



NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, DECEMBER 21, 2022, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Hold Election of Officers for the Board of Zoning Adjustments for Chairperson and Vice-Chairperson.
2. Discussion and possible action to approve the minutes of the Angleton Board of Zoning Adjustments meeting of August 26, 2021.

PUBLIC HEARINGS AND ACTION ITEMS

3. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 23-15. – Drainage and utilities requirements to allow for the placement of utilities in the front yards of a Manufactured Home Community/ Angleton Park Place Subdivision (Sections 1 & 2, 71 lots)/in accordance with section 23-133, as required by TNMP. The subject property is located on East Philips Road near Gifford Rd.
4. Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the continued use of an existed compacted gravel lot, for the proposed Shaka Shack, Container Park use. The subject property is located at 509 W. Mulberry St./Hwy. 35, on the S.E. corner of Columbia Street intersection.

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis T. Spriggs, AICP, 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: Thursday, December 15, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

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

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



Board of Zoning Adjustments AGENDA ITEM SUMMARY FORM

MEETING DATE: December 21, 2022

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

AGENDA CONTENT: Hold Election of Officers for the Board of Zoning Adjustments for Chairperson and Vice-Chairperson.

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

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

The City of Angleton, Code of Ordinances, Article II.-Zoning Procedures and Administration states the following under Section 28-23. - Board of adjustment (BOA), subsection (7):

The board of adjustment shall elect a chairperson and a vice-chairperson from among its membership, and each officer shall hold office for two years or until replaced by a simple majority vote of the full board. The city manager's designee shall serve as secretary to the board of adjustment, and shall keep minutes of all meetings held by the board. The secretary shall also set up and maintain a separate file for each application for hearing by the board, and shall record therein the names and addresses of all persons/entities to whom notices are mailed, including the date of mailing and the person by whom such notices were delivered to the post office. All records and files herein provided for shall be permanent and official records of the City of Angleton. The secretary shall also immediately notify in writing the city council, planning and zoning commission, and the city manager or designee of each decision rendered by the board in the conduct of its duties.

Staff has no record on file of a new chair being appointed or elected and is requesting the board to open the floor up for nominations and hold elections for the upcoming year/term.

Staff Recommendation: Staff recommends that the Board hold elections for the Chairperson and Vice-Chairperson for an office term of 2 years.

BOARD OF ADJUSTMENTS (BOA)

- Number of Commission Members:** 5
- Term of Office:** 2 years
- Established by:** Angleton Ordinance No. 2009-O-4A
- Appointed by:** Mayor and City Council
- Regular Meetings held on:** Third Wednesday of each month (as needed), 12:00 p.m.
- Location:** City of Angleton City Hall Council Chambers
- Compensation:** None
- City Staff Support:** City Manager Designee
- Qualifications:** Registered Voters and Residents of the City of Angleton
- Powers and Duties:**

The board of adjustments shall consist of five regular members, who shall be appointed by a simple majority vote of the full city council, and shall operate in accordance with V.T.C.A., Local Government Code §§ 211.008–211.011, as amended. (2) The city council shall provide for the appointment of up to four alternate members to serve in the absence of one or more of the regular board members on an alternating basis such that all alternate members have equal opportunities to serve on the board.

The BOA powers include but not limited to hearing and determining appeals from refusal of building permits, and to permit an exception to or variations from the city zoning regulations.

The board of adjustment shall elect a chairperson and a vice-chairperson from among its membership, and each officer shall hold office for two years or until replaced by a simple majority vote of the full board.

See Code of Ordinances for complete powers and duties:
https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH28_ZO_ARTIIZOPRAD_S28-23BOADBO

The board of adjustments and appeals, created and appointed pursuant to the home rule Charter, section 7.04, zoning board of adjustment, and to the zoning ordinance, shall act and perform all duties and responsibilities of the housing board of adjustments and appeals.

Place 1	Janie Schwartz 708 Cannan Drive	979-292-9014 jschwartz-shaw@tdecu.org	2023
Place 2	Danielle Graham 14 Lobo Ct.	979-849-9595 cpj1@sbcglobal.net	2024
Place 3	Blain Smith	281-515-6056 Bms77515@gmail.com	2023
Place 4	Ellen Eby 4 Hickory Place	979-215-3091 elleneby@att.net	2024
Place 5	Michelle Townsend	832-414-8348 ellehcim@alumni.rice.edu michelletownsendlaw@gmail.com	2024
Alternate 1	Terry Roberts 6 Elm Place	979-864-7639 Terryr7639@gmail.com	2023

Alternate 2			
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AGENDA ITEM SUMMARY FORM

MEETING DATE: December 13, 2022

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

AGENDA CONTENT: Discussion and possible action to approve the minutes of the Angleton Board of Zoning Adjustments meeting of August 26, 2021.

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

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Approve the minutes of the Angleton Board of Zoning Adjustments meeting of August 26, 2021.

RECOMMENDATION:

Staff recommends that the Board approves the minutes as presented.

MEETING MINUTES

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, AUGUST 26, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

In accordance with an Order of the Office of the Governor issued March 16, 2020, this meeting scheduled is in person and open to the public at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515.

This meeting was live-streamed on the City's website at <https://angleton.tx.us/445/Meeting-Videos> and on Facebook at <https://www.facebook.com/cityofangleton/>

DECLARATION OF A QUORUM AND CALL TO ORDER

Present: Danielle Graham, Belinda Gains, Janie Schwartz, Terry Roberts.

Absent: Marian Goff, Ellen Eby.

APPROVAL OF MINUTES

None.

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for a variance to the side yard requirement of the Single Family Residential 5 (SF-5) District for property described as Lots 1 & 2 of the Norah Subdivision. The subject property is located on the south side of Henderson Road E. approximately 200 feet west of N. Downing Street and is more commonly known as 1208 and 1212 Henderson Road.

Motion was made by Terry Roberts to open the public hearing; Motion was seconded by Janie Schwartz. Motion carried unanimously.

Mr. Walter Reeds presented the basis for the appeal for two lots on Henderson Rd. on the corner of Downing Street; two houses which are almost finished in construction. He noted that the foundation forms were marked, and the corners were not poured and located properly. Both houses now don't meet the side yard setback requirements for the zoning

district, as a result. This is not a unique variance. There will be an amendment replat, and that will adjust the property lines between the two lots. The western line of the lots will not need a variance; however the eastern lot will now need variances on each side yard. Staff looked at the criteria for granting a variance and finds that they are all met for recommending approval, subject to the condition that the amending plat be done within 90 days. The plat is already prepared and awaiting application.

Public Input: None.

Motion to close the public hearing was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously. The public hearing was closed.

BOARD ACTION:

Motion to accept Staff's recommendation and grant the appeal subject to the noted condition was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously.

ROLL CALL VOTE:

Acting Chair Danielle Graham- Aye., Board member Belinda Gains - Aye., Board member Janie Schwartz- Aye., Board member Terry Roberts- Aye. (4-0 vote).

The variance was approved.

2. Conduct a public hearing, discussion, and possible action on a request for variances to Section 28-54 of the Angleton Code of Ordinances including the required minimum front yard setback area regulation of twenty-five (25) feet, the minimum side yard setback area regulation of twenty (20) feet, placement of a partially-constructed structure within a utility easement, structure columns mounted over the east property line onto the neighboring property for the property described as Lot 59, Block 1 of Gifford Estates. The subject property is more commonly known as 128 Bald Prairie and in the Manufactured Home (MH) zoning district.

Motion was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz to open the public hearing. Motion carried unanimously.

Ms. Lindsay Koskiniemi, Assistant Director, presented the basis for the appeal, which include front yard and side yard setback requests. She noted that this is within the Manufactured Home Zoning District. Project was started without a complete understanding of what the setback requirements were. A stop work order was issued, and the applicant is present today and has submitted an application for the variances. Images were supplied. The rafters were suspended from the side and are actually touching a neighboring property line, which is not allowed under the fire code. Staff does not recommend approving the variance. Mr. Roy Hernandez, Fire Inspector is present. In order to grant a variance, there should be a compelling reason. Simply wanting shade is not a compelling reason to grant the variance and supersede the international fire code.

Mr. Terry Roberts asked if architectural stamped plans are required? Ms. Koskiniemi stated yes, and they do not meet code.

Public Input: None.

Motion to close the public hearing was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously. The public hearing was closed.

BOARD ACTION:

Acting Chair Danielle Graham stated that in her opinion this case does not meet the criteria for granting a variance. Board members concurred.

