



CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 25, 2026 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Desiree Henson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, AUGUST 25, 2026, AT 6:00 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

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

1. Presentation of Certificates of Recognition to Harrison Gregory and Gunner Gutzman for the Royal Rangers Gold Medal of Achievement Award.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

2. Discussion and possible action to approve the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026.
3. Discussion and possible action to approve the Quarterly Investment Reports for June 30, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

- [4.](#) Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

REGULAR AGENDA

- [5.](#) Discussion and possible action on Resolution No. 20260825-005 setting the proposed Fiscal Year 2026-2027 tax rate and setting the date(s) and time(s) for the required public hearing(s).
- [6.](#) Discussion and possible action on a request for consideration of an Extension on an expired plat as of December 22, 2024 for the Smart Storage Final Plat and consideration of a variance interpretation of City Council's prior action.
- [7.](#) Discussion and possible action on a proposed Texas Department of Transportation Hub Project.
- [8.](#) Discussion and possible action on the Animal Control Center.
- [9.](#) Discussion and possible action on the City Hall Annex.

COMMUNICATIONS FROM MAYOR AND COUNCIL

EXECUTIVE SESSION

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

10. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.

OPEN SESSION

The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be

held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	\$0.515246	\$0.508068
Median Homestead Taxable Value	\$213,012	\$215,016	\$215,016
Tax on Average Homestead	\$1,097.54	\$1,107.86	\$1,092.43

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

CERTIFICATION

I, Desiree Henson, City Secretary, 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: Wednesday, August 19, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Desiree Henson

Desiree Henson, TRMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/25/26

PREPARED BY: Desiree Henson

AGENDA CONTENT: Presentation of Certificates of Recognition to Harrison Gregory and Gunner Gutzman for the Royal Rangers Gold Medal of Achievement Award.

AGENDA ITEM SECTION: Ceremonial Presentation

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

FUND: N/A

EXECUTIVE SUMMARY:

Honoring Royal Ranger Harrison Gregory and Royal Ranger Gunner Gutzman for receiving the Gold Medal of Achievement Award. A prestigious award achieved after many years of continuous effort and the highest award available in the Royal Ranger Program.

RECOMMENDATION:

N/A



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 25, 2026

PREPARED BY: Desiree Henson

AGENDA CONTENT: Discussion and possible action to approve the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026.

RECOMMENDATION:

Approve the special meeting minutes of August 6, 2026 and August 13, 2026 and the regular meeting minutes of August 11, 2026.



CITY OF ANGLETON
CITY COUNCIL SPECIAL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
SATURDAY, AUGUST 6, 2026 AT 8:00 AM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Desiree Henson

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON THURSDAY, AUGUST 6, 2026, AT 6:00 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

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Barbara Simmons
 Council Member Blaine Smith
 Council Member Tanner Sartin
 Council Member Christiene Daniel (arrived at 6:52 P.M.)

Acting City Manager Guadalupe "Lupe" Valdez
 City Secretary Desiree Henson

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no speakers.

REGULAR AGENDA

1. Discussion and possible action on the Fiscal Year 2026-2027 Proposed budget book presentation and plan for balancing Fiscal Year 2027 budget pursuant to Chapter 102 of the Texas Local Government Code.

Susie Hernandez, Director of Finance addressed Council and provided an overview of the City's finances and an update on the tax rate.

Otis Spriggs, Director of Development Services addressed Council and presented the budget details for the Development Services department.

Layna Lewis, Branch Librarian with the Brazoria County Library System Angleton Branch addressed Council and provided a presentation on the operations, costs, and needs for the Angleton Library.

Martha Eighme, Director of Communications and Marketing addressed Council and presented the Economic Development, Community Events, Hotel/Motel, and Downtown Revitalization budget details for the Communications and Marketing department.

Council Member Daniel arrived.

Desiree Henson, City Secretary addressed Council and presented the Council and City Secretary budget details for the City Secretary's Office.

Jason Crews, Director of Information Technology addressed Council and presented the budget details for the Information Technology department.

Harold Vandergriff, Emergency Management Coordinator addressed Council and presented the budget details for the Emergency Management department.

Danielle Tolbert, Court Administrator addressed Council and presented the Municipal Court, Municipal Court Technology, Security Fund, and Child Safety Fund for the Angleton Municipal Court.

Susie Hernandez, Director of Finance addressed Council and presented the Administration and Capital Projects Fund budget details for the City Manager's Office. Ms. Hernandez also presented the budget details for the following funds: Finance Department; Tax Department; Debt Service; Capital Revolving, Capital Replacement, Unemployment Fund, Tax Increment Reinvestment Zone No. 1, Tax Increment Reinvestment Zone No. 2, and Public Improvement District.

Hector Renteria, Director of Public Works addressed Council and discussed funds from the Public Works department. Mr. Renteria provided a PowerPoint presentation on a Skill-Based Pay program proposal.

COMMUNICATIONS FROM MAYOR AND COUNCIL

There were no communications from Mayor and Council.

ADJOURNMENT

The meeting was adjourned at 9:30 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY-2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	Not Yet Calculated	Not Yet Calculated
Median Homestead Taxable Value	\$213,012	Not Yet Calculated	Not Yet Calculated
Estimated Annual Tax Bill	\$1,097.54	Not Yet Calculated	Not Yet Calculated

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

These minutes were approved by Angleton City Council on this the 25th day of August, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, AUGUST 11, 2026 AT 8:00 AM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, AUGUST 11, 2026, AT 6:00 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

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Barbara Simmons
 Council Member Blaine Smith
 Council Member Christiene Daniel
 Council Member Tanner Sartin (arrived at 6:26 P.M.)

Acting City Manager Guadalupe "Lupe" Valdez
 City Attorney Grady Randle
 City Secretary Desiree Henson

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Ronnie Cook, resident, addressed Council regarding the landscaping needs and foul odor emitting from the lift station behind Kaysie Street.

CEREMONIAL PRESENTATIONS

1. Presentation of the August 2026 Keep Angleton Beautiful Yard and Business of the Month.

Tracy Delesandri with Keep Angleton Beautiful presented Yard of the Month to Bo Ellis and Business of the Month to Northway Baptist Church.

CONSENT AGENDA

2. Discussion and possible action to approve the regular meeting minutes of July 28, 2026.
3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street on September 19, 2026, from 9:00 A.M. until 4:00 P.M., for the 3rd Annual Pickle Festival.

4. Discussion and possible action on a request to extend expiring Preliminary Plats for Ashland Section 9, Ashland Street Dedication Plat Section 6, Ashland Street Dedication Street Dedication Plat Section 7, for a period of 12 months.

Upon a motion by Council Member Smith and seconded by Council Member Simmons, Council approved consent agenda items 2. Discussion and possible action to approve the regular meeting minutes of July 28, 2026. 3. Discussion and possible action on a request submitted by Ellen Eby on behalf of Peach Street Farmers Market to obtain permission to close the 200 block of East Peach Street on September 19, 2026, from 9:00 A.M. until 4:00 P.M., for the 3rd Annual Pickle Festival. 4. Discussion and possible action on a request to extend expiring Preliminary Plats for Ashland Section 9, Ashland Street Dedication Plat Section 6, Ashland Street Dedication Street Dedication Plat Section 7, for a period of 12 months. The motion passed on a 5-0 vote. Council Member Sartin was absent.

PUBLIC HEARINGS AND ACTION ITEMS

5. Conduct a public hearing, discussion, and possible action on approving Ordinance No. 20260811-005 annexing and assigning a Commercial- General (C-G) Zoning District to an approximately 5.234 acres tract, within the Angleton Extraterritorial Jurisdiction into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368.

Otis Spriggs, Director of Development Services presented the agenda item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to open the public hearing at 6:17 p.m. The motion passed on a 5-0 vote. Council Member Sartin was absent.

Justin Whethers addressed Council as the developer of the property in favor of annexing and assigning a Commercial-General Zoning District.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved to close the public hearing at 6:19 p.m. The motion passed on a 5-0 vote. Council Member Sartin was absent.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Smith, Council approved Ordinance No. 20260811-005 annexing and assigning a Commercial-General (C-G) Zoning District to an approximately 5.234 acres tract, within the Angleton Extraterritorial Jurisdiction into the City Limits, for property located at the Northwest intersection of Farm to Market (FM523) and State Highway 288 (SH288) southbound off-ramp, and as listed by Brazoria County Appraisal District, P.I.D No. 600368. The motion passed on a 5-0 vote. Council Member Sartin was absent.

6. Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024

international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

Otis Spriggs, Director of Development Services presented the agenda item.

Council Member Sartin arrived during the presentation of this item.

The public hearing remained open from the July 28, 2026 Council meeting.

Lata Krishnarao with Ardurra and Heather Cherry with SAFEbuilt joined the meeting on audio to update Council on upgrading the existing codes.

The public hearing was left open, and the item was tabled until the next Council meeting.

REGULAR AGENDA

Mayor Wright moved to item no. 8.

8. Update and discussion on the King Municipal Operations Center Project.

Zachery Moquin with TEAL Construction provided a PowerPoint presentation and update on the King Municipal Operations Center Project.

Mayor Wright moved to item no. 7.

7. Discussion and possible action on a tank maintenance contract with Utility Service Co., Inc.

Hector Renteria, Director of Public Works presented the agenda item.

Michael Williams with Utility Service Co, Inc. presented a water tower replica memento to Council and provided details of a proposed tank maintenance contract.

No action was taken.

9. Discussion and possible action on the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer.

Otis Spriggs, Director of Development Services presented the item.

Andrea Barnes with P3 Works joined the meeting on audio regarding the details of the Amended and Restated Reimbursement Agreement.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Amended and Restated Reimbursement Agreement for the Austin Colony Public Improvement District between the City of Angleton, Texas and Austin Colony Development LLC, the Developer. The motion was passed on a 5-1 vote with Council Member Daniel voting against.

10. Discussion and possible action on approving Resolution No. 20260811-010 accepting Preliminary Service and Assessment Plan (PSAP) and setting the Assessment Levy public hearing date for September 8, 2026, for the Austin Colony Public Improvement District.

Otis Spriggs, Director of Development Services presented the item.

Andrea Barnes with P3 Works addressed Council regarding the Preliminary Service and Assessment Plan (PSAP).

Sandy Rea, Developer, addressed Council and provided an update on the Austin Colony Development.

Doug Roessler, Baker and Lawson Engineer addressed Council regarding streets and drainage for the development.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved Resolution No. 20260811-010 accepting Preliminary Service and Assessment Plan (PSAP) and setting the Assessment Levy public hearing date for September 8, 2026, for the Austin Colony Public Improvement District. The motion passed on a 6-0 vote.

11. Discussion and possible action on the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail.

Otis Spriggs, Director of Development Services presented the item.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved the Final Plat of Ashland Development Street Dedication 5, southeast extension of the Future Sapphire Springs Trail. The motion passed on a 6-0 vote.

12. Discussion and possible action on the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail.

Otis Spriggs, Director of Development Services presented the item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

13. Discussion and possible action on the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail.

Otis Spriggs, Director of Development Services presented the item.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the Final Plat of Ashland Section 8, located north of the intersection of the future Ashland Boulevard/County Road 32 and the future Sapphire Springs Trail. The motion passed on a 6-0 vote.

14. Discussion and possible action to adopt Resolution No. 20260609-005 of the Angleton City Council, approving the finding of a public necessity by Angleton Drainage District and approving the use of eminent domain by Angleton Drainage District to condemn in fee simple a tract of 0.169 acres, more or less, of property generally located at the northwest corner of Valderas Street and Brushy Bayou in Angleton, Texas for the public purposes of drainage, flood control, and related purposes. (Item was tabled on June 9, 2026)

Larry Boyd, Attorney for the Angleton Drainage District presented the agenda item and provided information on the public necessity to use eminent domain to acquire the property for the purpose of clearing obstructions that will have negative effects to drainage and flood control.

Doug Roessler, Baker and Lawson Engineer addressed Council regarding the plans to clear the obstruction.

Laura Jaso, Property Owner addressed Council and presented a PowerPoint presentation against the condemnation of the property.

David Spoor with Angleton Drainage District addressed Council in favor of the condemnation as public necessity.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved to table this item until the September 8, 2026 Council meeting. The motion passed on a 6-0 vote.

15. Discussion and possible action on approving Resolution No. 20260811-015 designating a representative, alternate, and proxy to the Gulf Coast Transit District Board of Directors.

Desiree Henson, City Secretary presented the agenda item.

Upon a motion by Council Member Daniel and seconded by Mayor Pro-Tem Townsend, Council approved Resolution No. 20260811-015 designating Mayor John Wright as representative, Council Member Barbara Simmons as alternate, and Acting City Manager Lupe Valdez as proxy to the Gulf Coast Transit District Board of Directors. The motion passed on a 5-0 vote. Council Member Sartin was absent for the vote.

STAFF REPORTS

16. July Department Reports

Council and Staff discussed the July Department Reports.

EXECUTIVE SESSION

The City Council held executive session at 9:33 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

17. Discussion and possible action on the deliberation of real property; pursuant to Section 551.072 of the Texas Government Code.
18. Deliberate economic development negotiations pursuant to Section 551.087 of the Texas Government Code.

OPEN SESSION

The City Council adjourned Executive Session at 10:45 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright acknowledged Staff for the work on the budget.

Police Chief, Lupe Valdez advertised the Pizza with Police Back-to-School event being held at the Police Department.

Council Member Daniel advertised the Silver Hearts Line Dancing event.

