 For each sewer line, whether new, replacement, or repaired - \$7.50 For Each Water Heater and/or Vent - \$4.00 For Each Gas Piping System Outlet - \$4.00 Gas Test Final - \$7.50 For Installation of Water Piping for Water Treating Equipment - \$3.00 For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads - \$3.00 For Each Additional Lawn Sprinkler Head Inspected After Five Heads - \$0.50	Residential - \$35.00 flat fee Application/processing fee - \$30.00 Commercial - based on valuation beginning at \$15, \$15 for first \$1000 plus \$5 for each \$1000 of fraction thereof.
Swimming Pools	Public - \$100.00 Private-in ground - \$50.00 Private above ground - \$25.00	Application/processing fee - \$30.00 Residential: \$35.00 Commercial: \$980.00
Driveways/Flatwork	\$25.00	Application/processing fee - \$30.00 Residential \$25.00 Commercial \$300.00
Roof Permit -Residential	\$60.00	Application/processing fee - \$30.00 Permit fee - \$60.00
Demolition Permit (Wrecking)	\$25.00	Application/processing fee - \$30.00 Permit fee - \$50.00
Moving Permit (Structures)	\$25.00	Application/processing fee - \$30 Permit fee - \$100
Temporary Structures	No fee being charged currently	Application/processing fee - \$30.00 Permit fee - \$100.00 (over 200 square feet)
Foundation Repair or House Leveling Permit - Residential	\$50.00	Application/processing fee - \$30 Permit fee - \$100 (over 200 square feet)

Type of Fee	Existing Fee	Proposed Fee
Backflow/Irrigation/Lawn Sprinkler Permit	Minimum permit fee - \$20.00 Base permit fee - \$7.50 plus Fixture of trap - \$4.00ea Water line - \$7.50ea Gas test final - \$7.50ea Sewer line - \$7.50ea Gas piping system - \$4.00/outlet Water heater - \$4.00ea Gas or electric yard sprinkler - \$5.00ea more than 5 heads - \$0.50ea Backflow device - \$25.00ea	Application/processing fee - \$30.00 Backflow Device test - \$10 plus plumbing fee (\$20 application fee plus \$5 per device) Residential irrigation - \$30.00 Commercial irrigation - \$100.00
Manufactured Home Park License	License Fee - \$50.00 Renewal Fee - \$50.00 Additional Fee for Each MH Space over Five Spaces - \$10.00 Transfer Fee - \$50.00	Application/processing fee - \$30.00 Annual fee - \$50 plus \$15 per space Transfer Fee - \$50.00
Recreational Vehicle Parks	Inspection Fee - \$15.00 Permit Fee - \$15.00 Annual License Fee (per RV space) - \$20.00 Transfer of License Fee (per RV space) - \$20.00	Application/processing fee - \$30 Annual fee - \$50 plus \$15 per space Transfer Fee - \$50.00
Re-Inspection Fee	\$25.00	Application /processing fee: \$30.00 Residential: \$20.00 Commercial: \$100
After-hours Inspection Fee	No fee being charged currently	Application /processing fee: \$30.00 Residential: \$20.00 Commercial: \$100
Permit Renewal/Extension prior to Expiration	No fee being charged currently	Case by case basis decision will be made by the City.
Permit Renewal after Expiration	No fee being charged currently	Case by case basis decision will be made by the City.
Work without issuance of a permit	Twice the permit fee	Twice the permit fee
Contractor Registration	\$50.00	Application/processing fee - \$30 Registration fee - \$100 As per state law Electrical, Mechanical, or Plumbing Contractors are exempt from the fee (not from the registration requirement).
Garage Sale Permit	\$2.00	\$5.00

Type of Fee	Existing Fee	Proposed Fee
Class I and Class II Signs - Permit Fee	\$100.00	Application/processing fee - \$30.00 Permitted Signage \$75.00 each signage with the sign area exceeding 72 square feet - \$150.00 each
Temporary/Portable Signs/Banners	No fee being charged currently	Application/processing fee - \$30.00 plus Permit fee - \$25.00 501 (c) organizations will be exempt from the permit fee requirement.
Sign Removal - Sign Seizure Fee	\$50.00	Application/processing fee - \$30.00 plus Permit fee - \$60.00
Sign Removal - Storage Fee (per day)	\$5.00	Application/processing fee - \$30 plus Permit fee -\$10
Master/ Common Signage Plan	No fee being charged currently	\$0.00
Certificate of Occupancy (built out)	\$25.00 (per application)	Application/processing fee - \$30.00 Nonresidential - \$50.00 (includes inspection)
Certificate of Occupancy - Change in Ownership or Name	\$25.00 (per application)	Application/processing fee - \$30.00
Temporary Certificate of Occupancy	No fee being charged currently	Application/processing fee - \$30.00 Nonresidential - \$50.00 (includes inspection)
Copy of Certificate of Occupancy	\$20.00	\$20.00
Name/Tenant Occupancy Change	\$25.00 (per application)	Application/processing fee - \$30.00 Nonresidential - \$50.00 (includes inspection)
Life/Safety Inspection Annual Registration	No fee being charged currently	\$0.00
Site Development Permit	Site development activities Civil construction	Site development activities Civil construction

Type of Fee	Existing Fee	Proposed Fee
	Grading Fee Calculation: (\$0.008 x valuation of civil construction) + \$75.00 City Engineer Review Deposit - \$250 Outside Consultant Review Deposit (if required) - \$250	Grading Fee Calculation: (\$0.008 x valuation of civil construction) + \$75.00 City Engineer Review Deposit - \$250 Outside Consultant Review Deposit (if required) - \$250 Flood Zone Confirmation: \$0.00 Floodplain development permit - \$100.00 Clearing - \$100.00
Sidewalk (fee in-lieu)	No fee being charged currently	\$7.00/square feet
Right-of-Way Construction Permit - Non-Franchise Utilities Must Register as Contractor with City	\$1000.00 (subject to additional fees, if deemed applicable)	\$1000.00 (subject to additional fees, if deemed applicable)
Right-of-Way Construction Permit - Franchise Must Register as Contractor with City	\$200.00 (subject to additional fees, if deemed applicable)	May not be allowed to charge a fee if there is a franchise agreement.
Drainage Pipe/Culvert	\$25.00	Residential - \$95.00 Commercial - \$300.00
Private Water Wells	\$200.00	Application/processing fee - \$30 Private water wells - \$200 Annual fee - \$25
Alarm Systems - Residential	Registration - Initial Residential Fee (per year) - \$25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - \$25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - \$50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - \$75.00 Fine for 8th or More False Alarm (Burglar) (each) - \$100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - \$50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - \$75.00 Fine for 4th False Alarm (Fire) (each) - \$50.00 Fine for 5th False Alarm (Fire) (each) - \$75.00 Fine for 6th or More False Alarm (Fire) (each) - \$100.00	Registration - Initial Residential Fee (per year) - \$25.00 Residential Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - \$25.00 Fine for 4th & 5th False Alarm (Burglar) (each) - \$50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - \$75.00 Fine for 8th or More False Alarm (Burglar) (each) - \$100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - \$50.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - \$75.00 Fine for 4th False Alarm (Fire) (each) - \$50.00 Fine for 5th False Alarm (Fire) (each) - \$75.00 Fine for 6th or More False Alarm (Fire) (each) - \$100.00