Motion to accept Staff's recommendation and not grant the appeal was made by Ms. Belinda Gains; Motion was seconded by Mr. Terry Roberts. Motion carried unanimously.

ROLL CALL VOTE:

Acting Chair Danielle Graham- Aye., Board member Belinda Gains - Aye., Board member Janie Schwartz- Aye., Board member Terry Roberts- Aye. (4-0).

The variance was disapproved.

3. Conduct a public hearing, discussion, and possible action on a request for a variance to the front yard, rear yard and maximum impervious surface requirements of the Single Family Residential 6.3 (SF-6.3) District for property described as the west 52 feet of Lot 1, Block 108 City of Angleton. The subject property is located on the south side of W. Kiber Street approximately 80 feet west of Hancock Street and is more commonly known as 209 W. Kiber Street.

Motion by Terry Roberts, Motion was seconded by Ms. Janie Schwartz to open the public hearing. Motion carried unanimously.

Mr. Walter Reeves, Director, presented the basis for the appeal; noting that since the noticing of the hearing the variance for the maximum impervious surface requirements is not needed. The existing house has been on the property since 1955 and is not in great shape anymore. The owners would like to place a new home on the property. However, given the orientation of the lot, the front and rear set backs overlap each other. Regardless of what type of structure you want to place on the property, it would require a variance. Staff finds that the criteria is met for granting a variance and recommends approval.

Public Input: Mr. Lee Garcia, spoke on behalf of the property owners, giving a background. Their home was damaged due to Harvey in 2017. They were denied through FEMA due to the number of repairs. They were notified by the G.L.O. that they could qualify for a program, and were approved by the plans submitted would not fit the lot. They have lived there for 60 years and we the neighbors, family would like to see them be able to enjoy their residence at that location.

Motion to close the public hearing was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously. The public hearing was closed.

BOARD ACTION:

Motion to accept Staff's recommendation and to grant the variance was made by Mr. Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously.

ROLL CALL VOTE:

Acting Chair Danielle Graham- Aye., Board member Belinda Gains - Aye., Board member Janie Schwartz- Aye., Board member Terry Roberts- Aye. (4-0).

The variance was approved.

4. Conduct a public hearing, discussion, and possible action on a request for a variance to the maximum height requirement for property located between Live Oak Street on the north side, Arcola Street on the east side, and Locust Street on the south side. The subject property consists of an approximate 8.276 acres and is in both the Central Business District (CBD) and Commercial-General (C-G) zoning districts.

Motion was made by Mr. Terry Roberts to open the public hearing; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously.

Lindsay Koskiniemi, Assistant Director, presented the basis for the appeal. This item concerns the courthouse expansion project. The county submitted a zoning change request approved by Council to the CBD District, from Commercial General, for consistency on the campus. The plans called for 5 stories. Under the CBD, you can only have 4 story buildings. Urban Legend states that the County built the Courthouse to be the tallest building in the area. Staff recommends approval of the height requirement.

Public Input: None.

Motion to close the public hearing was made by Terry Mr. Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously. The public hearing was closed.

BOARD ACTION:

Motion to accept Staff's recommendation and to grant the variance for the courthouse was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously.

ROLL CALL VOTE:

Acting Chair Danielle Graham- Aye., Board member Belinda Gains - Aye., Board member Janie Schwartz- Aye., Board member Terry Roberts- Aye. (4-0).

The variance was approved.

REGULAR AGENDA

ADJOURNMENT

Motion to adjourn the meeting was made by Mr. Terry Roberts; Motion was seconded by Ms. Janie Schwartz. Motion carried unanimously to adjourn the meeting at 12:19 P.M.

These minutes were approved by City of Angleton Board of Adjustments on this the 21st day of December, 2022, upon a motion by Mr. Roberts, seconded by Ms. Janie Schwartz. Motion carried unanimously and the meeting at 12:19 P.M. The motion was passed unanimously to approve the meeting minutes for 12/21/2022.

CITY OF ANGLETON, TEXAS

Acting Chair, Danielle Graham
ATTEST:

Michelle Perez, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 21, 2022

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 23-15. – Drainage and utilities requirements to allow for the placement of utilities in the front yards of a Manufactured Home Community/ Angleton Park Place Subdivision (Sections 1 & 2, 71 lots)/in accordance with section 23-133, as required by TNMP. The subject property is located on East Philips Road near Gifford Rd.

AGENDA ITEM SECTION: Public Hearing and Action

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

FUND: None

EXECUTIVE SUMMARY:

While TNMP, Texas New Mexico Power is aware of the City of Angleton's ordinance requiring back lot distribution, the developer is being forced to meet both the requirements for the City of Angleton and TNMP. TNWP will not install rear lot distribution where it is unsafe and in accessible, or creates operational issues, such as within 100 year flood plain, zero lot line developments, or subdivisions with lot widths 50 feet or less. (*See attached email correspondence from Texas New Mexico Power review*).

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was publishing in the "Facts," and mailed to all property owners within two-hundred feet of the subject property on December 6, 2022.

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

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

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

TNWP will not install rear lot distribution where it is unsafe and in accessible, or creates operational issues, such as within 100 year flood plain, zero lot line developments, or subdivisions with lot widths 50 feet or less.

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

As noted, TNWP will not install rear lot distribution where it is unsafe and in accessible, or creates operational issues, such as within 100 year flood plain, zero lot line developments, or subdivisions with lot widths 50 feet or less. The variance is necessary for the preservation and enjoyment of a substantial property right.

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

Granting the variance will not be detrimental to the public health, safety or welfare as the proposed utilities are being located in a mobile home community. Granting of the variance will not be injurious to other property within the area.

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

Granting the utility variance will not prevent the orderly use of other land within the area.

e. That a finding of undue hardship exists.

An undue hardship exists pursuant to Section 28-23(f)(3).

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

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

As noted, TNWP will not install rear lot distribution where it is unsafe and in accessible, or creates operational issues, such as within 100 year flood plain, zero lot line developments, or subdivisions with lot widths 50 feet or less. Such controls will create an unnecessary hardship in the development of the affected property

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

TNWP will not install rear lot distribution where it is unsafe and in accessible, or creates operational issues. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.

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

The relief sought will not injure the permitted use of adjacent conforming property.

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

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

Pursuant to Section 28-23(f)(4): A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by this chapter to other

parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

SITE PHOTOGRAPHS



View from Gifford Rd. Looking South towards the Intersection of Phillips Rd. (Site on SW quadrant)