ADJOURNMENT

The meeting was adjourned at 10:46 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

	FY 2025-2026 Adopted Tax Rate	FY-2026-2027 Proposed Tax Rate	FY 2026-2027 No New Revenue Rate
Total Tax Rate (per \$100 of value)	\$0.515246	Not Yet Calculated	Not Yet Calculated
Median Homestead Taxable Value	\$213,012	Not Yet Calculated	Not Yet Calculated
Estimated Annual Tax Bill	\$1,097.54	Not Yet Calculated	Not Yet Calculated

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

These minutes were approved by Angleton City Council on this the 25th day of August, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



CITY OF ANGLETON
CITY COUNCIL SPECIAL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, AUGUST 13, 2026 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON THURSDAY, AUGUST 13, 2026, AT 6:00 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

With a quorum present, Mayor Wright called the Council Meeting to order at 6:01 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Barbara Simmons
 Council Member Blaine Smith
 Council Member Christiene Daniel
 Council Member Tanner Sartin

Acting City Manager Guadalupe “Lupe” Valdez
 City Attorney Grady Randle
 City Secretary Desiree Henson

CITIZENS WISHING TO ADDRESS CITY COUNCIL

There were no citizens wishing to address City Council.

REGULAR AGENDA

1. Discussion and possible action on approving Resolution No. 20260813-001 authorizing the commitment of additional local funds for the Texas General Land Office Community Development Block Grant – Mitigation Method of Distribution (CDBG-MIT MOD) program, Contract No. 24-065-043-E535.

Upon a motion by Council Member Sartin and seconded by Council Member Daniel, Council approved Resolution No. 20260813-001 authorizing the commitment of additional local funds for the Texas General Land Office Community Development Block Grant – Mitigation Method of Distribution (CDBG-MIT MOD) program, Contract No. 24-065-043-E535. The motion passed on a 6-0 vote.

WORKSHOP

2. Discussion and possible action on the Fiscal Year 2026-2027 Proposed budget book presentation and plan for balancing the Fiscal Year 2027 budget pursuant to Chapter 102 of the Texas Local Government Code.

Susie Hernandez, Director of Finance presented the tax rates options and how both would affect the Fiscal Year 2026-2027 Proposed budget.j

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Daniel, Council approved the proposed tax rate at our current tax rate of 0.515246. The motion passed on a 4-2 vote with Council Member Simmons and Council Member Sartin voting against.

ADJOURNMENT

The meeting was adjourned at 6:56 P.M.

TAXPAYER IMPACT STATEMENT

Section 551.043(c)(a) of the Texas Government Code requires a Taxpayer Impact Statement to be included on the notice of a meeting at which a governmental body will discuss or adopt a budget for the governmental body.

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Median Homestead Taxable Value	\$213,012	Not Yet Calculated	Not Yet Calculated
Estimated Annual Tax Bill	\$1,097.54	Not Yet Calculated	Not Yet Calculated

The proposed budget can be found online at <https://www.angleton.tx.us/165/Finance>.

These minutes were approved by Angleton City Council on this the 25th day of August, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: 08/25/2026

PREPARED BY: ANTHONY MADRIGAL/SUSIE J HERNANDEZ

AGENDA CONTENT: Discussion and possible action to approve the Quarterly Investment Reports for June, 30 2026.

AGENDA ITEM SECTION: Consent Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Attached is the Quarterly Investment Report for the 3rd Quarter of 2026 fiscal year. City funds are divided between six financial institutions (Texas Gulf Bank, JP Morgan Chase Bank, First State Bank-Louise, TexPool, Lone Star and TexSTAR). The City also has certificates of deposit through First State Bank which matures in October of 2026. The overall total of the portfolio decreased by \$3,762,251.59 due to PID payments made to the Developers, Construction cost on the Bond accounts and Normal operating fluctuations.

The City's current Investment Policy sets an interest rate goal equal to that of the 91-day treasury bill which was approximately 3.61%. Some of the City's accounts with fixed interest rates did not reach this benchmark since the rates have recently changed from .05% last QE to 3.78% this quarter. We should expect to see the rates increase that are provided on our pool accounts to reflect this change by next quarter. Police Seizure account earns no interest by state law, but no service charges are being incurred. Transfers may be needed to maximize returns. However, safety of principal, diversity of funds and the financial contract with First State bank will limit some movement of funds.

RECOMMENDATION:

Staff recommends Council approve the Quarterly Investment Reports for June 30, 2026.

INVESTMENT REPORT

FISCAL YEAR 2026
3RD QUARTER
AS OF 06-30-2026

INVESTMENT REPORT

JUNE 30TH, 2026

Item 3.

-
- City funds are divided between six financial institutions: Texas Gulf Bank, JP Morgan Chase, First State Bank - Louise, TexPool, Lone Star, and TexSTAR governmental funds.
 - Funds deposited in banking accounts generally have a fixed interest rate and will not fluctuate should federal interest rates increase or decrease.
 - The City's current Investment Policy sets an interest rate goal equal to that of a 91-day treasury bill. This goal provides a benchmark for yield. Safety of principal is the foremost goal, so the treasury bill interest rate only serves to identify account transfer possibilities in order to earn a greater yield.

BANK INVESTMENTS

ACCOUNT NAME	INSTITUTION	FY 2025 4th Quarter As of Sept 30, 2025	FY 2026 1st Quarter As of Dec 31st, 2025	FY 2026 2nd Quarter As of Mar 31st, 2026	FY 2026 3rd Quarter As of Jun 30th, 2026	Last Qtr. Change	Average Monthly Investment Rate
GENERAL FUND	FSBL	\$3,143,776.43	\$4,854,712.91	\$1,882,740.52	\$2,047,791.85	\$165,051.33	0.5000%
EMERGENCY FUND	FSBL	\$49,027.47	\$49,089.28	\$49,149.83	\$49,189.56	\$39.73	0.5000%
EMERGENCY FUND #2	FSBL	\$4,843,966.27	\$4,868,445.61	\$10,916,121.30	\$9,970,631.13	(\$945,490.17)	2.0000%
EMERGENCY Note	FSBL	\$993,267.79	\$379,021.47	\$395,303.07	\$397,287.94	\$1,984.87	2.0000%
Debt Issue Service	FSBL	\$11,435.23	\$11,449.65	\$11,463.77	\$11,478.07	\$14.30	0.5000%
TRUST ACCOUNT	FSBL	\$17,480.18	\$17,502.22	\$17,523.81	\$17,545.66	\$21.85	0.5000%
SEIZURE ACCOUNT	FSBL	\$8,366.07	\$8,366.07	\$8,366.07	\$8,366.07	\$0.00	0.5000%
ABLC	FSBL	\$438,780.50	\$997,106.78	\$1,299,066.51	\$1,823,704.77	\$524,638.26	0.5000%
KIBER RESERVE PID	FSBL	\$2,595.56	\$50,756.03	\$2,269.57	\$5,056.64	\$2,787.07	0.5000%
GREYSTONE PID	FSBL	\$20,403.76	\$94,903.39	\$30,156.67	\$30,553.03	\$396.36	0.5000%
RIVERWOOD RANCH PID	FSBL	\$16,233.29	\$127,943.99	\$351,873.04	\$24,595.62	(\$327,277.42)	0.5000%
RIVERWOOD RANCH N PID		\$49,084.94	\$118,488.51	\$432,186.01	\$69,061.80	(\$363,124.21)	
GREEN TRAILS PID	FSBL	\$734.10	\$9,418.40	\$65,659.77	\$766.04	(\$64,893.73)	0.5000%
4-MONTH BUSINESS CERTIFICATE	FSBL	\$385,252.02	\$387,607.86	\$392,205.84	\$396,935.97	\$4,730.13	3.6000%
4-MONTH BUSINESS CERTIFICATE	FSBL	\$385,252.02	\$387,607.86	\$392,205.84	\$396,935.97	\$4,730.13	3.6000%
4-MONTH BUSINESS CERTIFICATE	FSBL	\$385,252.02	\$387,607.86	\$392,205.84	\$396,935.97	\$4,730.13	3.6000%
CHASE CHECKING ACCOUNT	CHASE BANK	\$162,060.08	\$134,075.68	\$80,645.80	\$146,667.86	\$66,022.06	0.0000%
HOTEL ACCOUNT	TEXAS GULF BANK	\$4,109.94	\$4,114.00	\$4,117.55	\$4,121.14	\$3.59	0.5000%
PURCHASE ACCOUNT	TEXAS GULF BANK	\$1,592.72	\$1,594.30	\$1,595.67	\$1,597.07	\$1.40	0.5000%
2024 BOND SERIES CORPORATE OVERNIGHT	LONE STAR INV. POOL	\$3,701,510.30	\$3,739,934.34	\$3,467,318.92	\$2,758,446.50	(\$708,872.42)	3.7800%
2018 BOND SERIES GOVERNMENT OVERNIGHT	LONE STAR INV. POOL	\$1,016,158.62	\$1,026,365.32	\$1,035,694.41	\$1,045,096.80	\$9,402.39	3.6400%
ABLC CORPORATE OVERNIGHT	LONE STAR INV. POOL	\$63,457.85	\$64,116.58	\$64,720.95	\$65,331.12	\$610.17	3.7800%
COA POOLED CASH CORPORATE	LONE STAR INV. POOL	\$204,079.33	\$206,197.80	\$208,141.45	\$210,103.74	\$1,962.29	3.7800%
COA POOLED CASH GOVERNMENT	LONE STAR INV. POOL	\$77,585.86	\$78,365.16	\$79,077.46	\$79,795.36	\$717.90	3.6400%
GENERAL ACCOUNT	TEXPOOL	\$229,038.50	\$231,347.16	\$233,457.29	\$234,880.03	\$1,422.74	3.6200%
2025 Waste Water	TEXPOOL	\$0.00	\$8,258,399.42	\$8,333,723.08	\$8,409,643.63	\$75,920.55	3.6200%
GENERAL ACCOUNT	TEXSTAR	\$616,248.15	\$622,441.13	\$628,441.13	\$633,787.63	\$5,346.50	3.6216%
2022 BOND	TEXSTAR	\$7,277,857.04	\$6,494,238.32	\$5,285,312.54	\$3,062,185.15	(\$2,223,127.39)	3.6216%
Total Cash Investments		\$24,104,606.04	\$33,611,217.10	\$36,060,743.71	\$32,298,492.12	(\$3,762,251.59)	

(City Funds - General Fund, Water Fund, Street Fund, Debt Service Fund, Special Funds, Capital Funds)


 Susie J. Hernandez, Investment Officer

The Investment portfolio of the City of Angleton is in compliance with the investment strategies expressed in the City's investment policy and relevant provisions of

Chapter 2256 of the Local Government.


 Anthony Madrigal, Assistant Director of Finance

INVESTMENT REPORT

JUNE 30TH, 2026

Item 3.

-
- PID's decrease due to payments made to developers / Admin Fee's.
 - 2022 / 2024 Bond decrease due to construction cost
 - General Fund decrease due to normal operating fluctuations

INVESTMENT REPORT

JUNE 30TH, 2026

Item 3.

-
- The accounts that are still open with TGB have low amounts of money in them and no service charge.
 - The JPMorgan Chase account earns no interest. This account is used for credit card payments only and maintains an even balance when possible. The Police Seizure account earns no interest in accordance with state law.
 - Investment pools are part of the portfolio as well. TexPool, TexSTAR, and Lone Star all have a Standard and Poor's rating of AAA-m. This is the rating required in order to use an investment pool as a source of interest. Should these ratings fall below an acceptable level, those funds will be reallocated.

INVESTMENT REPORT

JUNE 30TH, 2026

Item 3.

- Funds are being moved into governmental investment pools when possible as those institutions are maintaining higher interest rates than banks over time.
- The investments reported this quarter comply with the City's investment policy as well as state codes. The primary goals of safety of principal as well as diversity are being met. At the same time, interest rates are comparable to the City's benchmark amounts provided by the 91-day treasury bill.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 25, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion and take possible action on approving Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, the 2023 National Electrical Code (NEC), and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes. (Note that this public hearing remained open and continued).

AGENDA ITEM SECTION: Public Hearing and Action Item

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

FUND: None

EXECUTIVE SUMMARY:

Purpose

The proposed ordinance updates the City's construction and fire safety regulations by replacing the currently adopted 2015 International Codes with the 2024 editions published by the International Code Council (ICC), along with the 2023 National Electrical Code (NEC). The ordinance also incorporates several locally adopted amendments that reflect the City's existing development practices while improving administrative efficiency and consistency.

The Public Hearing was tabled last meeting. ***Staff has updated the proposed Ordinance which removes the bathroom exception.***

As noted in the last meeting, Staff addressed the Council, clarifying the appeals option and process for building construction as covered in Appendix B of the ICC.

Sec. ____ . Board of Appeals.

There is hereby established that the current **Board of Appeals** shall hear and decide appeals of orders, decisions, or determinations made by the Building Official regarding the interpretation and application of the City's adopted construction codes. The Board shall have the authority granted by Appendix B of the International Building Code, as adopted by the City, and shall not have jurisdiction over zoning matters, which remain under the authority of the Board of Adjustment and Appeals.

Any reference in the City Code to an Electrical Board, Plumbing Board, Mechanical Board, or other technical appeals board shall be deemed to refer to the Construction Code Board of Appeals.

Sec. 5-271. Created; organization.

(a) There is hereby created a six-member plumbing appeals and advisory board consisting of:

- (1) A licensed master plumber;
 - (2) A licensed electrician;
 - (3) A building contractor;
 - (4) The city engineer;
 - (5) The city health officer;
 - (6) A licensed architect or alternate selection pursuant to subsection 5-273(a).
- (b) The plumbing inspector shall be an ex officio, nonvoting member of the board.

Staff recommends establishing all appeals to be processed by the Board of Appeals with jurisdiction over:

- International Building Code (IBC)
- International Residential Code (IRC)
- International Existing Building Code (IEBC)
- International Fire Code (IFC), if desired
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- International Fuel Gas Code (IFGC)
- National Electrical Code (NEC)
- International Energy Conservation Code (IECC)
- International Swimming Pool and Spa Code (ISPSC)
- Property Maintenance Code (if adopted)
- Local construction-related ordinances administered by the Building Official

Sections to be edited and replaced: Section 7.6, Section 5-231, Division 2. Electrical Board, Section 5-81 through 5-83, Section 5-271- 276, etc.

Background

The City's current building regulations were adopted in 2019 and are primarily based on the 2015 International Codes. Since that time, significant changes have been made to national building standards, construction methods, energy efficiency requirements, resiliency standards, and life safety provisions.