Ok as-is... "if deemed applicable" covers this

Type of Fee	Existing Fee	Proposed Fee
	Fine for 5th False Alarm (Fire) (each) - \$75.00 Fine for 6th or More False Alarm (Fire) (each) - \$100.00	
Alarm Systems - Commercial	Registration - Initial Commercial Permit Fee (per year) - \$50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - \$50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - \$50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - \$75.00 Fine for 8th or More False Alarm (Burglar) (each) - \$100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - \$100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - \$200.00 Fine for 4th False Alarm (Fire) (each) - \$100.00 Fine for 5th False Alarm (Fire) (each) - \$200.00 Fine for 6th or More False Alarm (Fire) (each) - \$300.00	Registration - Initial Commercial Permit Fee (per year) - \$50.00 Commercial Fees and Fines: Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost - \$50.00 Fine for 4th & 5th False Alarm (Burglar) (each) - \$50.00 Fine for 6th & 7th False Alarm (Burglar) (each) - \$75.00 Fine for 8th or More False Alarm (Burglar) (each) - \$100.00 Fine for 4th False Alarm (Hold-Up/Panic) (each) - \$100.00 Fine for 5th or More False Alarm (Hold-Up/Panic) (each) - \$200.00 Fine for 4th False Alarm (Fire) (each) - \$100.00 Fine for 5th False Alarm (Fire) (each) - \$200.00 Fine for 6th or More False Alarm (Fire) (each) - \$300.00
Pipeline Permit	New Pipeline Permit Fee - \$1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - \$500.00 Transfer of Ownership Fee - \$50.00	New Pipeline Permit Fee - \$1,200.00 Adjusted, Relocated, or Replaced Pipeline Permit Fee - \$500.00 Transfer of Ownership Fee - \$50.00
Fire Prevention and Life Safety Protection	Underground/Above Ground Storage Tank Permit Fee - \$50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - \$25.00 Fire Suppression System (Install or Addition) Permit Fee - \$75.00	Underground/Above Ground Storage Tank Permit Fee - \$50.00 Automatic Fire Alarm System (Install or Addition) Permit Fee - \$25.00 Fire Suppression System (Install or Addition) Permit Fee - \$75.00
Animals		
Permit and Renewal	Initial Permit Application Fee - \$25.00 (chicken, duck, rabbit) This fee is made to the code enforcement and not to Animal Services. We have an officer do	TBD

Commented [KR5]: Add proposed fee after checking with the staff

Type of Fee	Existing Fee	Proposed Fee
	the inspection of the property which takes about an hour. Yearly Renewal Fee of Permit Application Fee - \$5.00 (chicken, duck, rabbit) Inspection of Grooming Facility: Permit Fee is paid through city hall We complete the inspection of the Facility which takes 1 hour by an ACO at \$19.50 an hour.	
Impoundment	First Impoundment: Spayed & Neutered Dogs and Cats \$25.00 Hours Required: 1 Cost per staff: \$19.50 Cost by Dept: \$15.00 Subsequent Impoundments: Spayed & Neutered Dogs & Cats &50.00 Hours Required: 1 Cost per Staff: \$19.50 Cost by Dept: \$15.00 Owner Surrender of Spayed & Neutered Dogs and Cats: \$50.00 Hours Required: 1 Cost per Staff: \$19.50 hr. Cost by Dept: \$15.00 Impoundment of intact Dogs and Cats: \$50.00 Hours Required: 1 Cost per Staff: \$19.50 hr. Cost by Dept: \$15.00 Subsequent impoundment of intact Dogs and Cats: \$100 Hours Required: 1 Cost per Staff: \$19.50 hr. Cost by Dept: \$15.00 Owner Surrender of intact Dogs and Cats:\$75.00 Hours Required: 1 Cost per Staff: \$19.50 hr. Cost by Dept: \$15.00 Impoundment of Small Livestock: \$50.00 Hours Required: 2 (2 ACO) Cost per Staff: \$19.50 Cost by Dept: \$25.00 Subsequent impoundment of Small Livestock:\$100.00 Hours Required: 2 (2 ACO) Cost per Staff: \$19.50 hr. Cost by Dept: \$25.00 Impoundment of Large Livestock:\$50	TBD

Type of Fee	Existing Fee	Proposed Fee
	Hours Required: 3 Cost per Staff: \$19.50 Cost by Dept: Subsequent impoundment of Large Livestock: \$100.00 Hours Required: 3 Cost per Staff: \$19.50 Cost by Dept: Daily handling Fee for impounded Dogs and Cats: \$15.00 Hours Required: 3 ACO for a total of 16 hrs. a day between the officers. We are currently housing 60 animals and each day the ACO have to clean each kennel, feed twice a day and take outside. This takes approximately 16 hours of manpower a day. Daily handling fee for impounded Livestock: \$20.00 Hours Required: 1 Cost per Staff: \$19.50 Microchipping (registration): \$15.00 Hours Required: 1 Cost per Staff: \$19.50 Cost by Dept: \$7.00 Adoption Fee: \$60.00 Hours Required: 1 Cost per Staff: \$19.50	
Commercial (exhibition, grooming, dealer, stables, others)	Show or Exhibition Permit Fee - \$100.00 Grooming Permit Fee - \$250.00 Dealer Permit (Retail and/or Wholesale Distributor) Fee - \$250.00 Commercial (Not Covered by Dealer) Fee - \$250.00 Commercial Stables Fee - \$250.00	TBD
Food/Health		
Alcoholic Beverages License (annual)	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee - Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).	License Fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person). Permit Fee - Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).
Food Establishment Permit (annual)	Sit down Dining: # of Employees (full & part-time) 1-6 employees \$200.00	Square feet fee?

Commented [KR6]: Legal input needed on Senate Bill 577.

Commented [KR7]: Staff input is required.

Type of Fee	Existing Fee	Proposed Fee
	7-15 Employees \$250.00 16-25 Employees \$300.00 26-35 Employees \$350.00 36-50 Employees \$400.00 51-75 Employees \$450.00 76-100 Employees \$500.00 101-150 Employees \$550.00 151+ Employees \$600.00	
School Food Service Permit (annual)	# of Employees (full & part-time) 1-6 employees \$200.00 7-15 Employees \$250.00 16-25 Employees \$300.00 26-35 Employees \$350.00 36-50 Employees \$400.00 51-75 Employees \$450.00 76-100 Employees \$500.00 101-150 Employees \$550.00 151+ Employees \$600.00	CM input needed Enter proposed fees
Day Care Facility Food Permit (annual)	1-20 Children \$150.00 21-30 Children \$175.00 31-50 Children \$200.00 51-75 Children \$225.00 76-100 Children \$250.00 101-150 Children \$275.00 151-200 Children \$300.00 201-250 Children \$325.00 251-300+ Children \$350.00	CM input needed Enter proposed fees
Temporary Food Establishment Permit (single event up to 2 weeks) An additional late fee of \$40.00 will be assessed if the permit is not received prior to the opening of the event.	\$40.00	Health inspector input needed Enter proposed fees
Mobile Food Unit Permit (annual)	\$250.00	\$250.00
Additional Fees Food Permits:	Late Fee - \$50.00	Late Fee - \$50.00