View from Phillips Rd. Looking South towards Site



View from Phillips Rd. Looking SouthWest towards Site on Left



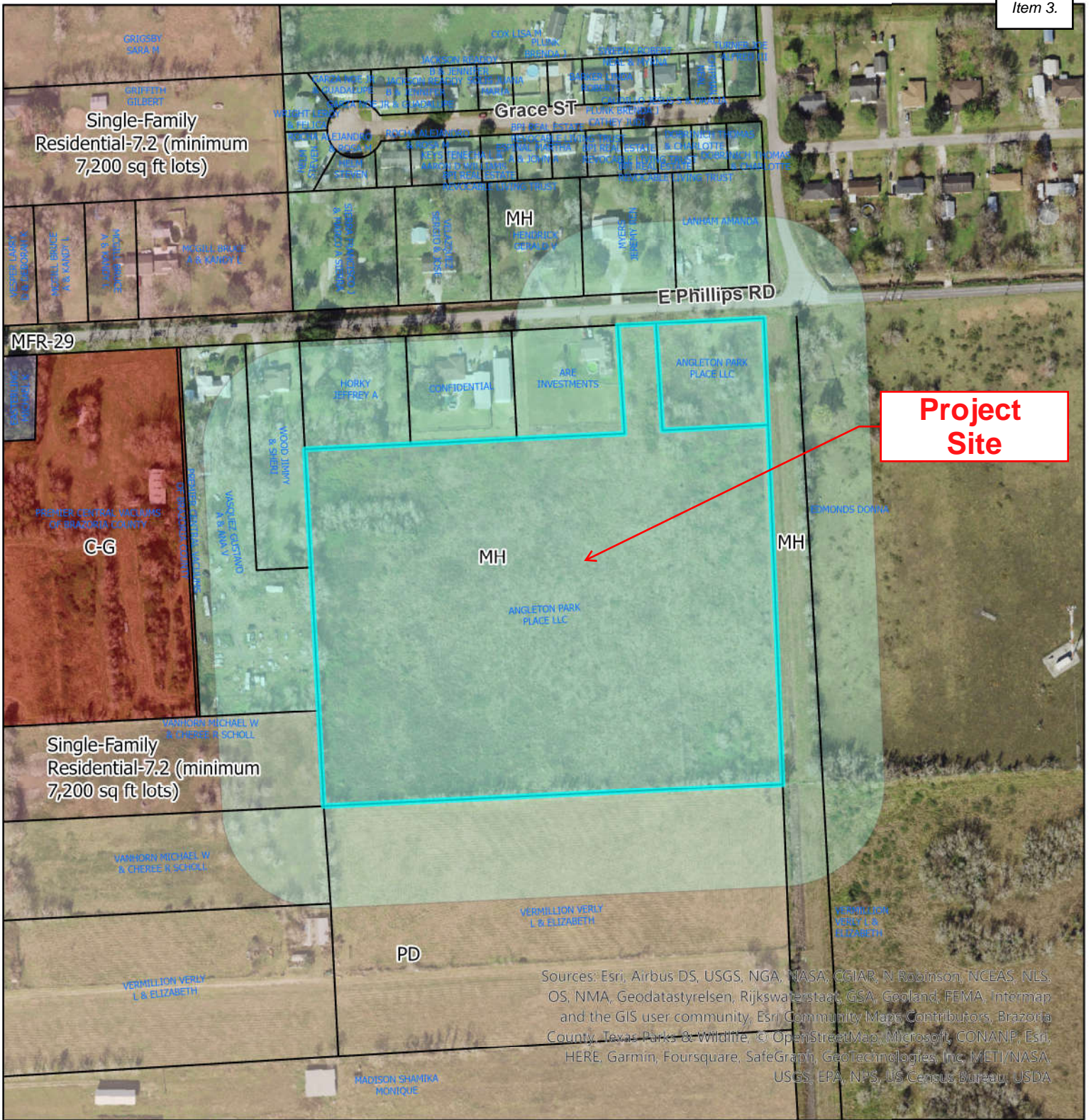
View from Phillips Rd. Looking SouthWest towards Site on Left



View from Phillips Rd. Looking Southwest towards Site on Left

Staff Recommendation: Staff recommends approval of the variance to allow a variance to Sec. 23-15. – Drainage and utilities requirements to allow for the placement of utilities in the front yards, for Angleton Park Place, Sections 1 & 2, on 71 lots.

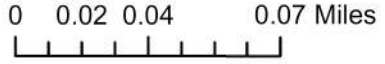
Suggested Motion: I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant a variance to Sec. 23-15. – Drainage and utilities requirements to allow for the placement of utilities in the front yards of a Manufactured Home Community/Subdivision (Angleton Park Place, Sections 1 & 2, 71 lots)/in accordance with section 23-133, as required by TNMP, as presented.



Project Site

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Vicinity Map- Exhibit A





BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Miguel Saucedo
Baker + Lawson Phone: 979-849-6681 Cell: _____

Address: 4005 Technology Drive Ste 1530

City: Angleton TX State: TX Zip: 77515

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

Property owner: Mike Morgan Phone: 979-236-5089 Cell: _____

Address: 1915 N 288B,

City: Freeport State: TX Zip: 77541

[Signature] 11/30/22 [Signature] 12/1/22
Applicant Signature Date Owner Signature Date

Property Information:

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

Street address or location: O E. Phillips Rd near Gifford Rd

Legal Description: Attached Plat
(please provide copy of metes and bounds)

Present zoning: MH Present land use: Undeveloped

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.

RECEIVED
DEC 01 2022
BY: M. Barran

02189383 12/01/2022 3:11 PM
TAB TERM: 105
58169
300.1190 ZONING VAR/PLATTING
NING/VARIANCE/PLA 150.00CR
DERED: 150.00 CHECK
LIED: 150.00-
NGE: 0.00

Request Information:

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

1. Describe the variance you are requesting: Owner is request use of front lot distribution for electric service. (Ordinance 20210525-008)

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: There is no special or unique condition caused by the physical features of the property.

3. Do similar property conditions exist in your area? Explain: No

4. Explain how your need for a variance is unique to those special property-related conditions described above:

Angleton Park Place plat was approved with lots smaller than 50' and the plat meets requirements of the zoning Ordinance. TNMP stated that rear lot distribution is not available for Angleton Park Place due to safety, accessibility, and operational concerns.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: _____

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: Front lot distribution is required by TNMP.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: Ordinance requiring rear lot distribution conflicts with requirements of TNMP.

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

Acknowledgements

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

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

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

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

Applicant's Initials: MAS Date: 11/30/22

Office use only	
Date received: <u>12/1/22</u>	Received by: <u>M. Barron</u>
Fee of \$150.00 received: <u>12/1/22 MB.</u>	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____

[Faint, illegible text]

BRAZORIA COUNTY TEXAS

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

MIKE MORGAN OWNER/MANAGER

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2021.

NOTARY PUBLIC STATE OF TEXAS

CITY PLANNING AND ZONING

APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2021, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS

MAYOR

CITY SECRETARY

STATE OF TEXAS COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____ CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF CITY.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS; THAT I, _____ 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. THIS PLAT IS FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DRAINAGE AND DETENTION EASEMENTS.

STATE OF TEXAS COUNTY OF BRAZORIA

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENTS". THE DRAINAGE AND DETENTION EASEMENTS WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION POND. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENTS, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENTS AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENTS AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENTS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR ANY DAMAGES FROM ANY NATURAL EVENTS RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENTS.

STATE OF TEXAS COUNTY OF BRAZORIA

THAT I, TERRY SINGLETARY, 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. DATE SURVEYED: JANUARY 13, 2021.



PRELIMINARY

TERRY SINGLETERY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NUMBER 4828

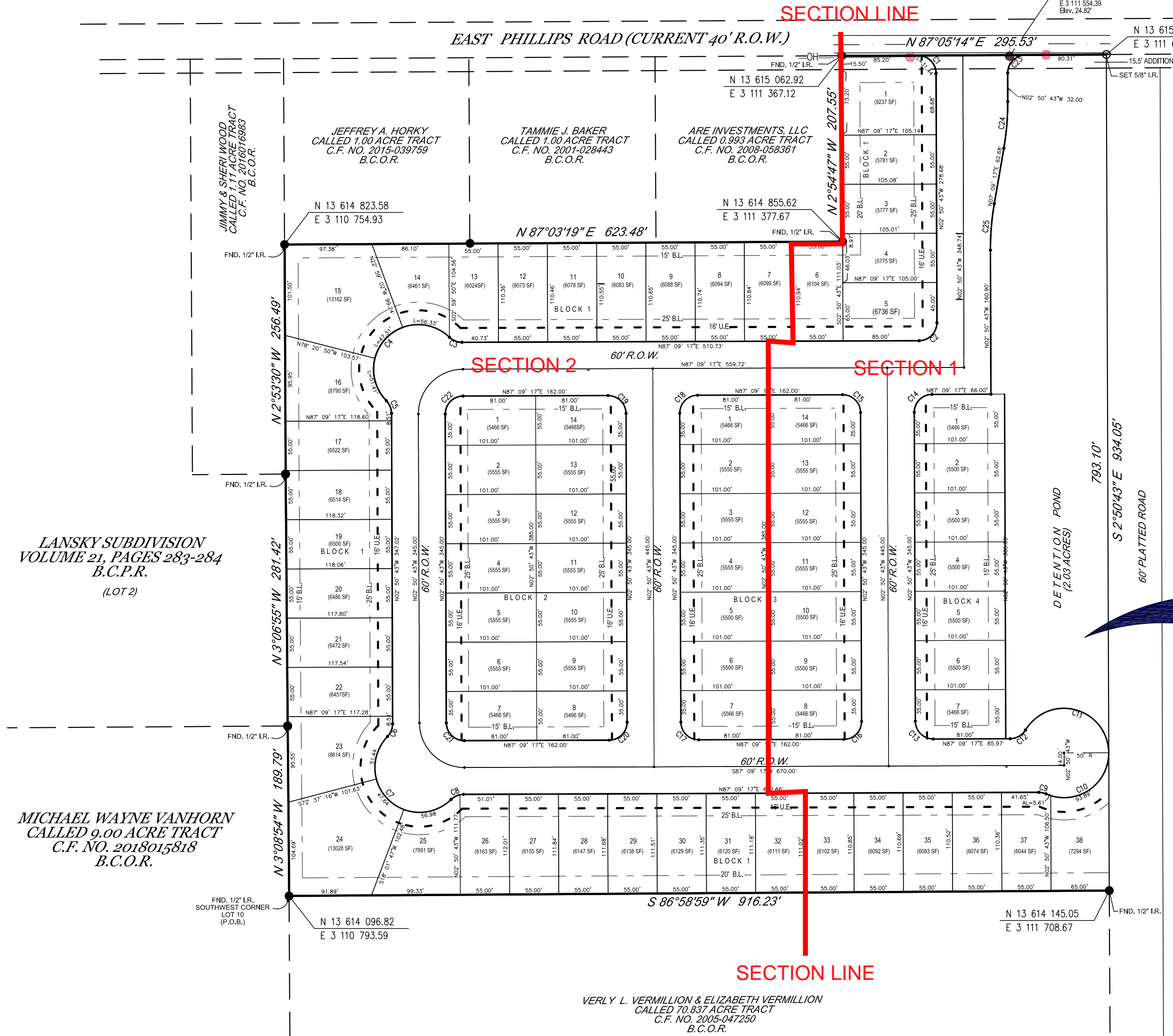
Table with 5 columns: CURV, Δ, RADIUS, LENGTH, CHORD. Contains curve data for curves C1 through C12.