City Staff organized a Builder's Forum event to gather insight from local area builders regarding the proposed ICC Codes. The event was available to participants to attend in person or online via a Teams call to participate. Adurra and SAFEbuilt presented attendees with a summary of the 2024 ICC Codes and 2023 NEC Code, respectively. SAFEbuilt discussed that aside from the update of industry standards, the Texas Windstorm Insurance Association (TWIA) requires structures to be built to the 2024 ICC Standards in order to be insured. The Forum was a successful outreach event and received positive feedback from the contractors and builders that were present.

Major Components of the Ordinance

The ordinance adopts the following code editions:

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Fire Code (IFC)
- 2024 International Plumbing Code (IPC)
- 2024 International Mechanical Code (IMC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2024 International Property Maintenance Code (IPMC)
- 2023 National Electrical Code (NEC)

Significant Local Amendments

While the ordinance largely adopts the ICC model codes, several local amendments have been retained or added to address Angleton's operational needs.

Administrative Consistency

The ordinance standardizes:

- Building Official authority

- Development Services Department enforcement responsibilities
- Permit valuation procedures
- Appeals procedures
- Fee administration
- Violation and penalty language

These provisions create consistent administrative procedures across all adopted codes, simplifying enforcement and improving customer service.

Benefits to the Community

Adoption of the 2024 Codes provides several benefits:

- Improved life safety through updated building and fire protection standards.
- Enhanced storm resilience and structural performance using current engineering practices.
- Greater energy efficiency for new construction.
- Better consistency with current State of Texas laws.
- Increased predictability for builders working throughout the region that have already adopted newer code editions.
- Reduced need for future ordinance revisions by updating obsolete code references.
- More efficient permit administration through standardized procedures across all adopted codes.

Impact on Builders and Developers

The ordinance is not intended to significantly alter the City's development process.

Instead, it:

- modernizes the technical construction standards;
- provides clearer administrative procedures;
- removes outdated code references;
- aligns permit administration across all disciplines; and
- provides builders with current nationally recognized construction standards already widely used throughout Texas.

Most local amendments retained in the ordinance reflect existing City practices that builders and design professionals are already familiar with.

Please follow this link, to review all of the 2024 Code Sections: <https://codes.iccsafe.org/codes/interim-codes/2024-icodes>

Fiscal Impact

The ordinance is not expected to create a significant fiscal impact on the City's operating budget. Existing staffing and administrative processes will continue to administer the adopted codes.

Long-term benefits include reduced ambiguity during plan review and inspections, more consistent enforcement, and improved administrative efficiency.

Recommendation

Staff recommends approval of the ordinance adopting the 2024 International Codes and 2023 National Electrical Code and associated local amendments.

The proposed ordinance modernizes the City's building and fire regulations, improves consistency across all adopted codes, incorporates stakeholder feedback, preserves appropriate local amendments, and positions the City to continue supporting safe, resilient, and high-quality development while remaining aligned with current industry standards and State of Texas requirements.

ORDINANCE NO. 20260714-006

AN ORDINANCE OF THE CITY OF ANGLETON, AMENDING CHAPTER 5, “BUILDINGS AND BUILDING REGULATIONS” AND CHAPTER 7, "FIRE PREVENTION AND PROTECTION", OF THE CODE OF ORDINANCES TO ADOPT THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, 2023 NATIONAL ELECTRIC CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH OF AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.; PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID STANDARD CODES; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of Angleton, Texas (the “City”), is a Home Rule City possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and the City of Angleton’s Home Rule Charter; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") desires to adopt current building code adopted by the State of Texas to promote the safe development of the City; and

WHEREAS, the City of Angleton conducted a number of work sessions and stakeholder engagement sessions on May 26, 2026 with City Council and on June 9, 2026 with the developers and contractor professionals, to engage the public and review issues regarding this topic; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") conducted a Public Hearing on July 14, 2026 and July 28, 2026; and

WHEREAS, the City Council of the City of Angleton, Texas is desirous of adopting all additional building and fire codes adopted by the State of Texas that are presently not referenced in the Code of Ordinances to fully and effectively implement all state codes currently in effect and to eliminate references to outdated codes and standards; and

WHEREAS, on March 12, 2019, by Ordinance 3-03-2019, the City Council of the City of Angleton, Texas, adopted the 2015 International Building Code, 2015 International Residential Code, 2015 International Existing Building Code, the NFPA 70, National Electrical Code, 2014 Edition, including the appendices, the 2015 International Mechanical Code, the 2015 International Fire Code, 2015 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), the 2015 International Swimming Pool and Spa Code, the 2015 International Property Maintenance Code with amendments, and the 2015 International Energy Conservation Code, published by the International Code Council and the National Fire Safety Association, along with various local amendments thereto, as the various building codes applicable to building and development within the City of Angleton, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton; and

WHEREAS, the adoption of the 2024 editions of the International Codes, including the local amendments, will provide the most current life safety applications with respect to construction, occupancy, use and maintenance of buildings and structures in the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the building and development codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Building Code, the 2024 International Swimming Pool and Spa Code, the 2024 International Residential Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Energy Code, the 2024 International Existing Building Code, and the 2024 International Property Maintenance Code, as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the fire and life safety codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 7, Fire Prevention and Protection of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Fire Code as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton.

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

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. That Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

Chapter 5 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. - BUILDING CONSTRUCTION STANDARDS

Sec. 5-31. Building, residential, and energy conservation code- Adopted; application.

- (a) For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment and use of occupancy, location and maintenance of buildings and structures, including penalties, there is hereby adopted and incorporated by reference as the Building Code of the City of Angleton, Texas, subject only to the exceptions contained hereinafter, the 2015 2024 International Building Code, 2015 2024 International Residential Code, 2015 2024 International Existing Building Code, and the 2015 2024 International Energy Conservation Code, published by the International Code Council, Inc., are published in book form and electronic form and are incorporated by reference herein, and made a part hereof for all purposes.
- (b) A copy of such codes shall be available in the office of the building official in book form and via the World Wide Web at <http://codes.iccsafe.org/category/I-Codes>.
- (c) If any conflict may arise between the provisions of the building code adopted by this section and any other applicable provisions of state law or city ordinance, the most stringent requirement shall prevail and be controlling.

Sec. 5-32. – Amendments to adopted building, residential, and energy conservation codes.

The following are the amendments to the codes adopted herein (§5-31):

- (1) ~~*Building Official.* The term Building Official shall mean the building inspector, or any other officer of the City designated by the City Manager, having the duty to enforce the building regulations of the City.~~
- (2) ~~*Site Inspection.* In addition to the site inspection described in Section 109 of the of the Building Code and Residential Code, a slab site inspection shall be required to ensure that the ground has been scraped and all vegetation has been removed.~~
- (3) ~~*Permit fees.* All permit fees are as on file with the City Secretary.~~
- (4) ~~*Section 105. Board of Building Adjustment and Appeals.*~~

- a. ~~The City Council is hereby designated, authorized and directed to hear all appeals concerning provisions of this Chapter and interpretation thereof and shall be referred to herein as the Board of Building Adjustment and Appeals.~~
 - b. ~~The Board of Adjustment and Appeals shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~
- (5) ~~*Violations and Penalties.* Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished, a building or structure in violation of any provision of this code is committed or continued and, upon conviction of any such violation, shall be fined pursuant to Section 1-14 of the Code of Ordinances.~~
- (6) ~~*Automatic Amendments to Preserve Intent.* To the extent that any section numbers of the adopted code are amended, or to the extent that the provisions of the adopted code sections are moved to other sections of the adopted code, then the references in this Code of Ordinances to the section number of the adopted code shall be correspondingly amended as necessary to maintain the force, effect, and the intent of this Chapter.~~

The following are amendments to the 2024 International Building Code:

Part 1 – Scope and Application

Section 101: Scope and General Requirements

[A] 101.1 Title.

These regulations shall be known as the *Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Part 2 – Administration and Enforcement

Section 103: Code Compliance Agency

[A] 103.1: Creation of enforcement agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105: Permits

[A] 105.2: Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

Building:

- ~~1. One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).~~
- ~~2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.~~
- ~~3. 1. Oil derricks.~~
- ~~4. 2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.~~
- ~~5. 3. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.~~
- ~~6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.~~
- ~~7. 4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~
- ~~8. 5. Temporary motion picture, television, and theater stage sets and scenery.~~
- ~~9. 6. Prefabricated swimming pool accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
- ~~11. 7. Swings and other playground equipment accessory to detached one- and two-family dwellings.~~
- ~~12. 9. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.~~
- ~~13. 10. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1,753 mm) in height.~~

{Remainder Unchanged}

Section 29 Plumbing Systems

[P] 2902.2 Separate Facilities

Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.
2. Separate toilet facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate toilet facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 2902.1.2.

- ~~6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 of the International Plumbing Code and for urinals in accordance with Section 405.3.5 of the International Plumbing Code.~~

The following are amendments to the 2024 International Residential Building Code:

Part 1 – Scope and Application

Section R101: Scope and General Requirements

R101:1 Title.

These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Angleton, Texas, and shall be cited as such and will be referred to herein as “this code.”

Part 2 – Administration and Enforcement

Section R103: Code Compliance Agency

R103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of this agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section R105: Permits

R105.2: Work exempt from permit.

Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. Permits shall not be required for the following:

Building:

- ~~1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).~~
- ~~2. Fences not over 7 feet (2,134 mm) high.~~
- ~~3.~~ 1. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
- ~~4.~~ 2. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (1,8927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
- ~~5. Sidewalks and driveways.~~
- ~~6.~~ 3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ~~7.~~ 4. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
- ~~8.~~ 5. Swings and other playground equipment.
- ~~9.~~ 6. Window awnings supported by an exterior wall that do no project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

10. ~~Decks may not exceed 200 square feet (1,858 m²) in area that are not more than 30 inches (762 mm) above grade at any point, are not attached to dwelling or townhouse and do not serve the exit door required by Section R318.4.~~

{Remainder Unchanged}

Section R108: Fees.

~~R108.3: Building permit valuations.~~

~~Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and other permanent systems, including materials and labor.~~

Chapter 36: General Plumbing Requirements

P2603.5.1: Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than (12) inches below finished grade at the point of septic tank connection. Building sewers shall not be less than (12) inches below grade.

The following are amendments to the 2024 International Existing Building Code:

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Existing Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3 Permit Valuations.

The applicant for a permit shall provide an estimate of value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include total value of work, including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for the permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

The following are the amendments to the 2024 International Energy Conservation Code:

Section C101: Scope and General Requirements

C101.1: Title

These regulations shall be known as the *Energy Conservation Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section C103: Code Compliance Agency

C103.1: Creation of enforcement agency

The Development Services Department is hereby created and the official in charge shall be known as the authority having jurisdiction (AHJ). The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section C106: Fees

C106.3: Valuation of work

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The final valuation shall be approved by the code official.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE V. – ELECTRICAL

DIVISION 5. STANDARDS

Sec. 5-131. – Electrical code adopted.

The city hereby adopts the NFPA 70, National Electrical Code, 2014 2023 Edition, including the appendices, and the 2015 2024 International Fire Code, except as expressly stated herein. Said code are published in book form and are referred to, incorporated herein, and made a part hereof for all purposes.

Sec. 5-132. – Amendments to adopted electrical code.

The following amendments to the codes adopted in section 5-131 are hereby adopted:

- ~~(1) Electrode grounds shall be not less than five eighths inch copper clad with clamps of bronze or brass.~~
- ~~(2) Bridging a meter or making a connection ahead of the meter, resulting in the use or availability of unmetered electrical energy to any person is prohibited. It shall also be unlawful knowingly to use such unmetered electrical energy.~~

- (3) There shall be no splice between the grounding buss in the distribution panel or other associated equipment and the grounding electrode ground rod. The grounding electrode ground rod must be a minimum depth of eight feet in the ground.

ARTICLE VI. – MECHANICAL CODE

DIVISION 4. – STANDARDS

Sec. 5-211. – Mechanical code adopted.

The city hereby adopts the 2015 2024 International Mechanical Code, as published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-14. – Amendments to adopted code.

The following amendments to the code is hereby adopted:

- ~~(1) A 125-volt, single phase, 15 or 20 ampere-rated receptacle shall be installed at a readily accessible location for the servicing of heating, air conditioning and refrigeration equipment. The disconnecting means for heating, air conditioning, or refrigeration equipment shall in no case be installed farther than six feet from the service side of the equipment.~~

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Mechanical Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1 Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be implementation, administration, and enforcement of the provisions of this code.

ARTICLE VII. – PLUMBING

DIVISION 1. – GENERALLY

Sec. 5-257. – Code adopted.

The city hereby adopts the 2012 2024 International Plumbing Code, with amendments, as published by the International Code Council. Said codes are published in book form, and are referred to, incorporated herein, and made a part thereof for all purposes.

Sec. 5-258. – Amendments to adopted code.

The following sections of the code referred to in Section 5-257 above are hereby amended as follows:

- ~~(1) Under section 108.4 of the plumbing and gas code, the “specific offense” shall be a misdemeanor and shall be punishable by a fine (“amount”) of not more than \$2,000.00)~~

~~(2) Section 108.5 of the plumbing and gas code shall have a minimum penalty of \$100.00 and a maximum penalty of \$500.00.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Plumbing Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency.

[A] 103.1 Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3: Permit Valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

Section [A] 114.4: Violation penalties.

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$2,000.00, ~~or by imprisonment not exceeding [number of days], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Section 403.2: Separate facilities.

Where plumbing fixtures are required, separate toilet facilities shall be provided for each sex.

Exceptions:

1. Separate toilet facilities shall not be required for dwelling units and sleeping units.

2. Separate toilet facilities shall not be required for structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or fewer.
3. Separate toilet facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. Separate toilet facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.
5. Separate toilet facilities shall not be required to be designated by sex where single-user toilet rooms are provided in accordance with Section 403.1.2.
- ~~6. Separate toilet facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by all persons regardless of sex and privacy is provided for water closets in accordance with Section 405.3.4 and for urinals in accordance with Section 405.3.5.~~

Section 903.1.1 Roof extension unprotected.