Commented [KR8]: Update after discussing with staff

Commented [KR9]: Update after discussing with staff

Commented [KR10]: Update after discussing with staff

Type of Fee	Existing Fee	Proposed Fee
	Reinstatement Fee of Suspended Permit - \$75.00	Reinstatement Fee of Suspended Permit - \$75.00
	Re-inspection Fee - \$150.00	Re-inspection Fee - \$150.00
Garbage and Refuse Collection		
		Utility department input needed
Credit Access Business Registration		
Credit Access Business Registration (annual)	\$50.00	\$50.00
Others		
Peddlers, Solicitors, and Transient Merchant License	Application Fee: \$100.00 Fee for Each Additional Person's Photo Identification - \$15.00	Application Fee: \$100.00 Fee for Each Additional Person's Photo Identification - \$15.00
Carnival License	Application Fee - \$250.00	\$500.00
Dance Hall Licenses (annual)	\$25.00	\$75.00
Amusement Redemption Machine Game Rooms	Initial certification fee for amusement redemption machine game room required: Up to 50 Amusement Redemption Machines - \$600.00 50 and Up to 75 Amusement Redemption Machines - \$900.00 More than 75 and Up to 100 Amusement Redemption Machines - \$1200.00 More than 100 and Up to 125 Amusement Redemption Machines - \$1500.00 For Each Amusement Redemption Machine Over 125 - \$12.00 Inspection and Amusement Redemption Machine Game Room License Fee (per machine) - \$50.00 Release of Machine Sealed for Non-Payment of License Fee - \$50.00	1/2 of the State Fee plus Single Machine and single person \$500.00 2 to 3 machines or players \$1,000.00 7 to 10 machines or players \$2,500.00 11 to 20 machines or players \$5,000.00 21 or more machines or players \$10,000.00 4 to 6 Machines or Players \$1,750.00
Sexually Oriented Businesses (annual)	Permitting or Licensing Fee (annual) - \$1500.00 City to Conduct a Survey - \$1000.00	Permitting or Licensing Fee (annual) - \$1500.00
Taxation		
Issuance of tax Certificate	\$10.00	\$10.00

Commented [KR11]: Update after receiving CM input.

Type of Fee	Existing Fee	Proposed Fee
Administrative Fee (Lien Processing)	\$40.00	\$40.00
Recording Fee (Lien Processing)		
Penalty for Delinquent Ad Valorem Taxes (based on amount of taxes to be paid)	20%	20%
Vehicles for Hire		
TAXICABS, DIVISION 2. - (per car to be operated in the city for a 12-month period, ending December 31)	Vehicle Permit Issuance Fee - \$50.00 Driver Background Information Check Fee - \$10.00	Vehicle Permit Issuance Fee - \$50.00 Driver Background Information Check Fee - \$10.00
TAXICABS, DIVISION 3. -		
Utilities		
Disconnect Fee	Currently \$25.00	\$30.00
Reconnect Fee	\$0.00	\$25.00
CAF fee	\$4000.00	CM input needed
Other fees – Utility staff input needed		

Parks and Recreation Existing Fee with Proposed Changes		
Mass Gathering	Application Fee - \$400.00 Inspection - \$200.00	No change proposed to mass gatherings. Recommended to add a deposit for following categories: Deposits: Clean-up and/or damage deposits Level I (\$100) – Events with up to 150 anticipated attendees where little activity is anticipated, and minimal setup is required. Level II (\$250) – Events with up to 499 anticipated attendees where moderate activity is anticipated, and some setup is required. Level III (\$500) – Events with up to 999 anticipated attendees where major activity is anticipated, and major setup is required. Level IV (\$1,000) – Events with up to 3,000 anticipated attendees where maximum activity is anticipated and maximum setup is required.

CONSOLIDATED SCHEDULE OF FEES FOR THE CITY OF ANGLETON

CHAPTER 3 - ALCOHOLIC BEVERAGES

Sec. 3-2. - License required.

License Fee	<i>License fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 61.36 (one-half of the state fee upon every person).</i>						
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Sec. 3-3. - Permit required.

Permit Fee	<i>Permitting fee levied pursuant to V.T.C.A., Alcoholic Beverage Code § 11.38 (one-half of the state fee for each permit).</i>						
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CHAPTER 4 - ANIMALS

ARTICLE I. - IN GENERAL, DIVISION 1. - GENERALLY

Sec. 4-5. - Livestock.

Fee (Neutered Animal)	\$	5.00					
Fee (Non-Neutered Animal)	\$	10.00					

CHAPTER 4 - ANIMALS

ARTICLE I. - IN GENERAL, DIVISION 2. - DOMESTIC FOWL AND RABBITS

Sec. 4-16. - Permit fee permit application and inspection of premises.

Initial Permit Application Fee	\$	25.00					
Yearly Renewal Fee of Permit Application Fee	\$	5.00					

CHAPTER 4 - ANIMALS

ARTICLE III. - IMPOUNDMENT

Sec. 4-80 - Impoundment fees.

	<i>First Impoundment</i>	<i>Subsequent Impoundments</i>	<i>Owner Surrender</i>				
Dogs and Cats							
Neutered & Spayed:	\$ 25.00	\$50.00 plus \$15.00 micro chip	\$ 50.00				
Not Spayed or Neutered:	\$ 50.00	\$100.00 plus \$15.00 micro chip	\$ 75.00				
Small livestock, such as: goats, sheep, lambs, pigs, sows, shoats, calves, foals, and animals of the same approximate size and weight, each animal	\$ 50.00	\$ 100.00					
Large livestock, such as: cattle, horses, ponies, mules, and animals of the same approximate size and weight, each animal	\$ 50.00	\$ 100.00					
All Other Animals Not Listed Herein	<i>Animals not listed herein shall be disposed of at discretion of animal control. The City of Angleton shall recover from the owner the actual cost of disposing of said animal.</i>						
Class A Daily Handling Fee	\$ 15.00						
Class B Daily Handling Fee	\$ 20.00						
Class C Daily Handling Fee	<i>Actual cost to the City of Angleton; not less than \$50.00.</i>						

CHAPTER 4 - ANIMALS

ARTICLE III. - IMPOUNDMENT

Sec. 4-81. - Adoption of impounded animal.

Fee for Adoption (<i>includes vaccinations, microchipping, worming, flea treatment and one month of heartworm preventative</i>)	\$	60.00					
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CHAPTER 4 - ANIMALS

ARTICLE V. - COMMERCIAL ENTERPRISES, DIVISION 1. - GENERALLY

Sec. 4-121. - Permit fees.