Table with 5 columns: CURV, Δ, RADIUS, LENGTH, CHORD. Contains curve data for curves C13 through C25.

FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS; INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. 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 REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN OWNER/MANAGER



DONNA LAJANE EDMONDS CALLED 14.92 ACRE TRACT C.F. NO. 1986-021489 B.C.O.R.

SUBJECT 16.73 ACRES ANGLETON PARK PLACE, LLC CALLED 16.72 ACRE TRACT C.F. NO. 2016-023917 B.C.O.R.

VERLY L. VERMILLION & ELIZABETH VERMILLION CALLED 10.87 ACRE TRACT C.F. NO. 2005-047250 B.C.O.R.

- LEGEND: P.O.C. POINT OF COMMENCEMENT, P.O.B. POINT OF BEGINNING, B.C.O.R. BRAZORIA COUNTY DEED RECORDS, C.F. NO. CLERK'S FILE NUMBER, R.O.W. RIGHT-OF-WAY, T.B.M. TEMPORARY BENCHMARK, SUBJECT TRACT, EASEMENT, FLOOD ZONE LINE, DENOTES A FOUND IRON PIPE/ROD, DENOTES A SET 5/8" IRON ROD, POWER POLE, OVERHEAD LINE.

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE _____ DAY OF _____, 2021 BY THE ANGLETON DRAINAGE DISTRICT

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE.

- 1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION, OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

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

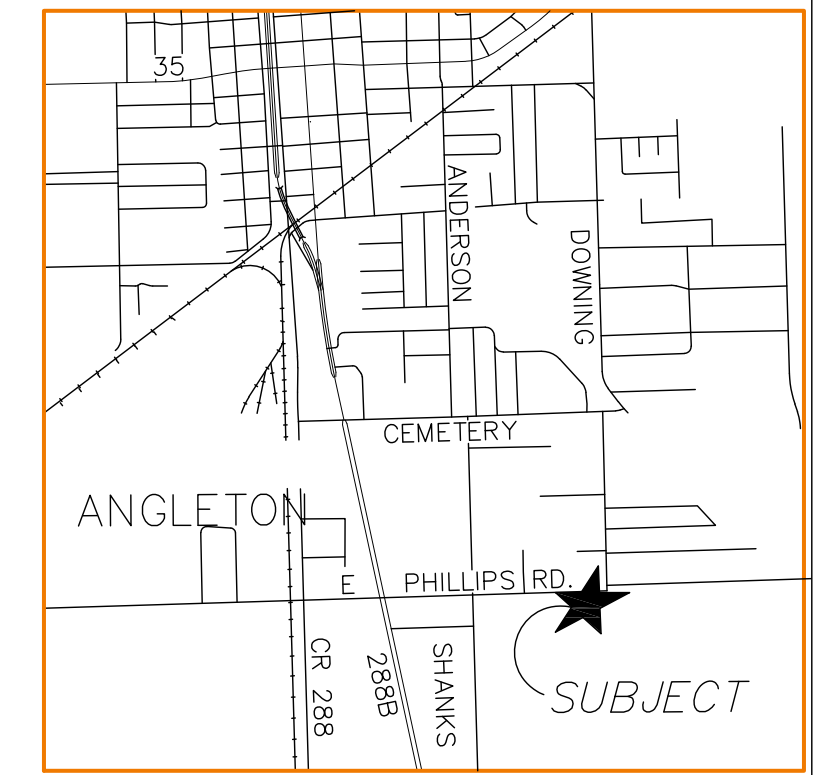
CHAIRMAN, DAVID SPOOR ASSISTANT CHAIRMAN, WELDON ZGARBA SECRETARY, RONALD E. SLATE

NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

NOTES:

- 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987250874)
3. ALL UTILITIES, ROADWAYS AND DETENTION FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
4. MAXIMUM HEIGHT LIMIT: TWO AND ONE-HALF STORES AND NOT TO EXCEED 36 FEET FOR THE MAIN BUILDING/HOUSE. MAXIMUM HEIGHT OF ONE-STORY FOR ACCESSORY BUILDINGS, INCLUDING DETACHED GARAGES, MANAGEMENT OFFICE, CLUBHOUSE, GAZEBO, AML KIOSKS, STORAGE UNITS, ETC.
5. STRUCTURES BUILT ON PROPERTY IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION, ACCORDING TO THE FEMA FLOOD MAP AS DESCRIBED IN NOTE NO. 2 AS OUTLINED UNDER THE FLOODPLAIN NOTES. FOR AREAS LOCATED IN ZONE "A" OWNER NEEDS TO CONTACT THE FLOOD PLANE ADMINISTRATOR TO DETERMINE THE BASE FLOOD.
6. THERE WAS NO TITLE COMMENT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE ITEMS AND/OR EASEMENTS OF RECORD WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. BUILDING LINES ARE ESTABLISHED BY THE CITY OF ANGLETON, PER MH ZONING RESTRICTIONS. REFER TO SECTION 28-54 IN THE CODE OF ORDINANCES FOR MANUFACTURED HOME DISTRICT FOR DESCRIPTION AND REGULATIONS.
8. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A SUBDIVISION.

EDWIN WALLER LEAGUE ABSTRACT 134



VICINITY MAP (N.T.S.)

METES AND BOUNDS:

ALL THAT CERTAIN 16.73 ACRE TRACT OF LAND IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, SAID 16.73 ACRE TRACT BEING THE SAME TRACT CONVEYED TO ANGLETON PARK PLACE, LLC AS RECORDED IN CLERK'S FILE NO. 2016-023917 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL, SURFACE LEVEL LENGTHS AS FOLLOWS; (SCALE FACTOR = 0.99986928512). BEGINNING AT A FOUND 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 10, DIVISION 5, OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, AND SAID IRON ROD BEING LOCATED IN THE EAST LINE OF A CALLED 9.00 ACRE TRACT CONVEYED TO MICHAEL WAYNE VANHORN AS DESCRIBED IN CLERK'S FILE NO. 2016-015818 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; THENCE NORTH 3°08'54" WEST, COINCIDENT WITH SAID CALLED 9.00 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT, AND SAME BEING THE SOUTHWEST CORNER OF LOT 2 OF THE LANSKY SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 283-284 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; THENCE NORTH 3°06'55" WEST, COINCIDENT WITH SAID LOT 2 OF THE LANSKY SUBDIVISION, A DISTANCE OF 281.42 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 2, AND SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.11 ACRE TRACT CONVEYED TO JIMMY AND SHERI WOOD AS DESCRIBED IN CLERK'S FILE NO. 2016-016983 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; THENCE NORTH 2°53'30" WEST, COINCIDENT WITH SAID CALLED 1.11 ACRE TRACT, FOR A DISTANCE OF 256.49 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AND SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO JEFFREY A. HORKY AS DESCRIBED IN CLERK'S FILE NO. 2015-039759 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; THENCE NORTH 87°03'19" EAST, COINCIDENT WITH SAID CALLED 1.00 ACRE TRACT, AT 207.23 FEET PASS THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO TAMMIE J. BAKER AS DESCRIBED IN CLERK'S FILE NO. 2001-028443 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND CONTINUE FOR A TOTAL DISTANCE OF 623.48 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.993 ACRE TRACT CONVEYED TO ARE INVESTMENTS, LLC AS DESCRIBED IN CLERK'S FILE NO. 2008-058361 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; THENCE NORTH 2°54'47" WEST, COINCIDENT WITH SAID CALLED 0.993 ACRE TRACT, FOR A DISTANCE OF 207.55 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF EAST PHILLIPS ROAD; THENCE NORTH 87°05'14" EAST, COINCIDENT WITH SAID EAST PHILLIPS ROAD, FOR A DISTANCE OF 295.53 FEET TO A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 2°50'43" EAST, COINCIDENT WITH A CALLED 14.92 ACRE TRACT CONVEYED TO DONNA LAJANE EDMONDS AS DESCRIBED IN CLERK'S FILE NO. 1986-021489 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR A DISTANCE OF 933.92 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT; THENCE SOUTH 86°58'59" WEST COINCIDENT WITH A CALLED 70.837 ACRE TRACT CONVEYED TO VERLY L. VERMILLION AND ELIZABETH VERMILLION AS DESCRIBED IN CLERK'S FILE NO. 2005-047250 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR A DISTANCE OF 916.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.73 ACRES OF LAND, MORE OR LESS.