Open vent pipes that extend through a roof shall terminate not less than 6 inches above the roof.

DIVISION 7. NATURAL GAS PLUMBING STANDARDS AND REGULATIONS

SEC. 5-410.- FUEL GAS CODE.

The city hereby adopts the ~~2015~~ 2024 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), as published by the International Code Council, Inc., and the National Fire Safety Associate, with said codes being published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-412 ~~Reserved~~ Amendments to adopted code.

The following sections of the International Fuel Gas Code, 2024 Edition, are hereby amended as follows:

Section 101(IFGC): Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Fuel Gas Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103 (IFGC): Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 108 (IFGC): Fees

[A] 108.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as plumbing equipment permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE VIII. – SWIMMING POOLS

SEC. 5-496. – SWIMMING POOL CODE- ADOPTED.

The city hereby adopts the 2015 2024 International Swimming Pool and Spa Code, as published by the International Code Council, save and such portions as may be hereinafter be amended. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-497. – Same – Amendments.

(a) ~~Section 105.6 of the Standard Swimming Pool Code is hereby amended to read as follows:~~

~~*Schedule of Fees:*~~

~~Please refer to the fee schedule of the City of Angleton.~~

(b) ~~Section 107 of said code is hereby amended to read as follows:~~

~~Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.~~

Section 101: Scope and general requirements

[A] 101.1: Title

The regulations shall be known as the Swimming Pool and Spa Code of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 109: Fees

[A] 109.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as mechanical equipment

and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alterations, or additions.

Section 113: Violations

[A] 113.4: Violation penalties.

~~Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.

ARTICLE IX. – PROPERTY MAINTENANCE CODE

SEC. 5-511. – ADOPTION OF CODE.

The city hereby adopts the ~~2015~~ 2024 International Property Maintenance Code with amendments published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-512 Amendments to adopted code.

- (1) Section ~~111-~~ 106 all references to the “Board of Appeals” shall mean the City Council of the City of Angleton.
- (2) Section ~~111.2-~~ 108.2 is hereby deleted.
- (3) ~~Section 302.4 (Weeds) height limitation for weeds or plants shall be fourteen (14) inches.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Property Maintenance Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 302: Exterior Property Areas

302.4: Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of fourteen (14) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Appendix B: Board of Appeals (~~Amend Appendix B removing all references to the Board of Appeals and retaining the following Sections~~)

B101.2 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

B101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

B101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

B101.5 Notice of meeting. The ~~board~~ City Council shall meet upon notice from the chairperson, within ~~10-20~~ days of the filing of an appeal or at stated periodic intervals.

B101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

B101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

B101.7.1 Resolution. The decision of the ~~board~~ City Council shall be by resolution. Every decision shall be promptly filed in writing in the office of the code official within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

B101.7.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application

for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

SECTION 3. That Chapter 7, Fire Prevention and Protection, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

CHAPTER 7 – FIRE PREVENTION AND PROTECTION

ARTICLE II. – FIRE PREVENTION AND PROTECTION STANDARDS

Sec. 7-16. – International Fire Code adopted.

- (a) The ~~2015~~ 2024 Edition of the International Fire Code and Appendix D thereto, as published by the International Code Council, Inc., is hereby adopted and made a part of this chapter.
- (b) To the extent that any section numbers of the Standard Fire Prevention Code are amended, or to the extent that the provisions of the International Fire Code sections are moved to other sections of the IFC, then the references in this Code of Ordinances to the section numbers of the code shall be correspondingly amended as necessary to maintain the force, effect, and intent of this Code of Ordinances.
- (c) The following additional codes adopted by the State of Texas shall be incorporated by reference into this section:
 - Flammable and Combustible Liquids Code, NFPA 30 1990 and 2012 Editions adopted by 28 Texas Administrative Code §34.5;
 - Life Safety Code (NFPA), NFPA 101 adopted by V.T.C.A., Health and Safety Code §242.039 and §252.038, and NFPA 101 2015 Edition adopted by 28 Texas Administrative Code §233.062.

Section 101 Scope and General Requirements

Scope and General Requirements

[A] 101.1 Title

These regulations shall be known as the *Fire Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 108: Fees

108.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Where in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The fire code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

SECTION 4. *Severability.* Should any section or part of this Ordinance be held unconstitutional, illegal, invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. *Penalty Provision.* Any person, firm, corporation or business entity violating this Ordinance, if deemed guilty and upon conviction thereof, shall be fined as set forth herein. Each unlawful act or continuing day's violation under this Ordinance shall constitute a separate offense. The penal provision imposed under this Ordinance shall not preclude the City of Angleton from filing suit to enjoin the violation. The City of Angleton retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6. *Publication.* The City Secretary of the City of Angleton is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the City of Angleton Charter.

SECTION 7. *Effective Date.* This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code, and the City of Angleton Charter.

SECTION 8. *Open Meetings Act.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THIS 14TH DAY OF JULY 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary

Comparative Local Amendment Review

City of Alvin vs. Proposed City of Angleton 2024 ICC Code Adoption

Executive Summary

As part of the development of the proposed 2024 ICC Code Update Ordinance, City of Alvin's recently adopted 2024 ICC Codes was reviewed, as directed by the City Council. City of Alvin is a neighboring community with similar development patterns and construction activity.

The review determined that Alvin adopted numerous additional local amendments and optional ICC appendices that are more restrictive than those proposed for the City of Angleton.

Staff also contacted representatives from the City of Alvin regarding their experience implementing the updated codes. Their primary recommendation was that jurisdictions avoid adopting optional ICC appendices unless there is a demonstrated local need.

After reviewing Alvin's ordinance and considering staff feedback, the proposed Angleton ordinance retains the nationally recognized ICC standards while limiting local amendments to those necessary to address local operational needs.

Side-by-Side Comparison

Topic	City of Alvin	Proposed Angleton
2024 ICC Codes	✓	✓
Additional Local Amendments	Numerous	Limited
Optional ICC Appendices	Adopted	Not Proposed
Staff Recommendation	Avoid future appendix adoption	Avoid future appendix adoption
Overall Regulatory Approach	More Restrictive	Balanced / Performance-Based

Significant Local Amendment Comparison

International Building Code (IBC)

Requirement	Alvin	Angleton
Adopted Appendices	C, G, I and J	None proposed

International Residential Code (IRC)

Requirement	Alvin	Angleton
Optional Appendices	CA, CB, BA, BF, BO, BD and CF	None proposed

Residential Egress Doors

Requirement	Alvin	Angleton
Minimum exterior exit doors	Two required	ICC standard (one required)

Concrete Foundation Strength

Requirement	Alvin	Angleton
Minimum concrete strength	3,000 psi	ICC standard (2,500 psi)

Gas Meter Shutoff Valve

Requirement	Alvin	Angleton
Shutoff valve location	Outside structure between meter and building	ICC standard requirements; shutoff valve required located on the supply side of the meter

Why This Matters

- Adopts the latest nationally recognized 2024 ICC Codes.
- Maintains consistency with surrounding jurisdictions.
- Avoids unnecessary local amendments that increase construction costs.
- Reduces administrative complexity for builders, designers, and inspectors.
- Preserves flexibility for future amendments if local conditions warrant additional regulations.

Summary

After reviewing neighboring jurisdictions and discussing implementation with City of Alvin staff, the proposed ordinance reflects a balanced approach to code adoption. While the City of Alvin elected to adopt numerous additional local amendments and optional appendices, those additional requirements may not necessary to achieve the City of Angleton's public safety objectives. The proposed ordinance adopts the current ICC Codes while limiting local amendments to those needed for local administration and enforcement, providing clear and consistent regulations that support safe construction and continued economic development.

Angleton — Consolidated Significant Code Changes (2015 and 2024)											
All significant changes consolidated into one file.										Rev. 7/21/2026	
Code	Edition Comparison	Previous Section	Current Section	Chapter / Part	Significant Change	Previous Requirement	Current Requirement	What Changed	Change Type	Builder / Contractor Impact	Designer / Engineer Impact
IBC	2015 → 2024	104	104	1	Building official duties and powers	Earlier administrative organization and alternative-method review language.	Section 104 comprehensively reformatted; alternate materials, designs and methods review updated.	Administrative authority and review procedures are reorganized and clarified.	Reorganization / Modification	Low	Moderate
IBC	2015 → 2024	202	202	2	Definitions	2015 definitions reflected older construction technologies and terminology.	Numerous definitions added, deleted and revised, including mass timber and newer systems.	Terminology and code scoping changed across many subjects.	Addition / Modification	Low	High
IBC	2015 → 2024	403	403	4	High-rise buildings	2015 high-rise fire protection and emergency systems.	Updated fire pump water supply, emergency communication and system coordination.	High-rise design and fire protection review is more detailed.	Modification	Moderate	High
IBC	2015 → 2024	411	411	4	Special amusement areas / puzzle rooms	Puzzle rooms were not expressly regulated as a defined special amusement use.	Puzzle rooms are brought into special-amusement requirements.	Escape-room projects receive specific alarm, lighting and egress review.	Addition	Moderate	Moderate
IBC	2015 → 2024	420	420	4	Group R residential occupancies	Earlier residential special provisions.	Expanded and revised requirements for residential occupancies and accessory spaces.	More detailed fire and life-safety coordination.	Modification	Moderate	Moderate
IBC	2015 → 2024	506/510	506/510	5	Allowable area and horizontal separation	2015 area calculations and podium-building rules.	Revised area methodology and clarified horizontal building separation.	Changes mixed-use and podium analysis.	Modification / Clarification	Moderate	High
IBC	2015 → 2024	602	602	6	Mass timber construction types	2015 construction types did not include the expanded tall-mass-timber types.	Types IV-A, IV-B and IV-C and associated protection concepts are recognized.	New construction pathways for mass timber.	Addition / Major expansion	Moderate	High
IBC	2015 → 2024	716	716	7	Opening protectives	2015 organization for fire doors, shutters and glazing.	Requirements reorganized and tables revised.	Cross-references and inspection criteria changed.	Reorganization / Modification	Moderate	Moderate
IBC	2015 → 2024	903	903	9	Automatic sprinkler systems	2015 sprinkler thresholds and exceptions.	Multiple occupancy-specific thresholds and exceptions revised, including large open parking garages.	More projects may require sprinklers.	Expansion / Modification	High	Moderate
IBC	2015 → 2024	915	915	9	Carbon monoxide detection	More limited occupancy and source triggers.	CO detection expanded where CO-producing equipment is present.	Broader detection and notification requirements.	Expansion	Moderate	Moderate
IBC	2015 → 2024	1009	1009	10	Accessible means of egress	2015 arrangement and scoping.	Reorganized and coordinated elevator, refuge and stair provisions.	Accessible egress plan review changes.	Reorganization / Modification	Moderate	High
IBC	2015 → 2024	1109	1110/Plumbing coordination	11	Adult changing stations	Not broadly required.	Required in specified large facilities.	Adds equipment, room area and accessibility.	Addition	Moderate	High
IBC	2015 → 2024	1404	1404	14	Vapor retarders	Older climate-zone and assembly rules.	Updated and coordinated with IRC/IECC; more assembly options.	Moisture-control design pathways changed.	Modification	Moderate	High
IBC	2015 → 2024	1604/1608/1616	Chapter 16	16	Structural loads	ASCE 7-10 era criteria; no general tornado-load framework.	ASCE 7-22 coordination, updated wind/snow/seismic/rain and tornado loads.	Structural design criteria materially updated.	Major standard update	High	High
IBC	2015 → 2024	1705	1705	17	Special inspections	2015 inspection scope.	Expanded mass timber, metal building and firestop inspections.	More third-party inspection requirements.	Expansion	Moderate	Moderate
IBC	2015 → 2024	2902.2	2902.2	29	Added exceptions	only 2 exceptions for separate facilities	separate restrooms no longer required provided there are enough toilet facilities for both sexes	new exceptions does not require separate mens/womens rooms provided the required number of toilet facilities are provided	Expansion of exceptions	Low	Low
IRC	2015 → 2024	R202	R202	2	Definitions	2015 terminology and dwelling configurations.	Definitions revised for townhouses, sleeping lofts, energy storage and newer systems.	Scope and classification terminology changed.	Modification / Addition	Low	High
IRC	2015 → 2024	R301.2	R301.2	3	Climatic and geographic design criteria	2015 wind, snow, seismic, frost and weathering data structure.	Updated maps, wind criteria and jurisdictional design inputs.	Angleton design criteria need reconfirmation.	Standard update	Moderate	High
IRC	2015 → 2024	R302.1	R302.1	3	Exterior walls and fire separation distance	2015 lot-line and opening tables.	Revised tables, exceptions and imaginary lot-line concepts.	May alter walls/openings near property lines.	Modification	Moderate	High
IRC	2015 → 2024	R302.2	R302.2	3	Townhouse separation	2015 common-wall requirements.	Revised common-wall and separate-wall options.	More design options but changed continuity details.	Modification	Moderate	High
IRC	2015 → 2024	R302.3	R302.3	3	Two-family dwellings	Separation could vary with lot line.	One-hour separation applies regardless of lot line; later provisions expanded.	Standardized and expanded duplex separation.	Modification	Moderate	High
IRC	2015 → 2024	R310	Renumbered Chapter 3 provisions	3	Emergency escape and rescue openings	2015 bedroom/basement opening and area-well requirements.	Reorganized and revised, including existing-building and access-path provisions.	Opening and exterior path review changed.	Modification / Reorganization	Moderate	Moderate
IRC	2015 → 2024	R314/R315	Renumbered Chapter 3 safety provisions	3	Smoke and carbon monoxide alarms	2015 alarm locations and alteration triggers.	Locations, replacement/alteration triggers and section numbering revised.	More coordination and updated citations.	Modification / Relocation	Moderate	Moderate
IRC	2015 → 2024	R326	R315	3	Sleeping lofts	No comprehensive sleeping-loft pathway.	New sleeping-loft criteria and limits.	Creates pathway for compact lofts.	Addition	Moderate	Moderate
IRC	2015 → 2024	R327	R330	3	Energy storage systems	Limited battery system provisions.	Substantial location, separation, protection and impact requirements.	Battery installations receive detailed review.	Major expansion	High	High
IRC	2015 → 2024	R403/R404	R403/R404	4	Foundations	2015 footing, foundation and soil provisions.	Updated soil tests, foundation materials and seismic/wind coordination.	May increase engineering/documentation.	Modification	Moderate	High
IRC	2015 → 2024	R507	R507	5	Decks	Limited 2015 prescriptive deck provisions.	Substantially expanded footings, posts, beams, joists, ledgers, guards and flashing.	Major change to residential deck design.	Major expansion	High	Moderate
IRC	2015 → 2024	R602.10	R602.10	6	Wall bracing	2015 braced wall line and panel tables.	Placement, wall height, contributing length and portal provisions revised.	Prescriptive bracing calculations change.	Modification	Moderate	High
IRC	2015 → 2024	R702.7	R702.7	7	Vapor retarders	2015 classes and Gulf Coast application.	Responsive vapor retarders and new assembly options recognized.	More moisture-control options.	Modification / Addition	Moderate	High
IRC	2015 → 2024	R703	R703/R704	7	Water-resistive barriers and flashing	2015 WRB and flashing details.	Extensively revised WRB, flashing, siding, soffit and fascia provisions.	More detailed envelope inspection.	Expansion	Moderate	High
IRC	2015 → 2024	N1101–N1108	N1101–N1108	11	Energy efficiency	2015 envelope, leakage, duct and equipment criteria.	Substantially higher efficiency, testing and additional-efficiency requirements.	Potential material and testing cost increases.	Major expansion	High	High