Show or Exhibition Permit Fee	\$	100.00					
Grooming Permit Fee	\$	250.00					

Dealer Permit (Retail and/or Wholesale Distributor) Fee	\$	250.00					
Commercial (Not Covered by Dealer) Fee	\$	250.00					
Commercial Stables Fee	\$	250.00					
CHAPTER 4 - ANIMALS							
ARTICLE V. - COMMERCIAL ENTERPRISES, DIVISION 2. - KENNELS							
Sec. 4-137. - License fee, issuance; violations.							
Kennel Licensing Fee	\$	200.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-16. - Building permit and inspection fees.							
Cost of Construction: \$1,000 and Less			<i>\$20.00 minimum fee.</i>				
Cost of Construction: \$1,000 to \$49,999			<i>\$20.00 for first \$1,000.00 of construction cost plus \$5.00 for each additional \$1,000.00 or fraction thereof.</i>				
Cost of Construction: \$50,000 to \$99,000			<i>\$260.00 for first \$50,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.</i>				
Cost of Construction: \$100,000 to \$499,999			<i>\$460.00 for first \$100,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.</i>				
Cost of Construction: \$500,000 and Up			<i>\$1,660.00 for first \$500,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.</i>				
Plan Review			<i>The plan review fee shall be equal to one-half of the building permit fee.</i>				
Re-Inspection Fee			<i>A re-inspection fee of \$25.00 shall be charged each time a project has failed the same inspection twice or each time it has requested an inspection for which it has not completed the necessary work.</i>				
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-17. - Permit for pouring driveways or other flatwork.							
Driveway and/or Flatwork Permit	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE II. - ADMINISTRATION							
Sec. 5-19. - Registration of contractors and others providing construction or labor on building, remodeling, or repair to structures, exceptions.							
Registration Fee	\$	50.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE V. - ELECTRICAL, DIVISION 6. - PERMITS							
Sec. 5-147. - Electrical permit fees.							
Minimum Permit Fee	\$	20.00					
Base Permit Fee	\$	7.50					
Outlets							
1-4 Outlets	\$	-					
Each Outlet Over 4	\$	0.50					
Each 220-Volt Outlet	\$	5.00					
Motors							
Up To, But Not Including, 1 Horsepower	\$	1.00					
At Least 1 Horsepower, But Less Than 2 Horsepower	\$	2.00					
At Least 3 Horsepower, But Less Than 10 Horsepower	\$	3.00					
At Least 11 Horsepower, But Less Than 25 Horsepower	\$	4.00					
At Least 26 Horsepower, But Less Than 150 Horsepower	\$	20.00					
Each Horsepower In Excess of 150 Horsepower (per Horsepower)	\$	0.15					
Lightning Arresters							
Lightning Arrester System Permit Fee	\$	2.00					
First \$1,000.00 Valuation of the Lightning Arrester System	\$	10.00					

Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Arrester System	\$	2.00					
Fire Alarm Systems							
Fire Alarm System Permit Fee	\$	2.00					
For the First \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm System	\$	10.00					
For Each Additional \$1,000.00 or Portion of \$1,000.00 Valuation of the Fire Alarm System	\$	2.00					
Sound Equipment							
Up To, But Not Including, 10 Watts Output	\$	10.00					
At Least 10 Watts, But Less Than 25 Watts, Output	\$	15.00					
At Least 25 Watts, But Less Than 100 Watts, Output	\$	25.00					
At Least 100 Watts, But Less Than 200 Watts, Output	\$	30.00					
Miscellaneous							
Meter Loop (Permanent or Temporary)	\$	7.50					
Spike Discharge Arrester in Distribution Enclosure	\$	4.00					
Motion Picture Machines	\$	15.00					
X-Ray Machines	\$	4.00					
Poles, Anchors, and Guy Stubs (except power company)	\$	0.50					
Incandescent Electric Signs (per circuit)	\$	3.00					
Gas Vacuum Tube Signs (per transformer)	\$	5.00					
Permanently Connected Electrical Appliances & Equipment of Any Nature Not Otherwise Specified							
Up to 1 K.W. (inclusive, each)	\$	0.75					
Above 1 K.W. to 10 K.W. (per K.W.)	\$	0.50					
Above 10 K.W. to 50 K.W. (per K.W.)	\$	0.40					
Above 50 K.W. to 100 K.W. (per K.W.)	\$	0.30					
Above 100 K.W. (per K.W. for the first 100 K.W.)	\$	0.10					
Above 100 K.W. (per K.W. in excess of first 100 K.W.)	\$	0.05					
Re-Inspection Fee							
Re-Inspection Fee (Subject to Additional Charges)	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VI. - MECHANICAL CODE, DIVISION 5. - PERMITS AND INSPECTIONS							
Sec. 5-227. - Mechanical permit fees.							
Mechanical Permit Fee	\$	20.00					
Basic Permit Fee	\$	7.50					
For the first \$1,000.00 or Portion of \$1,000.00 Valuation	\$	10.50					
For each Additional \$1,000.00 or Portion of \$1,000.00 Valuation	\$	2.00					
Alterations or Repairs Costing More Than \$500.00 and Less Than \$1,000.00	\$	2.00					
Re-Inspection (Subject to Additional Charges)	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VII. - PLUMBING, DIVISION 5. - PERMITS, TESTS AND INSPECTIONS							
Sec. 5-334. - Plumbing permit fees.							
Minimum Permit Fee	\$	20.00					
For Issuing Each Permit	\$	7.50					
For Each Plumbing Fixture or Trap or Set of Fixtures of One Trap (including water and drainage piping)	\$	4.00					

For each house sewer, whether new, replacement, or repaired	\$	7.50					
For Each Water Heater and/or Vent	\$	3.00					
For Each Gas Piping System Outlet	\$	2.00					
For Installation of Water Piping for Water Treating Equipment	\$	3.00					
For a Lawn Sprinkler System Inspection for Up to Five Sprinkler Heads	\$	3.00					
For Each Additional Lawn Sprinkler Head Inspected After Five Heads	\$	0.50					
Re-Inspection	\$	25.00	<i>A re-inspection fee shall be charged each time a project has failed the same inspection twice or each time it has requested an inspection for which it has not completed the necessary work.</i>				
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE VIII. - SWIMMING POOLS							
Sec. 5-497. - Same - Amendments.							
Public Pool	\$	100.00					
Private Pool -- In-Ground	\$	50.00					
Private Pool -- Above-Ground	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE X. - MOVING OR WRECKING OF BUILDINGS							
Sec. 5-526. - Permit - Required.							
Permit Fee	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE X. - MOVING OR WRECKING OF BUILDINGS							
Sec. 5-529. - Fees.							
Permit Fee	\$	25.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XI. - ALARM SYSTEMS							
Sec. 5-547. - Registration permits.							
Initial Residential Fee (<i>per year</i>)	\$	25.00					
Initial Commercial Permit Fee (<i>per year</i>)	\$	50.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XI. - ALARM SYSTEMS							
Sec. 5-553. - Fees and fines.							
<i>Residential Fees and Fines</i>							
Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost	\$	25.00					
Fine for 4th & 5th False Alarm (Burglar) (<i>each</i>)	\$	50.00					
Fine for 6th & 7th False Alarm (Burglar) (<i>each</i>)	\$	75.00					
Fine for 8th or More False Alarm (Burglar) (<i>each</i>)	\$	100.00					
Fine for 4th False Alarm (Hold-Up/Panic) (<i>each</i>)	\$	50.00					
Fine for 5th or More False Alarm (Hold-Up/Panic) (<i>each</i>)	\$	75.00					
Fine for 4th False Alarm (Fire) (<i>each</i>)	\$	50.00					
Fine for 5th False Alarm (Fire) (<i>each</i>)	\$	75.00					
Fine for 6th or More False Alarm (Fire) (<i>each</i>)	\$	100.00					
<i>Commercial Fees and Fines</i>							
Combination Burglar, Hold-Up/Panic and Fire Alarm Permit Cost	\$	50.00					
Fine for 4th & 5th False Alarm (Burglar) (<i>each</i>)	\$	50.00					
Fine for 6th & 7th False Alarm (Burglar) (<i>each</i>)	\$	75.00					
Fine for 8th or More False Alarm (Burglar) (<i>each</i>)	\$	100.00					
Fine for 4th False Alarm (Hold-Up/Panic) (<i>each</i>)	\$	100.00					