OWNER: ANGLETON PARK PLACE, LLC 4 BAYOU ROAD LAKE JACKSON, TX 77566

SURVEYOR: DOYLE & WACHTSTETTER, INC. 131 COMMERCE STREET CLUTE, TX 77531 (979) 265-3622

SUBDIVISION OF

ANGLETON PARK PLACE SUBDIVISION

A SUBDIVISION CONSISTING OF 4 BLOCKS AND CONTAINING 71 LOTS

OUT OF LOT 10 DIVISION 5 OF THE EDWIN WALLER LEAGUE ABSTRACT 134

CITY OF ANGLETON BRAZORIA COUNTY, TEXAS FEBRUARY 2021



Miguel Sauceda

From: Galarza, Hector <Hector.Galarza@tnmp.com>
Sent: Monday, November 21, 2022 4:50 PM
To: Miguel Sauceda
Cc: Vasquez, Javier; Mike Morgan; Robin Crouch
Subject: RE: [External] Angleton Park Place

Miguel,

TNMP is aware of the City of Angleton ordinance requiring back lot distribution. However, the developer has to meet the requirements for the City of Angleton and TNMP. TNMP will not install rear lot distribution where it is unsafe, inaccessible, or creates operational issues, such as within 100 year flood plain, zero lot line developments, or subdivisions with lot widths 50 feet or less.

Regards,
Hector Galarza, Team Manager I
Distribution Engineering
Texas New Mexico Power
702 Highway 146 North
Texas City, TX 77590
D (409) 949-5683 C (281) 389-2580



Texas-New Mexico Power

From: Miguel Sauceda <msauceda@bakerlawson.com>
Sent: Monday, November 21, 2022 2:40 PM
To: Galarza, Hector <Hector.Galarza@tnmp.com>
Cc: Vasquez, Javier <javier.vasquez@hdrinc.com>; Mike Morgan <dmmorganjr@yahoo.com>; Robin Crouch <rcrouch@bakerlawson.com>
Subject: FW: [External] Angleton Park Place

Hector,

The City of Angleton has an ordinance that requires the electric at the back of the lot.

Would TNMP consider rear lot distribution for a 40' wide lot subdivision? I want to state that the subdivision will be for manufactured homes. The side setbacks are 10' minimum and there will be no fencing between the lots.

The city will require a variance request for front distribution.

Miguel Saucedo, P.E.
Baker & Lawson, Inc.
4005 Technology Drive
Suite 1530
Angleton, Texas 77515
(o) 979-849-6681
(m) 210-995-0565



From: Miguel Saucedo
Sent: Friday, October 7, 2022 1:57 PM
To: Jessenia Pena <jpena@bakerlawson.com>
Cc: Billy Taylor <btaylor@bakerlawson.com>
Subject: FW: [External] Angleton Park Place

Add the utility easement per attachment

From: Robin Crouch <rcrouch@bakerlawson.com>
Sent: Friday, October 7, 2022 12:26 PM
To: Miguel Saucedo <msaucedo@bakerlawson.com>
Subject: Fwd: [External] Angleton Park Place

Robin Crouch
Baker & Lawson, Inc.

4005 Technology Drive
Suite 1530
Angleton, Texas 77515
979-849-6681

Begin forwarded message:

From: "Galarza, Hector" <Hector.Galarza@tnmp.com>
Date: October 7, 2022 at 12:14:23 PM CDT
To: Robin Crouch <rcrouch@bakerlawson.com>, Mike Morgan <dmmorganjr@yahoo.com>
Subject: RE: [External] Angleton Park Place

Mike/Robin,

See attached PDF with TNMP comments for Angleton Park Place.

TNMP will not install rear lot distribution on lot widths less than 50ft.

Options available:

1. 16' UE UG Front Lot Distribution.
 1. Individually meter
2. 16' UE OH Front Lot Distribution.
 1. Individually meter
 2. Gang meter

Also I have attached the TNMP Residential UG Packet so it can be shared with your design team.

Feel free to contact me with any question.

Regards,
Hector Galarza, Team Manager I
Distribution Engineering
Texas New Mexico Power
702 Highway 146 North
Texas City, TX 77590
D (409) 949-5683 C (281) 389-2580

From: Robin Crouch <rcrouch@bakerlawson.com>
Sent: Wednesday, September 28, 2022 4:03 PM
To: Galarza, Hector <Hector.Galarza@tnmp.com>
Cc: Mike Morgan <dmmorganjr@yahoo.com>
Subject: RE: [External] Angleton Park Place

Hector –

On August 24, 2022 Baker & Lawson Submitted an Application for Review via Power Clerk. The Number is NSD-01061

The Plat and easement documents have been upload through the site. Please let me know if further information is needed.

Robin Crouch

Baker & Lawson, Inc.
4005 Technology Drive, Suite 1530
Angleton, Texas 77515
979-849-6681

From: Mike Morgan <dmmorganjr@yahoo.com>
Sent: Wednesday, September 28, 2022 3:57 PM
To: Robin Crouch <rcrouch@bakerlawson.com>
Subject: Fwd: [External] Angleton Park Place

I sent this to Miguel I wanted to know if you or him could give the guy the application number and also the rest of the information he is requesting thank you

Sent from my iPhone

Begin forwarded message:

From: Mike Morgan <dmmorganjr@yahoo.com>
Date: September 28, 2022 at 3:39:08 PM CDT
To: Miguel Saucedo <msauceda@bakerlawson.com>
Subject: Fwd: [External] Angleton Park Place

Can you please handle this and let him know that you already have the application and they've acknowledged it and give him the application number and the rest of the information he needs and confirm that you got this for me thank you

Sent from my iPhone

Begin forwarded message:

From: "Galarza, Hector" <Hector.Galarza@tnmp.com>
Date: September 28, 2022 at 3:04:39 PM CDT
To: Mike Morgan <dmmorganjr@yahoo.com>
Cc: "Winkler, Jeff" <Jeff.Winkler@tnmp.com>
Subject: RE: [External] Angleton Park Place

Mr. Morgan,

In order to move your project forward please submit an application for New Service Delivery at <https://tnmpnsd.powerclerk.com/MvcAccount/Login>

Please see the attached checkoff list and provide final plat, load requirements and final plans for Angleton Park Place to start TNMP review process.

Below is a list of TNMP approved contractors:

Front Line Power Construction LLC
Ted Triplett
Business Development
Ph: 281.710.9155
ted.triplett@front-linepower.com

Mesa Line Services, LLC
David Thurman
Construction Manager
281.968.7662
david@mesalinesvc.com

MP Technologies
Andrew Faterkowski
Regional Vice President – Texas Division
281.671.6501

AFaterkowski@mpotech.biz

KV Power Service
Brian Scarborough
432.523.9816
Bscarborough@kv-p.com

North Houston Pole Line
Craig Cutler
Estimator
832.655.8288
ccutler@nhplc.com

Powerline Services
Ed Will
469.206.5884
ewill@powerlinesinc.com

Regards,
Hector Galarza, Team Manager I
Distribution Engineering
Texas New Mexico Power
702 Highway 146 North
Texas City, TX 77590
D (409) 949-5683 C (281) 389-2580

-----Original Message-----

From: Mike Morgan <dmmorganjr@yahoo.com>
Sent: Wednesday, September 28, 2022 1:10 PM
To: Galarza, Hector <Hector.Galarza@tnmp.com>
Subject: [External] Angleton Park Place

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

If you believe this to be a malicious and/or phishing email, please use the Report Phishing button.