Angleton — Consolidated Significant Code Changes (2015 and 2024)											
All significant changes consolidated into one file.										Rev.7/21/2026	
Code	Edition Comparison	Previous Section	Current Section	Chapter / Part	Significant Change	Previous Requirement	Current Requirement	What Changed	Change Type	Builder / Contractor Impact	Designer / Engineer Impact
IMC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 organization.	Reformatted and updated administrative provisions.	Citations and procedures change.	Reorganization	Low	Low
IMC	2015 → 2024	304/306	304/306	3	Appliance access and rooftop equipment	2015 service access and guard provisions.	Revised roof access, service space and safeguards.	May change ladders, hatches and guards.	Modification	Moderate	Moderate
IMC	2015 → 2024	307	307	3	Condensate disposal	2015 drain, pan and overflow rules.	Updated auxiliary protection, identification and discharge provisions.	More detailed condensate safeguards.	Modification	Moderate	Moderate
IMC	2015 → 2024	401/403	401/403	4	Mechanical ventilation	2015 outdoor-air rates and intake locations.	Updated tables, balanced ventilation options and current IAQ coordination.	Ventilation calculations change.	Modification	Moderate	High
IMC	2015 → 2024	502.20	502.20	5	Nail salon exhaust	Less comprehensive source capture.	Continuous source capture and exhaust requirements expanded.	Salon tenant finish requires dedicated exhaust.	Expansion	High	Moderate
IMC	2015 → 2024	504	504	5	Clothes dryer exhaust	2015 duct length and termination rules.	Revised residential and commercial dryer exhaust, including opening separation.	Routing and terminations may change.	Modification / Expansion	Moderate	Moderate
IMC	2015 → 2024	506/507	506/507	5	Commercial kitchen exhaust	2015 grease duct and hood provisions.	Pollution control units, cleanouts, testing and listed reduced-clearance hoods added/revised.	Kitchen system review more complex.	Major expansion	High	High
IMC	2015 → 2024	602/603	602/603	6	Plenums and ducts	2015 materials and sealing.	Phenolic ducts, SPF limits and updated materials/sealing provisions.	Product approval and installation criteria change.	Modification / Addition	Moderate	Moderate
IMC	2015 → 2024	607	607	6	Fire and smoke dampers	2015 access and coordination.	Approved inspection/maintenance access and updated IBC coordination.	More detailed access review.	Modification	Moderate	Moderate
IMC	2015 → 2024	701	701	7	Combustion air	2015 dedicated solid/liquid fuel provisions.	Some provisions deleted in favor of NFPA 31, IFGC and manufacturer instructions.	Compliance shifts to referenced standards.	Deletion / Reference consolidation	Low	Moderate
IMC	2015 → 2024	929	Specific appliance provisions	9	Large-diameter fans	No dedicated provisions.	HVLS/HVLD fan criteria added and updated.	Coordination with sprinklers and detectors required.	Addition	Moderate	High
IMC	2015 → 2024	1101–1110	1101–1110	11	Refrigeration and A2L/B2L refrigerants	2015 refrigerants and machinery-room framework.	Extensive provisions for mildly flammable refrigerants, quantities, detection, ventilation and mitigation.	Major change to refrigeration systems.	Major expansion	High	High
IPC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 organization.	2024 administrative and formatting changes.	Local citations change.	Reorganization	Low	Low
IPC	2015 → 2024	Table 403.1	Table 403.1	4	Minimum plumbing fixtures	2015 fixture counts and sex-based calculations.	Selected occupancy counts revised; more flexible single/multiple-user calculations.	Fixture count and restroom layout may change.	Modification	Moderate	High
IPC	2015 → 2024	N/A	403.6	4	Adult changing stations	Not broadly required.	Required in specified large facilities.	New equipment and accessible room requirement.	Addition	Moderate	High
IPC	2015 → 2024	424	424.2	4	Showerhead flow rates	Generally 2.5 gpm maximum.	Reduced to 2.0 gpm at 80 psi.	Lower-flow fixtures required.	Efficiency modification	Low	Low
IPC	2015 → 2024	504	504	5	Water heater safety and pans	2015 pan, relief and installation rules.	Revised pans, discharge and installation coordination.	Some installations require changed pan/drain details.	Modification	Moderate	Moderate
IPC	2015 → 2024	605	605	6	Water piping materials	2015 product standards.	Updated material and joining tables.	Accepted products and joints change.	Standard update	Moderate	Moderate
IPC	2015 → 2024	606	606	6	Valves, leak detection and shutoff	2015 shutoff requirements; limited leak detection.	Expanded targeted leak detection and automatic shutoff provisions.	Adds sensors/controls for specified systems.	Expansion	Moderate	High
IPC	2015 → 2024	607	607	6	Hot-water supply and circulation	2015 delivery/circulation criteria.	Updated circulation, temperature maintenance and energy coordination.	May require system design changes.	Modification	Moderate	High
IPC	2015 → 2024	608	608	6	Backflow protection	2015 devices and applications.	Updated hazard applications, devices and standards.	Device selection may change.	Modification / Standard update	Moderate	High
IPC	2015 → 2024	306.2.4	306.2.4	3	Tracer wire	No broad tracer-wire requirement.	Tracer wire required for specified buried nonmetallic piping.	Adds underground locator material.	Addition	Low	Low
IPC	2015 → 2024	708	708	7	Cleanouts	2015 spacing/access.	Reorganized and revised access requirements.	Cleanout locations may change.	Modification	Moderate	Moderate
IPC	2015 → 2024	1003	1003	10	Interceptors and separators	2015 grease/oil interceptor criteria.	Updated sizing, access and maintenance provisions.	Commercial kitchen design may change.	Modification	High	High
IPC	2015 → 2024	1106/1108	1106/1108	11	Storm and secondary drainage	2015 rainfall sizing and overflow rules.	Updated sizing and overflow provisions.	Roof drainage calculations may change.	Modification	Moderate	High
IPC	2015 → 2024	1301–1304	1301–1304	13	Nonpotable water and rainwater	2015 alternative water provisions.	Expanded treatment, monitoring, labeling and reuse criteria.	More reuse options with safeguards.	Expansion	Moderate	High
IPC	2015 → 2024	403.2	403.2	4	added exceptions	only 2 exceptions for separate facilities	new exceptions does not require separate mens/womens rooms provided the required number of toilet facilities are provided	new exceptions does not require separate mens/womens rooms provided the required number of toilet facilities are provided	Expansion	Low	Low
IFGC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 organization.	2024 formatting and administrative updates.	Local references change.	Reorganization	Low	Low
IFGC	2015 → 2024	202	202	2	Definitions	2015 fuel gas terminology.	Definitions revised for newer appliances, piping and hydrogen systems.	Classification terminology changed.	Modification / Addition	Low	High
IFGC	2015 → 2024	305	305	3	Appliance location	2015 garage, roof and hazardous-location rules.	Updated access, protection and prohibited-location provisions.	Appliance placement review changes.	Modification	Moderate	Moderate
IFGC	2015 → 2024	306	306	3	Access and service space	2015 access requirements.	Revised service access, platforms and roof provisions.	May require different access construction.	Modification	Moderate	Moderate
IFGC	2015 → 2024	304	304	3	Combustion, ventilation and dilution air	2015 calculation/opening methods.	Updated methods and appliance/manufacturer coordination.	Opening sizes or mechanical air may change.	Modification	Moderate	High
IFGC	2015 → 2024	404	404	4	Piping installation	2015 support, burial and protection.	Updated materials, supports, corrosion and concealed piping provisions.	Installation methods change.	Modification	Moderate	Moderate
IFGC	2015 → 2024	406	406	4	Inspection, testing and purging	2015 pressure test and purging methods.	Updated testing, documentation and purging provisions.	Inspection procedure changes.	Modification	Moderate	Moderate
IFGC	2015 → 2024	407	407	4	Piping sizing	2015 sizing tables and methods.	Updated tables, equations and appliances.	Pipe sizing may change.	Standard update	Moderate	High
IFGC	2015 → 2024	404/406	Updated provisions	4	Abandoned piping	Earlier capping provisions.	Purging, capping and identification clarified.	Safer renovation/demolition procedures.	Clarification	Low	Moderate

Angleton — Consolidated Significant Code Changes (2015 and 2024)											
All significant changes consolidated into one file.										Rev.7/21/2026	
Code	Edition Comparison	Previous Section	Current Section	Chapter / Part	Significant Change	Previous Requirement	Current Requirement	What Changed	Change Type	Builder / Contractor Impact	Designer / Engineer Impact
IFGC	2015 → 2024	503	503	5	Venting of appliances	2015 venting tables and categories.	Updated venting methods, tables and listed systems.	Venting design may change.	Modification / Standard update	Moderate	High
IFGC	2015 → 2024	621–630	Specific appliances	6	Gas-fired appliances	2015 appliance-specific rules.	Updated clearances, controls, installation and listings.	Product installation requirements change.	Standard update	Moderate	Moderate
IFGC	2015 → 2024	633	Hydrogen provisions	6	Hydrogen systems	Limited earlier coverage.	Expanded gaseous hydrogen system criteria and references.	Specialized systems need enhanced safeguards.	Expansion	High	High
IEBC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 administrative format.	2024 administrative reformat and updated approvals.	Local citations change.	Reorganization	Low	Low
IEBC	2015 → 2024	202	202	2	Definitions	2015 existing-building terms.	Definitions revised for work areas, change of occupancy and new systems.	Classification changes.	Modification	Low	High
IEBC	2015 → 2024	301	301	3	Compliance methods	2015 prescriptive, work area and performance methods.	Methods clarified/reorganized and coordinated with 2024 IBC.	Compliance-path selection changes.	Modification	Low	High
IEBC	2015 → 2024	401/402	Repair chapters	4	Repairs	2015 repair materials and unsafe-condition triggers.	Updated repair materials, dangerous conditions and flood provisions.	Some repairs trigger different requirements.	Modification	Moderate	Moderate
IEBC	2015 → 2024	5–9	Alteration chapters	5	Alterations	2015 Level 1–3 work-area requirements.	Updated accessibility, fire protection, structural and energy triggers.	Renovation scope and upgrade requirements change.	Modification	Moderate to High	High
IEBC	2015 → 2024	701	701	7	Level 1 alterations	2015 finish/material replacement rules.	Updated materials, coverings and energy coordination.	Basic renovations receive revised requirements.	Modification	Moderate	Moderate
IEBC	2015 → 2024	801–809	801–809	8	Level 2 alterations	2015 work-area fire, egress and accessibility triggers.	Updated trigger thresholds and IBC coordination.	Larger renovations may require different upgrades.	Modification	High	High
IEBC	2015 → 2024	901–907	901–907	9	Level 3 alterations	2015 whole-building supplemental requirements.	Updated structural, fire protection and egress requirements.	Major renovation obligations change.	Modification	High	High
IEBC	2015 → 2024	1001–1012	1001–1012	10	Change of occupancy	2015 hazard categories and upgrade triggers.	Updated hazard categories and requirements.	Change-of-use feasibility may change.	Modification	High	High
IEBC	2015 → 2024	1101	1101	11	Additions	2015 additions coordination.	Updated structural, accessibility and energy requirements.	Addition design and existing-building impacts change.	Modification	Moderate	High
IEBC	2015 → 2024	1201–1206	1201–1206	12	Historic buildings	2015 alternative compliance.	Updated alternatives, documentation and safeguards.	Historic projects have revised flexibility.	Modification	Moderate	High
IEBC	2015 → 2024	1301	1301	13	Relocated or moved buildings	2015 relocated-building provisions.	Updated site, structural and utility requirements.	Moved buildings may require more documentation.	Modification	Moderate	High
IECC	2015 → 2024	C/R101	C/R101	1	Administration and scope	2015 commercial/residential organization.	2024 scope, administration and digital formatting updated.	Adoption language and compliance paths change.	Reorganization / Modification	Low	Moderate
IECC	2015 → 2024	C402	C402	4	Commercial envelope	2015 insulation, fenestration and air barriers.	Stricter insulation, fenestration, air leakage and thermal-bridge provisions.	Envelope performance increases.	Major modification	High	High
IECC	2015 → 2024	C403	C403	4	Commercial mechanical systems	2015 equipment efficiency and controls.	Expanded controls, recovery, economizers and commissioning.	Mechanical systems become more complex.	Expansion	High	High
IECC	2015 → 2024	C404	C404	4	Service water heating	2015 insulation and equipment criteria.	Updated efficiency, controls and piping requirements.	Hot-water systems may require added controls/insulation.	Modification	Moderate	High
IECC	2015 → 2024	C405	C405	4	Electrical power and lighting	2015 lighting power and controls.	More stringent lighting power, controls, metering and electrical provisions.	Electrical controls increase.	Major expansion	High	High
IECC	2015 → 2024	C406	C406	4	Additional efficiency credits	No comparable 2015 credit system.	Projects must earn additional efficiency credits from selected measures.	Adds project-specific efficiency package.	Addition	High	High
IECC	2015 → 2024	C407	C407	4	Performance compliance	2015 performance method.	Updated baseline modeling, documentation and performance targets.	Energy modeling requirements change.	Modification	Moderate	High
IECC	2015 → 2024	R402	R402	4	Residential envelope	2015 insulation and leakage levels.	Higher envelope efficiency and testing requirements.	Construction/testing cost increases.	Major modification	High	High
IECC	2015 → 2024	R403	R403	4	Residential systems	2015 HVAC/duct controls and testing.	Updated duct testing, equipment, controls and ventilation coordination.	More testing and documentation.	Expansion	High	High
IECC	2015 → 2024	R404	R404	4	Residential electrical/lighting	2015 lighting efficiency.	Updated lighting and controls.	More efficient lighting required.	Modification	Low	Low
IECC	2015 → 2024	R405/R406	R405/R406	4	Performance and ERI	2015 performance/ERI pathways.	Updated baselines, targets and documentation.	Compliance modeling changes.	Modification	Moderate	High
IECC	2015 → 2024	N/A	R408/C406	4	Additional efficiency packages	Not required in 2015.	Additional efficiency measures/credits required.	New mandatory project choice.	Addition	High	High
IECC	2015 → 2024	Appendices	Appendices	0	EV, electric-ready and renewable-ready provisions	Limited or no 2015 optional readiness provisions.	Expanded optional appendices for EV, electric-ready and renewables.	Optional policy tools added.	Addition / Optional	Variable	High
IFC	2015 → 2024	Chapter 1	Chapter 1	1	Administration and permits	2015 permit and operational provisions.	Updated permits, approvals and formatting.	Fire permit procedures and citations change.	Reorganization / Modification	Moderate	Low
IFC	2015 → 2024	202	202	2	Definitions	2015 fire/hazard terminology.	Definitions expanded for energy storage, lithium batteries and new processes.	Hazard classification terminology changes.	Addition / Modification	Low	High
IFC	2015 → 2024	503/507	503/507	5	Fire apparatus access and water supply	2015 access roads and hydrant criteria.	Updated access, markings, gates and water supply coordination.	Site plan review changes.	Modification	Moderate	High
IFC	2015 → 2024	510	510	5	Emergency responder communication	2015 radio coverage requirements.	Updated testing, system design and maintenance.	More buildings may need systems/testing.	Modification	High	High
IFC	2015 → 2024	903/907	903/907	9	Sprinklers and alarms	2015 thresholds and system criteria.	Numerous occupancy-specific thresholds and system provisions revised.	Fire protection requirements change broadly.	Major modification	High	High
IFC	2015 → 2024	1207	1207	12	Energy storage systems	Limited 2015 battery provisions.	Extensive ESS location, protection, detection, separation and emergency planning.	Major new review area.	Major expansion	High	High
IFC	2015 → 2024	N/A/New provisions	Battery storage provisions	12	Lithium-ion battery storage	2015 lacked modern lithium battery storage framework.	Expanded safeguards for storage, charging and damaged batteries.	Warehouse/retail battery risks addressed.	Addition / Expansion	High	High