Fine for 5th or More False Alarm (Hold-Up/Panic) (each)	\$	200.00					
Fine for 4th False Alarm (Fire) (each)	\$	100.00					
Fine for 5th False Alarm (Fire) (each)	\$	200.00					
Fine for 6th or More False Alarm (Fire) (each)	\$	300.00					
CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS							
ARTICLE XIII. - PIPELINE REGULATIONS							
Sec. 5-609. - Fees.							
New Pipeline Permit Fee	\$	1,200.00					
Adjusted, Relocated, or Replaced Pipeline Permit Fee	\$	500.00					
Transfer of Ownership Fee	\$	50.00					
CHAPTER 7 - FIRE PREVENTION AND PROTECTION							
ARTICLE I. - IN GENERAL							
Sec. 7-3. - Permit fees.							
Permit Fees	\$	20.00					
CHAPTER 7 - FIRE PREVENTION AND PROTECTION							
ARTICLE VI. - LIFE AND/OR SAFETY HAZARDS							
Sec. 7-94. - Permit fees.							
Installation of Any Underground or Above Ground Flammable or Combustible Storage Tank	\$	50.00					
Installation of an Automatic Fire Alarm System or Addition to an Existing System	\$	25.00					
Installation of a Fire Suppression System or Addition to an Existing System Excluding Restaurant Vent Hoods	\$	75.00					
CHAPTER 8.5 - FOOD AND FOOD ESTABLISHMENTS							
ARTICLE II. - PERMIT							
Sec. 8.5-12. - Fees.							
<i>Annual Food Establishment Fees</i>							
0-1000 sq. ft.	\$	200.00					
Over 1,000 sq. ft.	\$	300.00					
<i>School Food Service</i>							
<i>Based on square footage kitchen/food operation as set out above.</i>							
<i>Day Care Facility</i>							
Day Care Facility	\$	150.00					
<i>Temporary Food Establishment</i>							
Temporary Food Establishment	\$	40.00					
Late Fee	<i>Permit not to exceed 7 days and valid for one event. An additional late fee of \$40.00 will be assessed if the permit is not received prior to the opening of the event.</i>						
<i>Late Fees (if permit not renewed prior to expiration of event)</i>							
Late Fees	\$	50.00					
<i>Reinstatement Fee of Suspended Permit</i>							
Reinstatement Fee of Suspended Permit	\$	75.00					
<i>Re-inspection Fee</i>							
Re-inspection Fee	\$	150.00					
<i>Mobile Food Unit Permit Fee</i>							
Mobile Food Unit Permit Fee	\$	250.00					

CHAPTER 9 - GARBAGE AND REFUSE							
ARTICLE II. - COLLECTION							
Sec. 9-21. - Garbage and refuse collection rates.							
<i>Rates for Section 9A - Residential</i>							
Residential Monthly Cost	\$	19.30					
Extra Trash Carts (Monthly)	\$	10.80					
Extra Recycling Carts (Monthly)	\$	10.80					
<i>Rates for Section 9B - Hand Pick Commercial</i>							
90 Gallon Monthly Container Fee - Times Picked-Up Per Week							
		<i>One Time</i>	<i>Two Times</i>	<i>Three Times</i>	<i>Four Times</i>		
First Container	\$	24.30	\$ 36.20	\$ 48.20	\$ 60.20		
Each Additional Container	\$	12.90	\$ 23.70	\$ 34.40	\$ 45.20		
Replacement of carts due to negligence by customer (each)	\$	56.00					
<i>Rates for Section 9C - Regular Commercial and Industrial</i>							
Front Load Monthly Fee - Times Picked-Up Per Week							
		<i>One Time</i>	<i>Two Times</i>	<i>Three Times</i>	<i>Four Times</i>	<i>Five Times</i>	<i>Six Times</i>
Two-Yard Container	\$	54.80	\$ 95.50	\$ 137.40	\$ 178.10	\$ 220.00	\$ 269.10
Three-Yard Container	\$	74.00	\$ 120.70	\$ 167.40	\$ 214.00	\$ 260.70	\$ 314.60
Four-Yard Container	\$	85.90	\$ 138.60	\$ 190.10	\$ 242.80	\$ 294.30	\$ 354.10
Six-Yard Container	\$	112.30	\$ 180.50	\$ 254.80	\$ 329.00	\$ 403.20	\$ 476.30
Eight-Yard Container	\$	131.40	\$ 229.60	\$ 329.00	\$ 427.20	\$ 526.60	\$ 624.80
Casters and Locking Devices (per item, per month)	\$	8.10					
Front Load Compactor Service							
		<i>One Time</i>	<i>Two Times</i>	<i>Three Times</i>	<i>Four Times</i>	<i>Five Times</i>	<i>Six Times</i>
Two-Yard Container	\$	107.50	\$ 188.90	\$ 272.70	\$ 354.10	\$ 438.00	\$ 536.20
Three-Yard Container	\$	145.80	\$ 239.20	\$ 332.60	\$ 426.00	\$ 519.40	\$ 627.20
Four-Yard Container	\$	169.60	\$ 275.10	\$ 378.10	\$ 483.50	\$ 586.50	\$ 706.20
Six-Yard Container	\$	222.40	\$ 358.90	\$ 507.40	\$ 655.90	\$ 804.40	\$ 950.50
Eight-Yard Container	\$	260.70	\$ 457.10	\$ 655.90	\$ 852.30	\$ 1,051.10	\$ 1,247.50
Casters and Locking Devices (per item, per month)	\$	8.10					
<i>Rates for Section 9D - Intermittent Commercial and Industrial</i>							
Front Load Container							
		<i>Two-Yard</i>	<i>Three-Yard</i>	<i>Four-Yard</i>	<i>Six-Yard</i>	<i>Eight-Yard</i>	
Each Extra Pick-Up	\$	50.00	\$ 52.40	\$ 54.80	\$ 59.60	\$ 68.00	
Delivery Charges and Discontinued Removals	\$	62.00					
Commercial Roll Off Container							
		<i>Delivery</i>	<i>Day Rental</i>	<i>Haul</i>	<i>Deposit</i>		
Twenty-Yard	\$	121.90	\$ 5.70	\$ 319.40	None		
Thirty-Yard	\$	121.90	\$ 5.70	\$ 361.30	None		
Forty-Yard	\$	121.90	\$ 5.70	\$ 391.30	None		
<i>Additional \$26.20 per ton for over six tons for all sizes.</i>							
Compactor Service							
		<i>Delivery</i>	<i>Day Rental</i>	<i>Haul</i>	<i>Install</i>	<i>Deposit</i>	
Twenty-Eight Yard	\$	121.90	\$ 16.10	\$ 355.40	TBD	None	
Thirty-Yard	\$	121.90	\$ 16.10	\$ 373.30	TBD	None	
Thirty-Five Yard	\$	121.90	\$ 16.10	\$ 403.20	TBD	None	
Forty-Yard	\$	121.90	\$ 16.10	\$ 373.30	TBD	None	
Forty-Two Yard	\$	121.90	\$ 21.90	\$ 403.20	TBD	None	