Is this a phishing email? - Look again!

This email is from dmmorganjr@yahoo.com - do you know them?

Hello I was referred to you as a contact for the new subdivision going in on Phillips Road at the dead end of Gifford Road in where Phillips Road meets it's going to be 81 individual lots all underground the homeowners will own the land will you please call me so we can discuss this this is Mike Morgan 979-236-5089 looking forward to speaking with you

Sent from my iPhone

Facts Classified
 Call (979) 265-7401
 www.thefacts.com
 In Print & Online Daily

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 "All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

decor & lots of other miscellaneous. Come check it out!
309 FARRER ST
FRI-SUN, 8-5
 Adult and toddler clothes, home decor, crafting, and much more.

Danbury

Attention!
2224 CR 660B
SAT, 8-3
 Piano, tools, lil tikes toys, books, household items, womans clothes small-3X, crafts, home decor and nib toys.

Jones Creek

218 DURAZNO
Artist
Julia Crainer's
House
Fri. 9-4, Sat. 8-3
 2 kilns, easel, lots of kitchen items, lots of paintings, antique furniture & antique china, lots more. No children in home please!

West Columbia

701 LOGGINS
DRIVE
SAT., 8-2
 Adult & children clothing & shoes, perfume, cosmetics, purses, lots of other household misc. Come check it out!

P.O. Box 1388
APARTMENTS
 490 This Way, Ste. 200
 Lake Jackson, Texas 77566
 Telephone: (979) 285-0100
 Facsimile: (979) 299-1183
 E-mail: service@stephenwilseylaw.com

TABC Legal
Notice

LEGAL NOTICE
 Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by BC Boys, LLC dba Dede and Keke's Food and Spirits, to be located at 3215 FM 523, Oyster Creek, Brazoria, Texas. Officers or Managers of said corporation are Micah Blaylock (Manager) and Stephen Conley (Manager).

LEGAL NOTICE
 NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TERMS OF THE PROVISIONS OF THE TEXAS ALCOHOLIC BEVERAGE CODE THAT: The 3 Agaves, Inc. d/b/a Billar El Jalisco HAS FILED APPLICATION FOR A: Wine and Malt Beverage Retail Dealer's On-Premise Permit, Late Hours Certificate SAID BUSINESS TO BE CONDUCTED AT: 502 W William J Bryan PKWY, Bryan, TX 77803, Brazos County Owner: The 3 Agaves, Inc d/b/a Billar El Jalisco Yaritssa Hernandez, President, Secretary, Director

Public Notice

Public Notice

NOTICE TO CREDITORS
 Notice is hereby given that original Letters Testamentary for the Estate of DAVID WILLIAM CHRIST, Deceased, were issued on November 29, 2022, in Cause No. PR42983, pending in the County Court-At-Law No. 4 & PROBATE COURT, Brazoria County, Texas, to: PEGGY LYNNE CHRIST. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
 c/o: Representative, Estate of DAVID WILLIAM CHRIST
148 Corkwood St.
Lake Jackson, Texas 77566

STEPHEN H. WILSEY
 Attorney for PEGGY LYNNE CHRIST
 State Bar No.: 21665370
 P.O. Box 1388
 490 This Way, Ste. 200
 Lake Jackson, Texas 77566
 Telephone: (979) 285-0100
 Facsimile: (979) 299-1183
 E-mail: service@stephenwilseylaw.com

1102 CR 47, DANBURY, TX 77534;
 RACE, SEX, DOB: W/M, 07/15/1
 VICTION ENGLISH/SPANISH: IN
 W/A CHILD BY EXPOSURE X3;
 CIA CON UN NINO POR EXPOSICION X3;

Item 3.

The following will be Non-Exclusive bids.
 "Alvin ISD is now accepting sealed proposals directed to Jennifer Ortiz, Contract Specialist Purchasing at 2200 Stapp Maxwell, Alvin, Texas 77511, due on the following date and time":

2302CCP (CONTRACTED SERVICES) Proposal- closing, January 12, 2023 at 1:30 PM

"Alvin ISD is now accepting sealed proposals directed to Adeanna Marquez, Purchasing Agent, at 2200 Stapp Maxwell, Alvin, Texas 77511, due on the following date and time":

2302CN - REFRIGERATION PROJECT Proposal- closing, January 5, 2023 at 1:30 PM

2302CN - MATERIAL HANDLING PROJECT Proposal- closing, January 5, 2023 at 1:30 PM

More information or to obtain a proposal packet please contact Jennifer Ortiz OR Adeanna Marquez by phone at 281-824-0567.

Proposals will be extended via our website on December 7, 2022 along with a listing of the commodities Alvin ISD / Departments/ Purchasing/ Legal Ads - Current Proposals

Alvin ISD reserves the right to reject any/or all bids."

City of Angleton
Notice of Public Hearings

Notice is hereby given that the Board of Adjustments (BOA) of the City of Angleton, Texas will conduct public hearings at 12:00 pm on Wednesday, December 21, 2022. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following public hearings will be held:

Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 23-15. - Drainage and utilities requirements to allow for the placement of utilities in the front yards of a Manufactured Home Community/Angleton Park Place Subdivision (Sections 1 & 2, 71 lots)/in variance with section 23-133 and Section 23-15.1.8., due to hardship caused by requirements of TNMP. The subject property is located on East Phillips Road near Gifford Rd.

Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the continued use of an existing compacted gravel lot, for the proposed Shaka Shack Container Park use. The subject property is located at 509 W. Mulberry St., on the S.E. corner of Columbia Street intersection.

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

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at priggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Kyle Reynolds, Assistant Development Services Director by email at kreynolds@angleton.tx.us or by phone at (979) 849-4364 x-2



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 21, 2022

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the continued use of an existed compacted gravel lot, for the proposed Shaka Shack, Container Park use. The subject property is located at 509 W. Mulberry St./Hwy. 35, on the S.E. corner of Columbia Street intersection.

AGENDA ITEM SECTION: Public Hearing and Action

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

FUND: None

EXECUTIVE SUMMARY:

A building permit application has been submitted to replace the existing residential structure located on property more commonly known as 209 W. Kiber Street. The subject property is in the SF-6.3 district, is described as the west 52 feet of Lot 1, Block 108 City of Angleton, and is located on the south side of W. Kiber Street approximately 80 feet west of Hancock Street. Staff has identified three variances necessary to process the building permit application and issue a building permit. These variances are to the required front yard, required rear yard and the maximum impervious surface requirements of the SF-6.3 district. The existing residence on the property was constructed in 1955.

Sec. 28-101.1. - Parking lot paving requirements.

(a)Applicability. The City of Angleton parking lot paving requirements shall apply to all off-street parking, maneuvering, loading and storage areas located within the city limits of the City of Angleton, or its extraterritorial jurisdiction. (b)Paving materials. Facilities subject to these requirements shall submit paving designs to the City of Angleton that have been prepared by an engineer registered to practice engineering in the State of Texas. The design shall utilize either a reinforced concrete or asphalt wearing surface, supported by the appropriate base material and/or compacted sub-grade. The thickness of the pavement components shall be designed based upon the intended use, anticipated loading, intended life of the pavement, and the engineering properties of the soil that are developed from geotechnical sampling and testing.(1)Pavement in front of refuse container shall be of concrete, designed to accommodate the load of a full vehicle

while accepting refuse from a container. The concrete pavement shall extend a minimum of ten feet in front of the dumpster enclosure and shall be as wide as the enclosure.(2)All concrete paving, including curbs and gutters, shall be designed with steel reinforcing.

The idea is a park like setting comprised of the following:

- Huge commercial playset including swings, slides, rock climb, etc
- Over 20+ picnic tables (outdoor seating only)
- Container converted into concession stand
- Latrine container (already hooked up & approved)
- Covered pavilion & gazebo available for reservation (birthdays, benefits, etc)
- Ample parking approximately 45+ spots
- Multiple outdoor games, movie nights, live music
- Occasional food truck(s)

The business owner has improved this property to a environment for small families to come enjoy a park like setting. The appellant states that “existing neighbors love the improvements and cannot wait for us to open. Much like my multiple ventures over the past 15 years in Angleton, it will be a unique and enjoyable draw to our city”.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was publishing in the “Facts,” and mailed to all property owners within two-hundred feet of the subject property on December 6, 2022.