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IFC	2015 → 2024	23	23	23	Motor fuel dispensing and repair garages	2015 vehicle fuel and repair provisions.	Updated alternative fuels, EV charging and repair hazards.	Vehicle facilities require revised safeguards.	Modification / Expansion	Moderate	High
IFC	2015 → 2024	32	32	32	High-piled combustible storage	2015 storage thresholds and plans.	Updated commodity, rack, access and protection provisions.	Warehouse design/permits change.	Modification	High	High
IFC	2015 → 2024	39	39	39	Processing and extraction	Limited earlier extraction provisions.	Expanded plant processing/extraction hazards.	Specialized occupancies receive detailed controls.	Expansion	High	High
IFC	2015 → 2024	40	40	40	Distilled spirits and wine	2015 general flammable-liquid framework.	Specific provisions tailored for wineries/distilleries.	More specific compliance options.	Modification / Addition	Moderate	High
IFC	2015 → 2024	53	53	53	Compressed gases	2015 classifications and controls.	Updated hazard levels and GHS coordination.	Thresholds and controls may change.	Modification	High	High
IFC	2015 → 2024	57/58	57/58	57	Flammable and combustible liquids / cryogenic fluids	2015 storage/use provisions.	Updated tanks, dispensing, mobile operations and safeguards.	Industrial review changes.	Modification	High	High
IPMC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 enforcement organization.	2024 formatting, authority and enforcement revisions.	Local citations and procedures change.	Reorganization	Low	Low
IPMC	2015 → 2024	202	202	2	Definitions	2015 property maintenance terms.	Definitions revised and expanded.	Enforcement terminology changes.	Modification	Low	Low
IPMC	2015 → 2024	302	302	3	Exterior property areas	2015 sanitation, vegetation and accessory structure provisions.	Updated sanitation, drainage, vegetation and exterior-area requirements.	Violation language and inspection scope change.	Modification	Low	Low
IPMC	2015 → 2024	303	303	3	Swimming pools, spas and hot tubs	2015 barrier and maintenance provisions.	Updated coordination with ISPSC and safety requirements.	Pool maintenance enforcement changes.	Modification	Moderate	Low
IPMC	2015 → 2024	304	304	3	Exterior structure	2015 exterior condition requirements.	Updated components, weather protection, addresses and structural maintenance.	Broader/clearer exterior enforcement.	Modification	Low	Low
IPMC	2015 → 2024	305	305	3	Interior structure	2015 interior maintenance and sanitation.	Updated structural, surface and component requirements.	Interior inspection criteria change.	Modification	Low	Low
IPMC	2015 → 2024	306	306	3	Component serviceability	2015 handrail, guard and stair maintenance.	Updated component maintenance and load-related provisions.	Repair orders may change.	Modification	Moderate	Low
IPMC	2015 → 2024	308	308	3	Rubbish and garbage	2015 waste storage/removal.	Updated containers, accumulation and disposal provisions.	Sanitation enforcement clarified.	Modification	Low	Low
IPMC	2015 → 2024	309	309	3	Pest elimination	2015 infestation responsibility.	Updated pest-control responsibilities and conditions.	Owner/occupant responsibility may change.	Modification	Low	Low
IPMC	2015 → 2024	404	404	4	Occupancy limitations	2015 room area, light and overcrowding rules.	Updated room sizing and occupancy requirements.	Housing enforcement calculations may change.	Modification	Low	Moderate
IPMC	2015 → 2024	5	5	5	Plumbing facilities and fixture requirements	2015 minimum facilities and sanitation.	Updated fixture, water, drainage and maintenance provisions.	Rental/property inspections change.	Modification	Moderate	Low
IPMC	2015 → 2024	6	6	6	Mechanical and electrical facilities	2015 heating, equipment and electrical safety.	Updated minimum heat, equipment and electrical maintenance.	Safety inspection criteria change.	Modification	Moderate	Low
IPMC	2015 → 2024	7	7	7	Fire safety requirements	2015 egress, fire-resistance and protection maintenance.	Updated IFC/IBC coordination and system maintenance.	Fire safety enforcement changes.	Modification	Moderate	Low
ISPSC	2015 → 2024	Chapter 1	Chapter 1	1	Administration	2015 administration.	2024 formatting and administrative updates.	Local citations change.	Reorganization	Low	Low
ISPSC	2015 → 2024	202	202	2	Definitions	2015 pool/spa terminology.	Updated aquatic venue, equipment and safety definitions.	Classification changes.	Modification / Addition	Low	Moderate
ISPSC	2015 → 2024	305	305	3	Barriers	2015 barrier heights, gates and exceptions.	Updated barrier, gate, alarm and dwelling-wall provisions.	Residential pool permit details change.	Modification	Moderate	Moderate
ISPSC	2015 → 2024	306	306	3	Decks and walking surfaces	2015 deck/slip-resistance provisions.	Updated deck, drainage, slope and surface requirements.	Pool deck construction changes.	Modification	Moderate	High
ISPSC	2015 → 2024	307	307	3	General design	2015 structural/equipment coordination.	Updated materials, structural design and equipment installation.	Engineering/product review changes.	Modification	Moderate	High
ISPSC	2015 → 2024	4	4	4	Public swimming pools	2015 public pool circulation and safety.	Updated circulation, water quality, accessibility and equipment provisions.	Public aquatic projects require revised design.	Major modification	High	High
ISPSC	2015 → 2024	5	5	5	Public spas and hot tubs	2015 spa provisions.	Updated temperatures, circulation, safety and controls.	Spa design/operation changes.	Modification	High	High
ISPSC	2015 → 2024	6	6	6	Aquatic recreation facilities	2015 slides, wave pools and play features.	Updated specialized attraction and safety requirements.	Specialty venue design becomes more detailed.	Expansion	High	High
ISPSC	2015 → 2024	7	7	7	Onground storable residential pools	2015 storable pool provisions.	Updated barriers, electrical and equipment requirements.	Retail/storable pools receive revised safeguards.	Modification	Moderate	Moderate
ISPSC	2015 → 2024	8	8	8	Permanent inground residential pools	2015 residential construction and safety.	Updated design, circulation, barriers and entrapment protection.	Residential pool details change.	Modification	Moderate	High
ISPSC	2015 → 2024	9	9	9	Permanent residential spas and hot tubs	2015 spa/hot tub rules.	Updated covers, barriers, controls and equipment.	Product and safety requirements change.	Modification	Moderate	Moderate
ISPSC	2015 → 2024	10	10	10	Portable residential spas and hot tubs	2015 portable spa provisions.	Updated listing, cover, electrical and placement requirements.	Installation inspection changes.	Modification	Moderate	Moderate
ISPSC	2015 → 2024	Appendices	Appendices	0	Optional provisions	2015 optional appendices.	Updated optional safety and operational provisions.	Additional policy options available.	Addition / Modification	Variable	Moderate
NEC	2014 → 2023	90	90	Introduction	Scope and enforcement	2014 NEC purpose, scope and arrangement.	2023 NEC reorganized and updated across technologies.	Broad modernization of electrical safety requirements.	Modification	Moderate	High
NEC	2014 → 2023	110.26	110.26	1	Working space	2014 access and workspace requirements.	Updated workspace, egress and equipment-door provisions.	Electrical room layouts may change.	Modification	Moderate	High
NEC	2014 → 2023	210.8	210.8	2	GFCI protection	2014 limited locations and voltages.	Substantially expanded locations, voltages and equipment.	More circuits require GFCI.	Major expansion	High	Moderate
NEC	2014 → 2023	210.12	210.12	2	AFCI protection	2014 dwelling AFCI scope.	Expanded locations and modification/replacement triggers.	More circuits require AFCI.	Expansion	High	Moderate

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Code	Edition Comparison	Previous Section	Current Section	Chapter / Part	Significant Change	Previous Requirement	Current Requirement	What Changed	Change Type	Builder / Contractor Impact	Designer / Engineer Impact
NEC	2014 → 2023	210.52	210.52	2	Dwelling receptacle outlets	2014 outlet spacing and countertop rules.	Updated countertop, island/peninsula and dwelling outlet requirements.	Residential layouts change.	Modification	Moderate	Moderate
NEC	2014 → 2023	220	220	2	Load calculations	2014 load calculation methods.	Updated optional methods and energy-management provisions.	Service/feeder calculations may change.	Modification / Addition	Moderate	High
NEC	2014 → 2023	230.67	230.67	2	Surge protection	Not generally required at dwelling services.	Surge-protective device required for dwelling services.	Adds service equipment.	Addition	Moderate	Low
NEC	2014 → 2023	230.85	230.85	2	Emergency disconnects	No exterior emergency disconnect requirement.	Emergency disconnect required for one- and two-family dwellings.	Changes service configuration.	Addition	Moderate	Moderate
NEC	2014 → 2023	242	242	2	Overvoltage protection	2014 surge provisions scattered.	Dedicated overvoltage protection article added.	New organization and requirements.	Addition / Reorganization	Moderate	High
NEC	2014 → 2023	300	300	3	Wiring methods	2014 wiring method rules.	Numerous material, support, burial and protection updates.	Field installation requirements change broadly.	Modification	Moderate	Moderate
NEC	2014 → 2023	406	406	4	Receptacles and connectors	2014 tamper/weather resistance and installation.	Expanded tamper-resistant, weather-resistant and replacement rules.	More listed device requirements.	Expansion	Moderate	Low
NEC	2014 → 2023	625	625	6	Electric vehicle power transfer	2014 EV charging provisions.	Expanded charging, load management and bidirectional power transfer.	EV infrastructure review becomes more complex.	Major expansion	High	High
NEC	2014 → 2023	690	690	6	Solar photovoltaic systems	2014 PV disconnect, wiring and protection.	Rapid shutdown, hazard control and system requirements expanded.	PV system design changes substantially.	Major expansion	High	High
NEC	2014 → 2023	706	706	7	Energy storage systems	No dedicated 2014 Article 706 framework.	Dedicated ESS requirements added and expanded.	Battery systems receive comprehensive electrical rules.	Addition / Expansion	High	High
NEC	2014 → 2023	750	750	7	Energy management systems	Limited 2014 coverage.	New/expanded energy management system controls and load management.	Supports managed electrification loads.	Addition / Expansion	Moderate	High

CITY OF ANGLETON
BUILDING CODE MODERNIZATION
INITIATIVE

2024 INTERNATIONAL
BUILDING CODE
COMMUNITY QUESTIONNAIRE

20**24**



IBC
INTERNATIONAL
BUILDING CODE®

Item 4.



HELP SHAPE THE FUTURE OF
BUILDING SAFETY IN ANGLETON

The City of Angleton is evaluating the adoption of the **2024 International Building Code (IBC)** to ensure our community remains safe, resilient, and prepared for future growth.