CHAPTER 9 - GARBAGE AND REFUSE							
ARTICLE III. - COMMERCIAL GARBAGE COLLECTION AND FRANCHISES							
Sec. 9-39. - Requirement that all persons or entities engaged in the business of hauling commercial garbage or refuse shall be required to obtain a non-exclusive franchise from the City of Angleton, pay a fee of five percent of the billed amounts, and utilize machinery and equipment that is clearly identified.							
Application Processing Fee	\$	100.00					
Franchise Fee (<i>percent of amount actually billed</i>)		5%					
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VI. - CREDIT ACCESS BUSINESSES							
Sec. 13-130. - Registration application.							
Application Fee	\$	50.00					
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VII. - MASS GATHERINGS							
Sec. 13-161. - Permit requirements.							
Permit Application Fee	\$	400.00					
CHAPTER 13 - MISCELLANEOUS OFFENSES							
ARTICLE VI. - MASS GATHERINGS							
Sec. 13-168. - Inspection fees.							
Inspection Fee	\$	200.00					
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE II. - LICENSES AND PERMITS							
Sec. 14-21. - Licenses for manufactured home parks.							
License Fee	\$	50.00					
Renewal Fee	\$	50.00					
Additional Fee for Each Manufactured Home Space Over Five Spaces	\$	10.00					
Transfer Fee	\$	50.00					
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE V. - TEMPORARY CONSTRUCTION USE							
Sec. 14-82. - Licensing.							
License Fee	\$	50.00					
License Renewal Fee	\$	50.00					
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE VI. - RECREATIONAL VEHICLES, DIVISION 2. - RECREATIONAL VEHICLE PARKS							
Sec. 14-122. - License issuance; fee.							
Inspection Fee	\$	15.00					
Permit Fee	\$	15.00					
Annual License Fee (per recreational vehicle space)	\$	20.00					
CHAPTER 14 - MANUFACTURED HOMES AND MANUFACTURED HOME PARKS							
ARTICLE VI. - RECREATIONAL VEHICLES, DIVISION 2. - RECREATIONAL VEHICLE PARKS							
Sec. 14-123. - Transfer of license; fee.							
Transfer Fee (per recreational vehicle space)	\$	20.00					
CHAPTER 15 - MUNICIPAL COURT							
ARTICLE II. - MUNICIPAL COURT OF RECORD							
Sec. 15-37. - Appeals.							
Fee for the Preparation of the Clerk's Record	\$	25.00					

CHAPTER 17 - PARKS AND RECREATION

ARTICLE I. - IN GENERAL

Sec. 17-1. - Recreation center fees.

Family (monthly)	\$	44.00					
Individual (monthly)	\$	32.00					
Senior Family (monthly)	\$	35.00					
Senior Individual (monthly)	\$	25.00					
First Responder/Military Family (monthly)	\$	35.00					
First Respondent/Military Individual (monthly)	\$	25.00					
Youth (monthly)	\$	25.00					
Adult Day Rate	\$	5.00					
Youth Day Rate	\$	4.00					
Child Day Rate	\$	4.00					
Spectator	\$	2.00					
Swim Diaper	\$	2.00					

CHAPTER 17 - PARKS AND RECREATION

ARTICLE III. - USE OF PUBLIC PARKS

Sec. 17-45. - User fees and obligations.

Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person Without Lights (per tournament, per day)	\$	200.00					
Tournament Play - Other Than a Tournament - by Sponsor, Organizer, or Person With Lights (per tournament, per day)	\$	250.00					
Deposit for Cleaning (per tournament)	\$	100.00					
Practice Games for Any Athletic Team Other Than League or Tournament Teams With Lights (per hour)	\$	20.00					
Practice Games for Any Athletic Team Other Than League or Tournament Teams Without Lights (per hour)	\$	15.00					
Fee for Failing to Clean Space of Litter to Satisfaction of the Parks and Recreation Department (per hour)	\$	20.00					

CHAPTER 17 - PARKS AND RECREATION

ARTICLE III. - USE OF PUBLIC PARKS

Sec. 17-77. - Use of city parks by athletic teams.

Fee per Athletic Team	\$	20.00					
Tournament (per team, per tournament)	\$	10.00					
Use for Practice (per team, per day)	\$	10.00					

CHAPTER 17 - PARKS AND RECREATION

ARTICLE III. - USE OF PUBLIC PARKS

Sec. 17-79. - Rental and deposit rates for pavilion and park rental facilities.

		Rate	Deposit				
Two Hours (Non-Resident)	\$	35.00	\$ 50.00				
Two Hours (Resident)	\$	25.00	\$ 50.00				
Four Hours (Non-Resident)	\$	60.00	\$ 50.00				
Four Hours (Resident)	\$	50.00	\$ 50.00				
All Day (Non-Resident)	\$	85.00	\$ 50.00				
All Day (Resident)	\$	75.00	\$ 50.00				

CHAPTER 17 - PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS

ARTICLE II. - LICENSING AND REGISTRATION

Sec. 18-3. - Licensing; exemptions.							
Application Fee for License	\$	100.00					
CHAPTER 17 - PEDDLERS, SOLICITORS AND TRANSIENT MERCHANTS							
ARTICLE II. - LICENSE TRANSFERABILITY AND EXHIBITION OF LICENSE							
Sec. 18-6. - License transferability and exhibition of license.							
Fee for Each Additional Person's Photo Identification	\$	15.00					
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE II. - CARNIVALS, DIVISION 2. - LICENSES							
Sec. 21-29. - Fee.							
License Fee	\$	250.00					
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE III. - DANCES AND DANCE HALLS, DIVISION 2. - DANCE HALL LICENSES							
Sec. 21-69. - Fee.							
Dance Hall License Fee (<i>annual</i>)	\$	25.00					
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE V. - AMUSEMENT REDEMPTION MACHINE GAME ROOMS							
Sec. 21-152. - Local initial certification fee for amusement redemption machine game room required.							
Up to 50 Amusement Redemption Machines	\$	600.00					
More than 50 and Up to 75 Amusement Redemption Machines	\$	900.00					
More than 75 and Up to 100 Amusement Redemption Machines	\$	1,200.00					
More than 100 and Up to 125 Amusement Redemption Machines	\$	1,500.00					
For Each Amusement Redemption Machine Over 125	\$	12.00					
CHAPTER 21 - PUBLIC AMUSEMENTS							
ARTICLE V. - AMUSEMENT REDEMPTION MACHINE GAME ROOMS							
Sec. 21-153. - Local license fee for amusement redemption machine game room required.							
Inspection and Amusement Redemption Machine Game Room License Fee (<i>per machine</i>)	\$	50.00					
Release of Machine Sealed for Non-Payment of License Fee	\$	50.00					
CHAPTER 21.3 - SECONDHAND GOODS							
ARTICLE II. - GARAGE SALES							
Sec. 21.3-22. - Garage sale regulations.							
Garage Sale Permit Fee	\$	2.00					
CHAPTER 21.4 - SEXUALLY ORIENTED BUSINESSES							