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

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

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

The current commercial standards for commercial parking lot does not have a provision for chat or kalachi which is prohibited. Optional seasonal parking for food courts is being considered to allow for more flexibility and solutions that will utilize pavers that will allow grass growth and hybrid solutions that will promote drainage without the need for a detention pond.

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

Due to the uniqueness of the use, a variance is necessary for the preservation and enjoyment of a substantial property right, with the financial burden for developing a full commercial parking lot. The lot had a pre-existing compacted gravel previously.

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

The granting of the variance should not be detrimental to the public health, safety or welfare of surrounding properties which are commercial uses. A number of uses surrounding uses will be

closed during the operation of the family park; Cross access parking easements should be considered by the owners to insure that overflow parking is accounted for.

- d. That the granting of the variance will not have the effect of preventing the orderly use of the other land within the area in accordance with the provisions of this chapter; and** *Again, it is hard to imagine how the proposed family park would prevent the orderly use of other land within the area.*
- e. That a finding of undue hardship exists.**

An undue hardship exists pursuant to Section 28-23(f)(3).

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

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

While the carport could be located to the east side (left side if facing the house) of the house, that would entail expanding the driveway in a fashion where most of that side of the house would be paved. Paving reduces the green space on the lot and would require the property owners to find a workable driveway design to provide access which would be an undue hardship given the size of the lot, as well as stormwater detention.

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

Situation causing the hardship is that the lot previously utilized compacted gravel or chat. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.

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

The relief sought will not injure the permitted use of adjacent conforming property.

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

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

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



View of site showing existing drives and parking areas



View of site showing existing drives and parking areas



View of site showing existing structures and seating areas



View of site showing existing structures and seating areas



View of site looking south from across Hwy. 35/W. Mulberry St.

Site Analysis

Staff recommends the following conditions of approval:

1. Business owner shall provide parking blocks and replacement of compacted gravel, chat or stone to establish parking spot locations and to provide for organized circulation
2. Parking within the right of way of Hwy. 35/W. Mulberry St. shall be prohibited, due to site visibility and clearance.

Staff Recommendation: Staff recommends approval of the variance to allow for compacted gravel, chat or stone, subject to a final site plan be provided to development services illustrating the traffic flow and layout of the potential spaces.

Suggested Motion: I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the continued use of an existed compacted gravel lot, for the proposed Shaka Shack, Container Park use with the recommended conditions.



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Mikey Svoboda Phone: (281) 743-4939 Cell: _____

Address: 305 Silver Saddle


City: Angleton State: Texas Zip: 77515

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

Property owner: Barker Property Investments (BPI) Phone: (979) 849-2881 Cell: (979) 481-5711

Address: PO Box 400

City: Angleton State: Texas Zip: 775156

_____	_____		<u>11/27/2022</u>
Applicant Signature	Date	Owner Signature	Date

Property Information:

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

Street address or location: 509 W. Mulberry

Legal Description: Angleton (Angleton_ BLK 91 LOT 1 (w/50')
(please provide copy of metes and bounds)

Present zoning: C-G - Commercial-General Present land use: Commercial

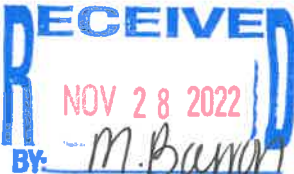
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? Yes No

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.



Request Information:

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

1. Describe the variance you are requesting: _____

The existing use of stabilized material consisting of Asphalt, Limestone and Oyster-shell, this is from an existing parking lot that originally supported a bar.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: _____

Property was originally a bar in the 1970's and early 1980's Called Rose's Bar, from there the property has always been used for Retail sales including, Fried Fish, Chicken, Coffee and Ice-Cream. Property is equipped with Stabilized material and Concrete slabs, Water & Sewer Exist as well.

3. Do similar property conditions exist in your area? Explain: _____

Yes, The Polymer business adjacent the this property currently uses Limestone and Stabilized Material for their parking lot, In addition Taco Loco, Shady's, Angleton Trucks, First Choice Waste Service, "The Fire Wood Guy" and Wireless Properties (Crown Castle) and Several Cell Tower Sites through the area all used Stabilized Material.

4. Explain how your need for a variance is unique to those special property-related conditions described above: _____

This is a business Catering to stop -N-Go Traffic and want to keep the natural appeal of the property unique to the business I am promoting, also most all equipment on site is considered to be modular and do not want to install permanent material that will be costly to re-move should land owner want to build.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: _____

There are no Special Conditions this is a request to utilize the existing property as it is, as it has been used over the past 50 years.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: _____

There is nothing on this property that will/or have any effect on the health or welfare of the public. The only outcome will be the use of this property as it has been used in the past, and/or improvements to enhance and help beautify Angleton.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: _____

I am not asking nor is this a strict enforcement, but would be beneficial to both the Tenant and the property owner, one is the cost to pave and this would be fixed to the property and upon development from modular/Portable buildings to a more permanent structure it would be costly to tear up and dispose of by the property owner.

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

Acknowledgements

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

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

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

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

Applicant's Initials: _____ Date: _____

Office use only	
Date received:	<u>11/28/22</u> Received by: <u>M. Barron</u>
Fee of \$150.00 received:	<u>Check #1068</u>
Proof of taxes paid:	_____ date verified: _____
Appointment of agent form attached if required:	_____
BOA Public Hearing date:	_____
Date to send letters to residents:	_____
Letters Mailed:	_____
Date to publish:	_____ Date published: _____

#: 02188862 11/28/2022 12:17 PM
 R: MAB TERM: 105
 #: 1068
 N: 900.1190 ZONING VAR/PLATTING
 ZONING/VARIANCE/PLA 150.00CR
 TENDERED: 150.00 CHECK
 APPLIED: 150.00-
 CHANGE: _____ 0.00

Property (including any improvements):

Lot 2, Block 91 of Leonard's Westside Addition to the City of Angleton, Brazoria County, Texas, according to the map or plat thereof in the Office of the County Clerk of Brazoria County, Texas said Lot 2 being more particularly described in deed dated September 4, 2001, recorded at Clerk's File No. 2001039870 in the Office of the County Clerk of Brazoria County, Texas, reference to said deed being here made for a complete legal description of the property.

The west fifty (50) feet of Lot 1, Block 91 of Leonard's Westside Addition to the City of Angleton, Brazoria County, Texas, according to the map or plat thereof in the Office of the County Clerk of Brazoria County, Texas said west fifty feet of Lot 1 being more particularly described in deed dated September 4, 2001, recorded at Clerk's File No. 2001039869 in the Office of the County Clerk of Brazoria County, Texas, reference to said deed being here made for a complete legal description of the property.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or