Your feedback will help City officials understand how proposed building code updates may affect:



BUILDERS



CONTRACTORS



DEVELOPERS



ARCHITECTS



ENGINEERS



PROPERTY OWNERS



BUSINESS OWNERS



RESIDENTS

WHY THIS MATTERS

- ✓ **IMPROVE PUBLIC SAFETY**
- ✓ **PROMOTE DISASTER RESILIENCY**
- ✓ **ENCOURAGE RESPONSIBLE DEVELOPMENT**
- ✓ **SUPPORT ECONOMIC GROWTH**
- ✓ **MAINTAIN HIGH CONSTRUCTION STANDARDS**
- ✓ **PREPARE ANGLETON FOR THE FUTURE**



YOUR INPUT
MAKES A
DIFFERENCE!



SCAN HERE
TO TAKE THE SURVEY!



ONLY 5-10 MINUTES

BUILDING TOGETHER. BUILDING SAFER. BUILDING ANGLETON'S FUTURE.

CITY OF ANGLETON DEVELOPMENT SERVICES DEPARTMENT



City Hall
120 South Chenango Street
Angleton, Texas 77515



979-849-4364



TAKE THE SURVEY:

<https://www.surveymonkey.com/r/AngletonBuildingCodeUpdates>



REVIEW THE 2024 CODE SECTIONS:

<https://codes.iccsafe.org/codes/i-codes/2024-icodes>

Concerns & Priorities*

Item 4.

What has been heard so far from the Community*

- Potential unnecessary hardships for builders in the community?
- Previously unclear changes to standards?
- Potential cost concerns for property owners and builders?

These concerns and priorities have been explained further in the following slides

GLO RCP Building Codes Update



Concerns Addressed*

Item 4.

Potentially unnecessary hardships for builders in the community?

- International Code Council is nationally recognized as the minimum safety standards that help ensure buildings are safe, durable, and built consistently regardless of who designs or constructs them.
- Zoning Ordinances and other City regulations dictate where and if a particular structure can be built; the ICC Codes set standards for building those structures.
- ICC Codes cover a myriad of building and occupancy types, many of which most municipalities will not encounter.
- **Local amendments** to the ICC Codes are another means to customize the ICC Codes for the municipality. The code can be amended after adoption as the need arises.

GLO RCP Building Codes Update



Concerns Addressed*

Item 4.

Previously unclear changes and updates to the ICC Codes?

- Spreadsheet provided with all significant changes to the Codes organized by summary and further broken down into separate sections for each Code Book.

Significant Changes — Code Summary		
Code	Edition Comparison	Changes Listed
IBC	2015 → 2024	15
IRC	2015 → 2024	15
IMC	2015 → 2024	12
IPC	2015 → 2024	14
IFGC	2015 → 2024	12
IEBC	2015 → 2024	12
IECC	2015 → 2024	13
IFC	2015 → 2024	13
IPMC	2015 → 2024	13
ISPSC	2015 → 2024	13
NEC	2014 → 2023	15

GLO RCP Building Codes Update



Concerns Addressed*

Item 4.

Potential cost concerns for property owners and builders?

- There is no verified method to measure the exact cost impact the updated codes would have on the bottom line of the construction process.
- The proposed updates do require stricter energy code compliance standards; however, those will yield long-term savings and increased property values based on the improved system's efficiency.
- A better ISO rating will help reduce the insurance premium for **residents and businesses**. Codes adopted within six years (2018) of the most recent code versions (2024) result in higher scores for the ISO calculations. With the release of the 2027 version in January 2027, 2015 codes will be obsolete.
 - ISO rating dictates insurance rates for the community.
 - Better ISO ratings result in lower insurance rates

GLO RCP Building Codes Update



Concerns Addressed*

Item 4.

Potential cost concerns for property owners and builders?

- 2024 Windstorm requirements
 - State requirement
 - Brazoria County follows 2024
- Applicability
 - External and major changes.
 - Exceptions – interior or not affecting roofing/exterior/windows/doors/structure.
 - Need windstorm insurance for mortgage.

GLO RCP Building Codes Update



Questionnaire Responses

Item 4.

Four responses

What concerns do you have regarding adoption of the 2024 ICC Codes?

1. Increased construction costs (3)
2. Increased design costs (3)
3. Additional documentation requirements
4. Extended review times
5. Training needs (2)
6. New inspection requirements (2)
7. Energy Code requirements
8. Fire protection requirements (1)
9. None
10. Other (please specify) - No comments

GLO RCP Building Codes Update



Mailed the week of 7/6/2026. Closes on 7/26/2026



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/25/2026

PREPARED BY: Susie J Hernandez, Finance Director

AGENDA CONTENT: Discussion and possible action on Resolution No. 20260825-005 setting the proposed Fiscal Year 2026-2027 tax rate and setting the date(s) and time(s) for the required public hearing(s).

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: General Fund

EXECUTIVE SUMMARY:

The next step in the process to set the tax rate is for the City Council to vote on a proposed tax rate for FY26-27. Additionally, the Council needs to announce the date, time, and place for the public hearings on the proposed budget and the tax rate.

The proposed budget was prepared using the de minimis tax rate (\$0.535996/\$100 valuation). The de minimis rate is the rate that will generate \$500,000 in revenue above the no new revenue rate (\$0.508068/\$100 valuation). The 2026 Tax Rate calculation worksheet steps through the rate calculation process.

If the proposed tax rate is more than the no new revenue rate, the City is required to hold a public hearing on the tax rate. This public hearing must take place no more than 7 days before the Council adopts the tax rate for the new Fiscal year. The vote setting the tax rate for the new fiscal year can be taken at the same meeting as the public hearing.

The attached resolution sets the upper limit on the tax rate that will be voted on after the public hearing. The rate listed in the resolution is the current tax rate. The resolution also sets the public hearings on the budget and tax rate for September 08, 2026.

RECOMMENDATION:

Adopt the resolution setting the proposed tax rate at the current tax rate of \$0.515246/\$100 valuation and calling for public hearings on the budget and tax rate for September 08, 2026.

RESOLUTION NO. 20260825-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS TO ADOPT A PROPOSED TAX RATE AND SET THE DATE FOR THE PUBLIC HEARINGS TO ALLOW CITIZEN INPUT ON THE PROPOSED 2026-2027 BUDGET AND THE TAX RATE AND PROVIDE THE DATE, TIME AND LOCATION TO CONDUCT A VOTE TO ADOPT THE FISCAL YEAR 2026-2027 BUDGET, PROVIDING FOR THE PUBLICATION OF THE PUBLIC HEARINGS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Angleton, Texas desires to place a proposal to adopt a property tax rate that will result in additional revenue as outlined in Section 26.05 of the Tax Code of the State of Texas on the agenda of a future meeting as an action item; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the City Council to hold a public hearing before adopting the Property Tax Rate that exceeds the lower of the Voter-Approval Tax Rate or the No-New-Revenue Tax Rate; and

WHEREAS, the Texas Property Tax Code, Chapter 26 requires the property tax rate hearing notice to include how all members of the City Council voted on the proposed tax rate and indicating the absences, if any, during the vote on the proposed tax rate; and

WHEREAS, the Texas Local Government Code, Chapter 102 requires the City Council to hold a public hearing before taking action on the proposed Fiscal Year 2026-2027 Budget.

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

SECTION 1. The above and foregoing premises are true and correct and are incorporated into the body of this Resolution as if fully set forth therein.

SECTION 2. That the City Council of the City of Angleton, Texas hereby adopts a proposed property tax rate of \$.515241 per \$100 valuation. THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. A vote on the tax rate shall be placed on the City Council agenda for September 08, 2026, at 6:00 PM in the City Council Chambers located at 120 S. Chenango St., Angleton, Texas.

SECTION 3. That the City Council of the City of Angleton, Texas will hold a public hearing on the proposed Property Tax Rate on the regularly scheduled city council meeting on September 08, 2026 at 6:00 pm in the City Council Chambers located at 120 S. Chenango St., Angleton, Texas, and take action on the proposed Property Tax Rate adoption.

SECTION 4. The city council will also hold a public hearing to allow for citizen input on the proposed 2026-27 Budget on September 08, 2026 at 6:00 p.m. immediately followed by a public hearing to allow for citizen input on the Tax Rate.

SECTION 5. The City Secretary is hereby authorized to cause notice of the aforementioned public hearings to be published in compliance with Texas law.

SECTION 6. This Resolution shall be and become effective immediately upon and after its passage.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS ON THIS 25TH DAY OF AUGUST, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary

RECORD VOTE:

John Wright, Mayor	_____ For	_____ Against
Travis Townsend, Mayor Pro Tem	_____ For	_____ Against
Christiene Daniel, Position 1	_____ For	_____ Against
Barbara Simmons, Position 3	_____ For	_____ Against
Blaine Smith Position 4	_____ For	_____ Against
Tanner Sartin, Position 5	_____ For	_____ Against



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 25, 2026

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

AGENDA CONTENT: Discussion and possible action on a request for extension on the approval of a final plat for Smart Storage and reconsideration of a variance on the extension of utility services, for a 12.390-acre subdivision.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: An application has been submitted for consideration of the extension on a Final Subdivision Plat approval for Smart Storage, 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots with variances. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district.

BACKGROUND: The final plat was submitted and considered at the planning and zoning commission meeting on September 1, 2022 and later approved by City Council on 12/13/2022. (Expiration 12/13/2024).

Video Recording Link: <https://angletontx.new.swagit.com/videos/191165> (Click Agenda Item 19)

Motion by Councilman Booth for approval of the Public Improvement variances for Smart Storage; Second by Councilman Townsend.

Transcript excerpt:

Otis Spriggs: This is a final subdivision plan for smart storage, as noted here on 12.39 Acres, Two lots, one block, the final Subdivision Plat, submittal and approval based on variances noted in which I think you've seen that before, whereas they're asking for the utilities as well as infrastructural related items and the heritage tree preservation being complied with as well as the Geotech report to be submitted and approved prior to any type of construction.

Otis Spriggs: So we will hold back the recording of the final plat and make sure any public improvements are bonded and the proper procedures are taken care of. This is recommended by the Planning Commission 6 to 0 for approval.

Mayor: Council, any discussion on this? **Council Member Cecil Booth:** This has been before Council and discussed a couple of times, and the owner or owners

bought a couple of pieces of property and pretty well kept them in the same configuration that they were. Just if there's one owner now rather than two and they're looking at putting some sort of a storage facility out there on water, one or more lots so. They asked to not have to extend the water and sewer lines out to the facility until they got ready to build. They are providing additional right of way along Galaznik Rd. on the east side and Henderson Rd. On the South side that's in conformance with the overall transportation study by the county to support any possible widening.

Action:

To Approve the final plan of SMART storage, 12.390 acres subdivision: Subject to the variances that are presented here in the item tonight.

Motion by Councilman Booth for approval of the Public Improvement variances for Smart Storage; Second by Councilman Townsend.

Roll Call Vote: All in favor; motion carried.

In 2023, Mr. Clark requested that the Development Services record the plat absent the variances being satisfied, which would complete the utilities extension. This was later referred to legal at the time, and Judith ElMasri, stated that the recordation could not occur without addressing the utilities extension.

One possibility may be to approve the plat extension and require a performance construction bond in-lieu of the cost to extend the utilities, and grant the permission to record the plat with that condition.

A performance/construction bond (or, if the City agrees, an irrevocable letter of credit) would be a legitimate option to present to City Council as a substitute for having utilities physically installed before the final plat is recorded, provided:

- *The bond is issued by a corporate surety authorized to do business in Texas, sized to 100% of the engineer's estimated cost of the required utility improvements;*
- *The City Council/staff (city engineer, city attorney) could approve the form and amount of the bond and enter into a subdivision improvement/construction agreement with the landowner; and,*
- *The bond stays in force until the utilities are actually completed, inspected, and accepted by the City.*

RECOMMENDATION: The City Council should consider the plat extension for final action on the Smart Storage Final Plat, direct staff on how to proceed with plat recordation requirement.

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 8/17/2026

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐
 AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☐
 COMMERCIAL ☐

FINAL

RESIDENTIAL ☐
 COMMERCIAL ☒

Address of property: Galaznik Road CR 340

Name of Applicant: Baker & Lawson, Inc.

Phone: 979-849-6681

Name of Company: _____

Phone: _____

E-mail: rcrouch@bakerlawson.com

Name of Owner of Property: Smart Storage Angleton, LLC

Address: 1622 Stuart St., Houston, Texas 77004

Phone: 832-729-9336

E-mail: clark.danielle@gmail.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.

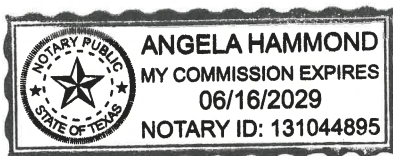
Signature of Owner or Agent for Owner (Applicant) _____

Robi Crouch

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 17 day of August, 2026.

(SEAL)



Angela Hammond
 Notary Public for the State of Texas
 Commission Expires: 6/16/29



CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 12-455 Acres tracts 154A-154B-154C1
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Baker & Lawson, Inc.

Mailing Address: 4005 Technology Dr, Suite 1530 Email: rcroun@bakerlawson.com

City: Angleton State: TX Zip: 77513

Home Phone: (____) _____ Business Phone: (979) 849-6681

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

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

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

Signature of owner Danielle Clark Title member

Printed/Typed Name of owner Danielle Clark Date 10-6-22

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

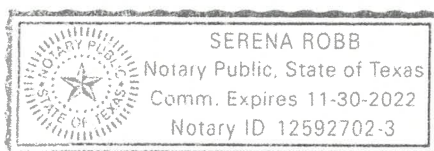
STATE OF TEXAS §

COUNTY OF Brazoria §

Before me, ~~Danielle Clark~~ Serena Robb, on this day personally appeared Danielle Clark, known to me (or proved to me on the oath of _____ or through (Driver's License) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 6th day of October, 2022

(SEAL)



Serena Robb
Notary Public Signature

11-30-22
Commission Expires

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)

12.445 acres tracts 154A-154B-154C1

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: Robin Crouch, Baker + Lawson, Inc.