ARTICLE II. - LICENSE							
Sec. 21.4-23. - Fees.							
Permitting or Licensing Fee (annual)	\$	1,500.00					
City to Conduct a Survey	\$	1,000.00					
CHAPTER 21.5 - SIGNS							
Sec. 21.5-18. - Fees.							
Permitting Fee - Class I Sign	\$	100.00					
Permitting Fee - Class II Sign	\$	40.00					
Permitting Fee - Temporary, Nonprofit, Portable Signs	\$	-					
CHAPTER 21.5 - SIGNS							
Sec. 21.5-20. - Sign maintenance and removal.							
Sign Seizure Fee	\$	50.00					
Daily Storage Fee (per day)	\$	5.00					
CHAPTER 22 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES							
ARTICLE II. - STREETS; DIVISION 2. - OBSTRUCTIONS							
Sec. 22-34. - Enforcement.							
Minimum Fee for Trimming, Pruning, or Removal Service	\$	10.00					
CHAPTER 22 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES							
ARTICLE IV. - RIGHTS-OF-WAY							
Sec. 22-61. - Application fees for permits to use rights-of-way.							
Non-Franchise Utilities Right-of-Way Permit (subject to additional fees, if deemed applicable)	\$	1,000.00					
Franchise (e.g. Southwestern Bell, Entex, and Texas New Mexico) Utility Right-of-Way Permit (subject to additional fees, if deemed applicable)	\$	200.00					
CHAPTER 23 - LAND DEVELOPMENT CODE							
ARTICLE II. - SUBDIVISION AND DEVELOPMENT DESIGN							
Sec. 23-20. - Park dedication and recreation improvements.							
Fee in Lieu of Parkland Dedication Accompanying Plat or Site Application (per single-family residential subdivision)	\$	575.00					
Fee in Lieu of Parkland Dedication Accompanying Plat or Site Application (per dwelling unit in a duplex, townhouse, apartment, or other multi-family development)	\$	475.00					
CHAPTER 23 - LAND DEVELOPMENT CODE							
Ordinance No. 20190528-021							
Water Capacity Acquisition Fee (per dwelling unit, as determined by the City Engineer, for any non-residential use)	\$	536.70					
Sanitary Sewer Capacity Acquisition Fee	Computed on a case-by-case basis, relative to the location of a subdivision or development to the wastewater treatment plant, affected lift station, and other affected waste water collection and conveyance improvements, and shall be based on the improvements required to provide an adequate level of service based on the proposed use, as determined by the City Engineer, in accordance with the standards. A capacity acquisition fee study must be performed. See "Capacity Acquisition Fee Study Fee" below.						
Capacity Acquisition Fee Study Fee	\$	4,000.00					
<i>Water and Sewer Capacity Acquisition Fees shall be determined by the City Engineer using the guidelines and standards set out in Chapter 23 - Land Development Code, Article III. - Public Improvement Responsibilities, Division 2. - Utility Responsibilities, Sec. 23-28 - Responsibilities of the subdivider or developer. and Sec. 23-32 - Rough proportionality. of the Code of Ordinances of the City of Angleton.</i>							
CHAPTER 23 - LAND DEVELOPMENT CODE							
ARTICLE III. - PUBLIC IMPROVEMENT RESPONSIBILITIES, DIVISION 3. - SPECIAL AGREEMENTS							
Sec. 23-36. - Development and public improvement agreements.							
Administrative Fee Based on Project Cost (up to \$10,000.00)		5%					
CHAPTER 24 - TAXATION							

ARTICLE I. - IN GENERAL

Sec. 24-1. - Issuance of tax certificates.

Issuance of Tax Certificate	\$	10.00					
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CHAPTER 24 - TAXATION

ARTICLE II. - AD VALOREM TAXES

Sec. 24-16. - Penalty for delinquent ad valorem taxes.

Penalty for Delinquent Ad Valorem Taxes (<i>based on amount of taxes to be paid</i>)		20%					
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CHAPTER 26 - UTILITIES

ARTICLE II. - SANITARY SEWER SYSTEM, DIVISION 2. - SEWER USE REGULATIONS

Subdivision 11. - Miscellaneous Provisions

Sec. 26-54-127. - Industrial wastewater surcharge; generally.

Surcharges for All Other Pollutants (<i>per contaminant, per day</i>)	\$	25.00					
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CHAPTER 26 - UTILITIES

ARTICLE II. - SANITARY SEWER SYSTEM, DIVISION 2. - SEWER USE REGULATIONS

Subdivision 11. - Miscellaneous Provisions

Sec. 26-54.128. - Surcharge rates and administrative fees.

Permit Preparation Fee	\$	300.00					
Industrial Compliance Inspections (<i>per hour, min. of 20 hours</i>)	\$	35.00					
Biochemical Oxygen Demand (BOD) (per pound)	\$	0.42					
Chemical Oxygen Demand (COD)	\$	0.12					
Total Suspended Solids (TSS)	\$	0.47					

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-71. - Water/sewer rates - Inside city service.

Inside City Rates - Water	Base Monthly Rate* (per meter)	Base Allotment	Price per 1,000 Gallons Usage Above Base Allotment				Maximum Monthly Charge
			0K to 8K	8K to 23K	23K to 48K	over 48K	
Table I - Residential (<i>ind. meter</i>)	\$ 21.24	2,000 Gallons	\$ 6.28	\$ 6.64	\$ 7.00	\$ 7.64	N/A
Table II - Multifamily (<i>master meter</i>)	\$ 20.18	2,000 Gallons	\$ 6.28	\$ 6.64	\$ 7.00	\$ 7.64	N/A
Table III - Commercial (<i>ind. meter</i>)	\$ 21.24	2,000 Gallons	\$ 6.28	\$ 6.64	\$ 7.00	\$ 7.64	N/A
Table IV - Commercial (<i>master meter</i>)	\$ 20.18	2,000 Gallons	\$ 6.28	\$ 6.64	\$ 7.00	\$ 7.64	N/A

* Base monthly rate for utility accounts that are located in an active impact fee area shall be \$2.00 less than the amount stated.

Inside City Rates - Sewer	Base Monthly Rate* (per meter)	Base Allotment	Price per 1,000 Gallons Usage	Maximum Monthly Charge
Table II - Multifamily (<i>master meter</i>)	\$ 11.19	0 Gallons	\$ 3.52	N/A
Table III - Commercial (<i>ind. meter</i>)	\$ 11.19	0 Gallons	\$ 3.52	N/A
Table IV - Commercial (<i>master meter</i>)	\$ 11.19	0 Gallons	\$ 3.52	N/A

Table V - Sewer Only Customer
Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).

* Base monthly rate for utility accounts that are located in an active impact fee area shall be \$2.00 less than the amount stated.