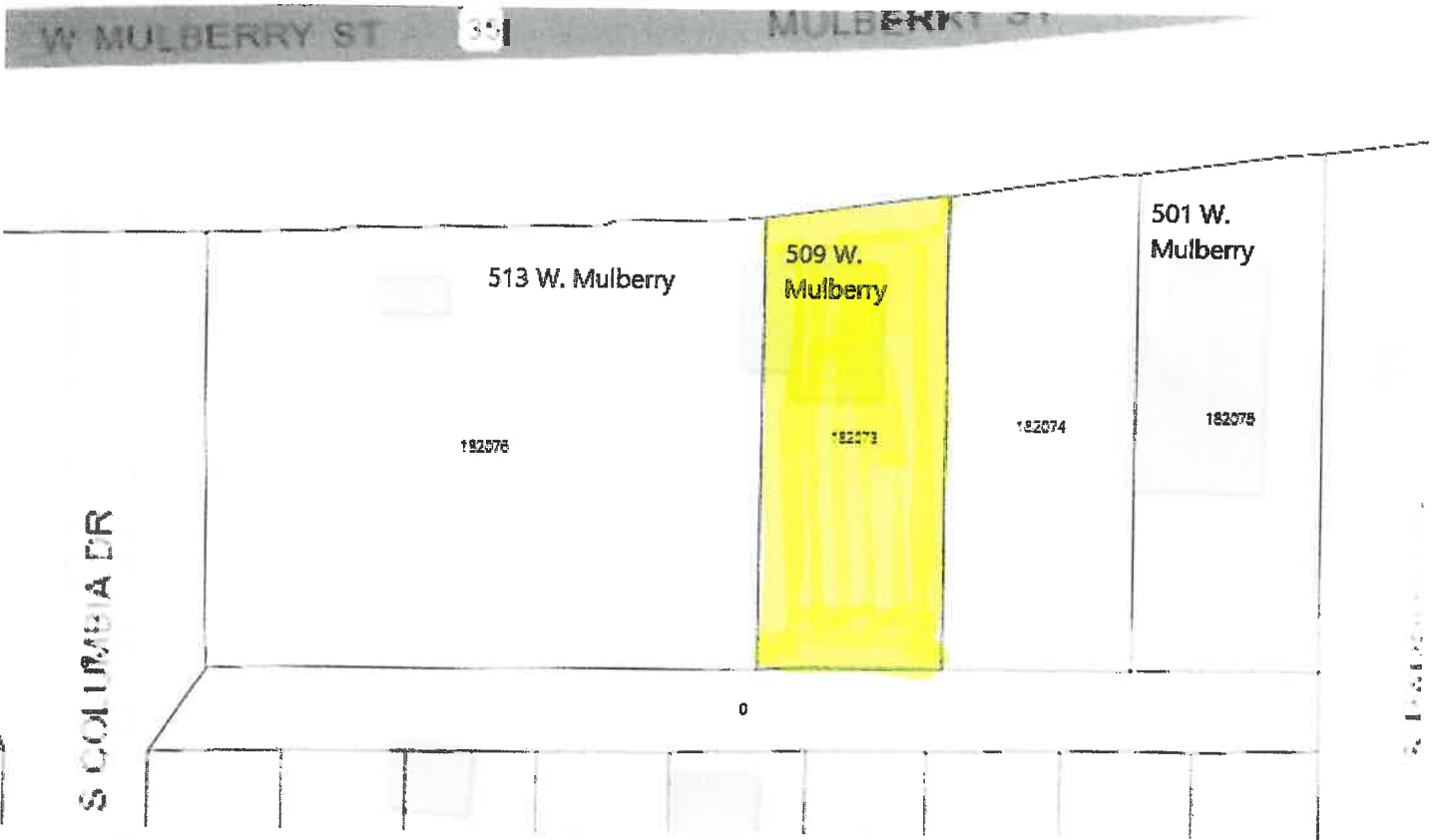
AFTER RECORDING, RETURN TO:
Jason Barker
c/o GREGORY L. DONNELL
112 East Locust
Angleton, Texas 77515

jason.barker umsservice.com

From: Brandy Follin <bfollin@angleton.tx.us>
Sent: Wednesday, January 5, 2022 8:51 AM
To: jason.barker umsservice.com
Subject: FW: New Addresses
Attachments: 509 513 W Mulberry.png

Subject: New Addresses

Please see attached information of addresses 509 and 513 W. Mulberry
Please advise when email is received



Brandy

Brandy Follin
Health Inspector/Code Enforcement Officer
City of Angleton
121 S. Velasco Street
Angleton, TX 77515
(979)849-4364, ext. 2135



Item 4.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystem, Dijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Brazoria County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, FourSquare, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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PUBLISHER'S NOTICE
 "All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

decor & lots of other miscellaneous. Come check it out!
309 FARRER ST
FRI-SUN, 8-5
 Adult and toddler clothes, home decor, crafting, and much more.

Danbury

Attention!
2224 CR 660B
SAT, 8-3
 Piano, tools, lil tikes toys, books, household items, womans clothes small-3X, crafts, home decor and nib toys.

Jones Creek

218 DURAZNO
Artist
Julia Crainer's
House
Fri. 9-4, Sat. 8-3
 2 kilns, easel, lots of kitchen items, lots of paintings, antique furniture & antique china, lots more. No children in home please!

West Columbia

701 LOGGINS
DRIVE
SAT., 8-2
 Adult & children clothing & shoes, perfume, cosmetics, purses, lots of other household misc. Come check it out!

P.O. Box 1388
APARTMENTS
 490 This Way, Ste. 200
 Lake Jackson, Texas 77566
 Telephone: (979) 285-0100
 Facsimile: (979) 299-1183
 E-mail: service@stephenwilseylaw.com

TABC Legal
Notice

LEGAL NOTICE
 Application has been made with the Texas Alcoholic Beverage Commission for a Mixed Beverage Permit by BC Boys, LLC dba Dede and Keke's Food and Spirits, to be located at 3215 FM 523, Oyster Creek, Brazoria, Texas. Officers or Managers of said corporation are Micah Blaylock (Manager) and Stephen Conley (Manager).

LEGAL NOTICE
 NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH THE TERMS OF THE PROVISIONS OF THE TEXAS ALCOHOLIC BEVERAGE CODE THAT: The 3 Agaves, Inc. d/b/a Billar El Jalisco HAS FILED APPLICATION FOR A: Wine and Malt Beverage Retail Dealer's On-Premise Permit, Late Hours Certificate SAID BUSINESS TO BE CONDUCTED AT: 502 W William J Bryan PKWY, Bryan, TX 77803, Brazos County Owner: The 3 Agaves, Inc d/b/a Billar El Jalisco Yaritssa Hernandez, President, Secretary, Director

Public Notice **Public Notice**

NOTICE TO CREDITORS
 Notice is hereby given that original Letters Testamentary for the Estate of DAVID WILLIAM CHRIST, Deceased, were issued on November 29, 2022, in Cause No. PR42983, pending in the County Court-At-Law No. 4 & PROBATE COURT, Brazoria County, Texas, to: PEGGY LYNNE CHRIST. All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.
 c/o: Representative, Estate of DAVID WILLIAM CHRIST
148 Corkwood St.
Lake Jackson, Texas 77566

STEPHEN H. WILSEY
 Attorney for PEGGY LYNNE CHRIST
 State Bar No.: 21665370
 P.O. Box 1388
 490 This Way, Ste. 200
 Lake Jackson, Texas 77566
 Telephone: (979) 285-0100
 Facsimile: (979) 299-1183
 E-mail: service@stephenwilseylaw.com

1102 CR 47, DANBURY, TX 77534;
 RACE, SEX, DOB: W/M, 07/15/1
 VICTION ENGLISH/SPANISH: IN
 W/A CHILD BY EXPOSURE X3;
 CIA CON UN NINO POR EXPOSICION X3;

Item 4.

The following will be Non-Exclusive bids.
 "Alvin ISD is now accepting sealed proposals directed to Jennifer Ortiz, Contract Specialist Purchasing at 2200 Stapp Maxwell, Alvin, Texas 77511, due on the following date and time":

2302CCP (CONTRACTED SERVICES) Proposal- closing, January 12, 2023 at 1:30 PM

"Alvin ISD is now accepting sealed proposals directed to Adeanna Marquez, Purchasing Agent, at 2200 Stapp Maxwell, Alvin, Texas 77511, due on the following date and time":

2302CN - REFRIGERATION PROJECT Proposal- closing, January 5, 2023 at 1:30 PM

2302CN - MATERIAL HANDLING PROJECT Proposal- closing, January 5, 2023 at 1:30 PM

More information or to obtain a proposal packet please contact Jennifer Ortiz OR Adeanna Marquez by phone at 281-824-0567.

Proposals will be extended via our website on December 7, 2022 along with a listing of the commodities Alvin ISD / Departments/ Purchasing/ Legal Ads - Current Proposals

Alvin ISD reserves the right to reject any/or all bids."

City of Angleton
Notice of Public Hearings

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Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 23-15. - Drainage and utilities requirements to allow for the placement of utilities in the front yards of a Manufactured Home Community/Angleton Park Place Subdivision (Sections 1 & 2, 71 lots)/in variance with section 23-133 and Section 23-15.1.8., due to hardship caused by requirements of TNMP. The subject property is located on East Phillips Road near Gifford Rd.

Conduct a public hearing, discussion, and possible action on a request for a variance to Sec. 28-101.1. - Parking lot paving requirements to allow for the continued use of an existing compacted gravel lot, for the proposed Shaka Shack Container Park use. The subject property is located at 509 W. Mulberry St., on the S.E. corner of Columbia Street intersection.

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

For more information regarding these requests please contact Otis T. Spriggs, AICP, Development Services Director by email at otisspriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Kyle Reynolds, Assistant Development Services Director by email at kreynolds@angleton.tx.us or by phone at (979) 849-4364 x-2108