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

APPLICANT PHONE # 979-849-6681 E-MAIL: rcrouch@bakerlawson.com

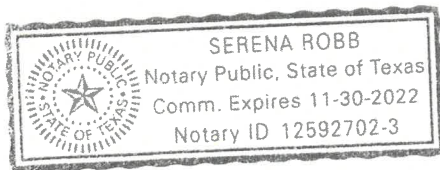
PRINTED NAME OF OWNER: Smart Storage Angleton, LLC,
member Danielle Clark

SIGNATURE OF OWNER: Danielle Clark DATE: 10-6-22

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6 day of October, 2022.

(SEAL)



Serena Robb
Notary Public for the State of Texas
Commission Expires: 11-30-22



[← GO BACK](#)

Account: 03800191000

TOTAL DUE
\$0.00

[E-STATEMENT](#)

Basic Information

OWNER	TYPE	OWNERSHIP %	LOCATION	LEGAL
SMART STORAGE ANGLETON LLC 1622 STUART ST HOUSTON, TX 77004-2945	Real	100.000000	GALAZNIK RD CR 340	A0380 J DE J VALDERAS TRACT 154A-154B-154C1 (ANGLETON) ACRES 12.390

[View More](#) ▾

Property Tax Record

Sort year by: Descending ▾

Show: Current / Due

All Years

[PAYMENT HISTORY / RECEIPTS](#)

2025

DUE AMOUNT
\$0.00



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

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

JOHN WRIGHT, MAYOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

NOTARY PUBLIC
STATE OF TEXAS

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE _____ DAY OF _____, 20____, 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 THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN 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 ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE REUSE 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 SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS _____ BOARD MEMBER _____

BOARD MEMBER _____

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DANIELLE CLARK, ASSIGNEE OF SMART STORAGE ANGLETON, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS SMART STORAGE ANGLETON, 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 ACKNOWLEDGEMENT:

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.

DANIELLE CLARK, ASSIGNEE
SMART STORAGE ANGLETON, LLC

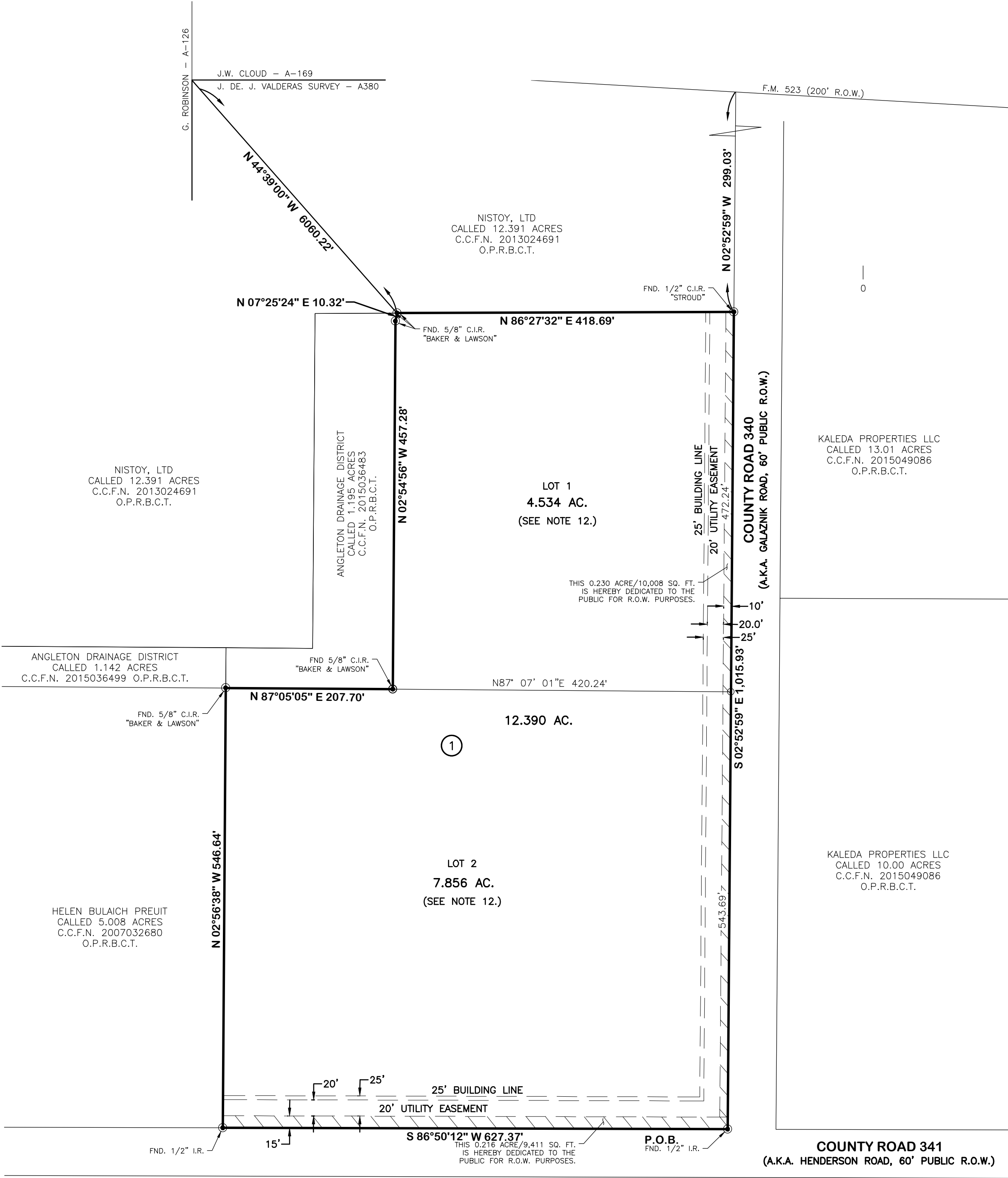
STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIELLE CLARK, 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____.

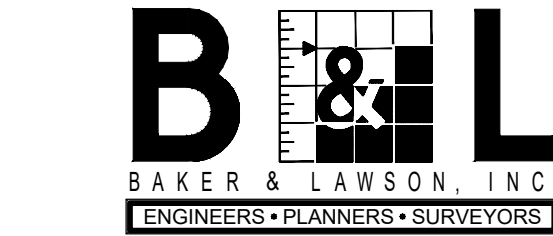
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



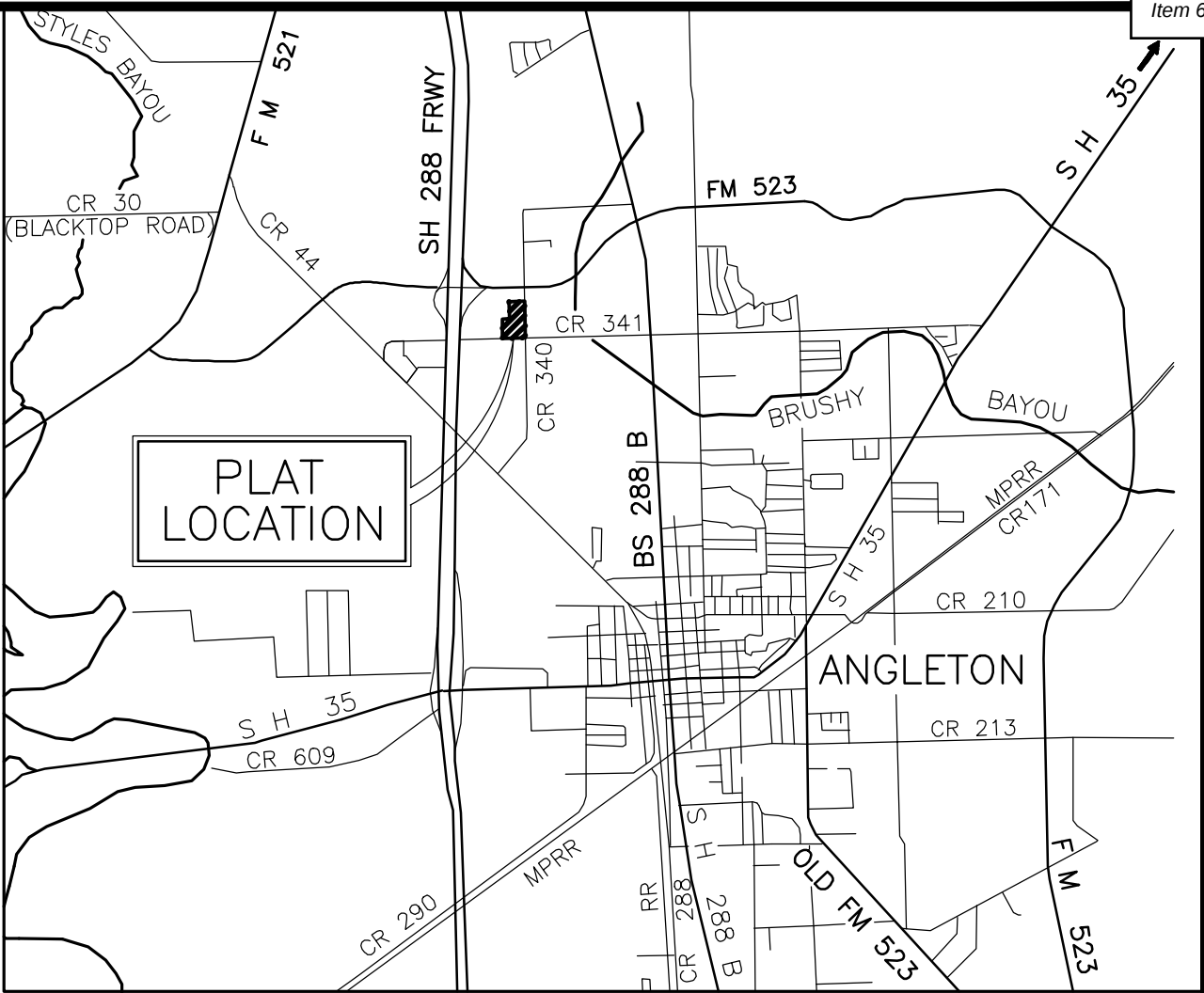
- NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO PLAT 12.390 ACRES INTO 2 LOTS AND 1 BLOCK.
 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE"X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT GUARANTEE THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
 5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
 7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
 8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER, OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
 9. 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.
 10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
 11. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.
 12. IF DEVELOPMENT OF LOT 1 OCCURS FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE DEDICATED 20' UTILITY EASEMENT ADJACENT TO C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1 AND LOT 2. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER FROM F.M. 523 WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 2. SIMILARLY, IF LOT 2 IS DEVELOPED FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE DEDICATED 20' UTILITY EASEMENT ADJACENT TO C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER FROM F.M. 523 WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1 AS IT IS EXTENDED TO SERVE LOT 2.

OWNER:
DANIELLE CLARK
SMART STORAGE
470B THIS WAY STREET
LAKE JACKSON, TX 77566



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

PROJECT NO:	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO: 15282 PLAT	DATE: 08/11/2026	CHECKED BY: DH



CITY OF ANGLETON, TEXAS
APPLICATION FOR VARIANCE FROM THE LAND DEVELOPMENT CODE
Request Related to Final Plat Approval and Recordation

[Developer/Property Owner]

Mr. Rick Clark
105 Loganberry St.
Lake Jackson, Texas 77566

Property

Property ID 171419, 12.390 Acres located in the J De J Valderas Survey, Abstract No. 380

Request

The Applicant respectfully requests a variance from Sec. 23-98(A)(1)(a) of the Angleton Land Development Code "After approval of a Preliminary Plat and prior to the recordation of an approved Final Plat, the installation of all public infrastructure improvements required to serve the subdivision, whether to be located off-site or on-site, including but not limited to water, wastewater, drainage, road and park improvements, shall be completed".

Specifically, the Applicant requests authorization to record the Final Plat while deferring installation of the required utility improvements until development of the property including providing the geotechnical report and Heritage Tree Preservation Plan.

Basis for the Request

The requested variance is limited to the timing of construction and does not seek to eliminate or reduce the required public improvements.

All required utility easements will be dedicated, and the Applicant acknowledges its obligation to construct all required public improvements before occupancy or service to future development.

Recording the Final Plat at this time will:

- allow orderly development of the property;
- facilitate financing and future development;
- permit conveyance of legally platted lots;
- not adversely affect public health, safety, or welfare because no structures will be occupied until utility improvements have been completed and accepted by the City.

Hardship

Strict application of the timing requirement creates unnecessary hardship because substantial utility improvements would be required before any commercial tenant has been secured or vertical construction has commenced.

Requiring immediate installation of public utilities before development is economically impractical and delays productive use of the property without providing a corresponding public benefit.

The requested variance affects only the timing of installation and does not reduce the City's ability to require full compliance before issuance of building permits, certificates of occupancy, or utility service.

Public Interest

Granting this variance is consistent with the purposes of the Land Development Code because:

- all required public improvements will ultimately be installed;
- no occupied building will be permitted until required utilities are constructed and accepted;
- the variance promotes orderly commercial development while preserving the City's ability to enforce all construction standards.

Conditions Offered by the Applicant

The Applicant is willing to:

1. Construct all required public utility improvements before building occupancy or connection to City utilities.
2. Except for this variance request, comply with all other applicable provisions of the Land Development Code.

Requested Action

The Applicant respectfully requests approval of this variance and authorization for the Final Plat to be approved and recorded.

Respectfully submitted,



Rick Clark

Date: 8-17-26



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 28, 2026

PREPARED BY: Lupe Valdez

AGENDA CONTENT: TXDOT HUB

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Discussion with TXDOT on mobility hub at TXDOT facilities on Orange Street

RECOMMENDATION:

N/A



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 28, 2026
PREPARED BY: Lupe Valdez
AGENDA CONTENT: Animal Services Building Discussion
AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

Discussion on Animal Services Building

RECOMMENDATION:

N/A



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 28, 2026
PREPARED BY: Lupe Valdez
AGENDA CONTENT: Annex Discussion
AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Discussion on use of the annex once KMOC is finished

RECOMMENDATION:

N/A