CHAPTER 26 - UTILITIES

ARTICLE III. - UTILITY RATES AND CHARGES

Sec. 26-72. - Water/sewer rates - Outside city service.							
Outside City Rates - Water	Base Monthly Rate* (per meter)	Base Allotment	Price per 1,000 Gallons Usage Above Base Allotment				Maximum Monthly Charge
			<i>0K to 8K</i>	<i>8K to 23K</i>	<i>23K to 48K</i>	<i>over 48K</i>	
Table I - Residential (<i>ind. meter</i>)	\$ 26.55	2,000 Gallons	\$ 7.85	\$ 8.30	\$ 8.75	\$ 9.55	N/A
Table II - Multifamily (<i>master meter</i>)	\$ 25.23	2,000 Gallons	\$ 7.85	\$ 8.30	\$ 8.75	\$ 9.55	N/A
Table III - Commercial (<i>ind. meter</i>)	\$ 26.55	2,000 Gallons	\$ 7.85	\$ 8.30	\$ 8.75	\$ 9.55	N/A
Table IV - Commercial (<i>master meter</i>)	\$ 25.23	2,000 Gallons	\$ 7.85	\$ 8.30	\$ 8.75	\$ 9.55	N/A
Table V - Wholesale Water Rates	The rate for the purchase of "Wholesale Water" through a fire hydrant meter provided by the city of from other locations established and metered by the city shall be the same as Table III - Commercial (<i>ind. meter</i>) under the Outside City Rate Table.						
<i>* Base monthly rate for utility accounts that are located in an active impact fee area shall be \$2.00 less than the amount stated.</i>							
Outside City Rates - Sewer	Base Monthly Rate* (per meter)	Base Allotment	Price per 1,000 Gallons Usage				Maximum Monthly Charge
Table I - Residential (<i>ind. meter</i>)	\$ 12.30	0 Gallons			\$ 3.38	\$ 56.24	
Table II - Multifamily (<i>master meter</i>)	\$ 13.99	0 Gallons			\$ 4.40	N/A	
Table III - Commercial (<i>ind. meter</i>)	\$ 13.99	0 Gallons			\$ 4.40	N/A	
Table IV - Commercial (<i>master meter</i>)	\$ 13.99	0 Gallons			\$ 4.40	N/A	
Table V - Sewer Only Customer	Same as appropriate table above based on metered well water usage. Residential customers with unmetered well to be charged monthly maximum (based on 13,000 gallons usage).						
<i>* Base monthly rate for utility accounts that are located in an active impact fee area shall be \$2.00 less than the amount stated.</i>							
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73. - Deposits.							
Deposit for All New Water Customers	\$ 100.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73.1 - Deposits/connect fee.							
Connect Fee (<i>taken from Deposit for All New Water Customers</i>)	\$ 25.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-73.2 - Closing of account.							
Refund of Remaining Deposit	\$ 75.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-74. - Penalties.							
Penalty on Any Unpaid or Past Due Account (<i>minimum</i>)	\$ 10.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-74.1. - Disconnect.							
Disconnect/Reconnect Fee	\$ 25.00						
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-75. - Water meter and sewer tap direct cost recovery fees.							
<i>The Ordinance references an "Exhibit A," containing the fees charged by the city to new accounts for water and/or sewer taps. No Exhibit A observed.</i>							
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							

Sec. 26-75.1. - Charges for water meter installations and sewer taps.							
Water Meter Installations							
3/4" Meter Fee	\$	500.00					
1" Meter Fee	\$	575.00					
1 1/2" Meter Fee	\$	1,000.00					
2" Meter Fee	\$	1,200.00					
Sewer Taps							
4" Sewer Tap Fee	\$	700.00					
6" Sewer Tap Fee	\$	950.00					
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-76. - Capital cost recover fees							
<i>Inside Corporate City Limits</i>							
3/4" Meter Pipe Size Fee	\$	156.00					
1" Meter Pipe Size Fee	\$	168.00					
1 1/2" Meter Pipe Size Fee	\$	192.00					
2" Meter Pipe Size Fee	\$	216.00					
Over 2" Meter Pipe Size Fee	<i>To be determined by city administrator.</i>						
<i>Outside Corporate City Limits</i>							
3/4" Meter Pipe Size Fee	\$	312.00					
1" Meter Pipe Size Fee	\$	336.00					
1.5" Meter Pipe Size Fee	\$	384.00					
2" Meter Pipe Size Fee	\$	432.00					
Over 2" Meter Pipe Size Fee	<i>To be determined by city administrator.</i>						
<i>Other Water and Sewer Capital Cost Recovery Fees</i>							
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (<i>inside the corporate city limits</i>)	\$	156.00					
Fee for Each Unit Using the Meter Where Multiple Residential Units Use the Same Meter (<i>outside the corporate city limits</i>)	\$	312.00					
Residential Sewer Capital Cost Recovery Fee (<i>inside the corporate city limits</i>)	\$	312.00					
Residential Sewer Capital Cost Recovery Fee (<i>outside the corporate city limits</i>)	\$	624.00					
Fee for Each Unit Using the Sewer Tap (<i>per unit</i>) After the First Unit Using the Sewer Tap	\$	200.00					
Nonresidential sewer capital cost recovery fee, per restroom (<i>inside the corporate city limits</i>)	\$	400.00					
Nonresidential sewer capital cost recovery fee, per restroom (<i>outside the corporate city limits</i>)	\$	800.00					
CHAPTER 26 - UTILITIES							
ARTICLE III. - UTILITY RATES AND CHARGES							
Sec. 26-77. - Charges for misuse of utility service or meter.							
First Offense	\$	15.00					
Second Offense	\$	30.00					
Third Offense	\$	50.00					
Fourth Offense	<i>Legal Action</i>						
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-94. - Deposits and fees.							

Residential Deposit & Connection Fee (for new customers)	\$	100.00					
Commercial Deposit (or, amount to cover one month's bill)	\$	100.00					
High Volume Account Deposit (or, amount to cover one month's bill)	\$	400.00					
Apartment Deposit (per unit or amount to cover one month's bill)	\$	100.00					
Trailer Space Deposit (per unit or amount to cover one month's bill)	\$	100.00					
Late Fee (percentage of utility bills, which shall include water, sewer, and garbage or refuse collection)		10% or \$10.00 (whichever is greater)					
Disconnect Fee	\$	25.00					
Returned Check Fee	\$	30.00					
Install Lock on Meter (to terminate service)	\$	25.00					
Plug or Pull Meter (to terminate service)	\$	75.00					
Accuracy Test (if meter is correct)	\$	50.00					
Transfer of Service	\$	25.00					
Two Week Clean-Up (plus usage)	\$	10.00					
CHAPTER 26 - UTILITIES							
ARTICLE IV. - UTILITY SERVICE REGULATIONS, DIVISION 1. - GENERALLY							
Sec. 26-101. - Private water wells.							
Permit Fee	\$	200.00					
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 2. - VEHICLE PERMITS							
Sec. 27-49. - Fee.							
Permit Issuance Fee (per car to be operated in the city for a 12-month period, ending December 31)	\$	50.00					
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE II. - TAXICABS, DIVISION 3. - CITY TAXICAB DRIVER'S PERMIT							
Sec. 27-65. - Issuance of permit; fee.							
Background Information Check Fee	\$	10.00					
CHAPTER 27 - VEHICLES FOR HIRE							
ARTICLE III. - VEHICLE TOWING							
Sec. 27-91. - Fees for nonconsent tows.							
Fee for Nonconsent Tow			<i>Fee for Nonconsent Tow levied pursuant to V.T.C.A. Occupations Code Ch. 2308.</i>				
CHAPTER 28 - ZONING							
ARTICLE II. - ZONING PROCEDURES AND ADMINISTRATION							
Sec. 28-24. - Amendments to zoning ordinance and districts, administrative procedures, and enforcement.							
Waiver Request Fee	\$	100.00					
Rezoning Application Fee (if waiver request granted before expiration date)			<i>150% of the zoning application fee</i>				
CHAPTER 30 - SPECIAL DISTRICTS							
ARTICLE I. - GENERAL							
Sec. 30.5. - Deposit against expenditures.							
Initial Deposit Sum	\$	25,000.00					
Additional Deposit Sum	\$	10,000.00					