



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

This meeting will also be live-streamed:
City's website at <https://angleton.tx.us/445/Meeting-Videos>
Facebook at <https://www.facebook.com/cityofangleton/>

DECLARATION OF A QUORUM AND CALL TO ORDER

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request for a variance to the side yard requirement of the Single Family Residential 5 (SF-5) District for property described as Lots 1 & 2 of the Norah Subdivision. The subject property is located on the south side of Henderson Road E. approximately 200 feet west of N. Downing Street and is more commonly known as 1208 and 1212 Henderson Road.
2. Conduct a public hearing, discussion, and possible action on a request for variances to Section 28-54 of the Angleton Code of Ordinances including the required minimum front yard setback area regulation of twenty-five (25) feet, the minimum side yard setback area regulation of twenty (20) feet, placement of a partially-constructed structure within a utility easement, structure columns mounted over the east property line onto the neighboring property for the property described as Lot 59, Block 1 of Gifford Estates. The subject property is more commonly known as 128 Bald Prairie and in the Manufactured Home (MH) zoning district.
3. Conduct a public hearing, discussion, and possible action on a request for a variance to the front yard, rear yard and maximum impervious surface requirements of the Single Family Residential 6.3 (SF-6.3) District for property described as the west 52 feet of Lot 1, Block 108 City of Angleton. The subject property is located on the south side of W. Kiber Street approximately 80 feet west of Hancock Street and is more commonly known as 209 W. Kiber Street.
4. Conduct a public hearing, discussion, and possible action on a request for a variance to the maximum height requirement for property located between Live Oak Street on the north side, Arcola Street on the east side, and Locust Street on the south side. The subject property consists of an approximate 8.276 acres and is in both the Central Business District (CBD) and Commercial-General (C-G) zoning districts.

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, August 23, 2021 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2021

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

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

A request has been submitted for a variance to the 5-foot interior side yard requirement of the SF-5 zoning district for Lot 2 of the Norah Subdivision. The subject property is described as Lots 1 & 2 of the Norah Subdivision and is located on the south side of Henderson Road E., approximately 200 feet west of N. Downing Street (Attachment 1) and is more commonly known as 1208 and 1212 Henderson Road. When the property was staked prior to construction of the existing houses, the northeast corner of the property was staked 4 inches to far to the east. The error was discovered after construction was already underway on both lots (Attachment 2). As a result, the structure on Lot 1 is currently 4-feet at its closest point to the interior side lot line. Lot 2 is 4.8 feet at its closest point to the eastern lot line with the gas station/convenience store on the southwest corner of the Henderson Road/N. Downing Street intersection. Lot 2 currently exceeds the interior side yard setback requirement on the western lot line. The intent is to submit an amending replat, if the variance is granted, that will adjust the interior lot line between Lots 1 and 2 resulting in Lot 1 meeting the side yard setback requirement on both sides and the existing structure on Lot 2 encroaching into the western side yard setback 0.1 inches and 0.2 inches in eastern side yard setback (Attachment 3).

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the August 10, 2021-edition of the "Facts," and mailed to all property owners within two-hundred feet of the subject property on August 13, 2021.

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

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

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

The reason for the requested variance is due to error in the staking of the property prior to construction. This is a special circumstance or condition affecting the land and strict application could potentially deprive the applicant of reasonable use of the land as the only available course of action would be to demolish the existing structure and rebuild in compliance with the code.

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

Due to the staking error the variance is necessary for the preservation and enjoyment of the use of the existing structure on Lot 2.

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

It is hard to imagine how the granting of the variance will be detrimental to the public health, safety or welfare as the encroachments are minimal, and after an amending replat, will affect only Lot 2. To the east of Lot 2 is a convenience store and gas station. It is hard to imagine how the granting of the variance will be injurious to other property within the area.

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

Again, it is hard to imagine how the granting of the variance would prevent the orderly use of other land within the area.

- e. **That a finding of undue hardship exists.**

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

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

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

The houses on Lots 1 and 2 would both meet the minimum side setback requirements if the property had been properly staked. The requested variances are minimal. Literal enforcement of the controls would create an unnecessary hardship on the affected property.

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

The situation causing the hardship is the error in staking the property. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.

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

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

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

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

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

RECOMMENDATION:

Staff recommends approval of the variance to Lot 2 of the Norah Subdivision as the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met subject to the condition that the amending replat is completed and recorded within six (6) months of the date of approval of the variances.

SUGGESTED MOTION:

I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant variances to Lot 2 of the Norah Subdivision subject to the condition that the amending replat is completed and recorded within six (6) months of the date of approval of the variances.



Item 1.

SUBJECT PROPERTY

Legend

- Parcels
- City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Dan Ostrander/Ostrander Enterprises Phone: 713-725-1617 Cell: _____

Address: 26 Ambleside Crescent

City: Sugarland State: Texas Zip: 77479

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

Property owner: Same Phone: _____ Cell: _____

Address: _____

City: _____ State: _____ Zip: _____

[Signature]
Applicant Signature

8-2-2021
Date

[Signature]
Owner Signature

8-2-2021
Date

Property Information:

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

Street address or location: 1212 & 1208 Henderson Road

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

Present zoning: _____ Present land use: _____

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.

Request Information:

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

1. Describe the variance you are requesting: When property was staked the lots to the NE Corner was staked 4" to far East. Contractor framed and was waiting on concrete when the error was found. East side of foundation is 0.2' over 5' side building line and the west side is 0.1' over 5' side building line

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

3. Do similar property conditions exist in your area? Explain: Not that we are aware

4. Explain how your need for a variance is unique to those special property-related conditions described above: It is not unique just a survey mistake

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: No. Without variance, each time property is surveyed for sale or refinance the encroachment will be flagged.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: It is minimal encroachment and is not detrimental to neighbor, health, safety or welfare

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: The General Public does not suffer a Hardship. The hardship without a variance is described in 5. above.

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

Acknowledgements

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

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

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

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

Applicant's Initials: D.O. Date: 8-2-2021

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2021

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

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

In the month of January 2021, Angleton Code Enforcement issued a stop-work order to Tovas Rodriguez, property owner of 128 Bald Prairie for the construction of a non-conforming covered structure. The structure was observed by City Code Enforcement to be overlapping the property line to the east and actually touching a driveway cover on the neighboring property and encroaches into the required front and side yards of the MH district.

Pursuant to Section 28-54 – MH – Manufactured Home district, “Area Regulations,” size of yards for each space within manufactured home park or subdivision:

- a. *Minimum front:* 25 feet from dedicated street; 15 feet from any private street or drive.
- b. *Minimum side yard:* 10 feet; 20 feet between units; 20 feet from zoning district boundary line; 15 feet for a corner lot on a residential or collector street, and 20 feet for a corner lot on an arterial street.
- c. *Minimum rear yard:* 10 feet; 20 feet from any zoning district boundary line.
- d. If a garage is provided, the entry (i.e., door) side of the garage shall have a 25-foot setback as measured from any property or street right-of-way.

After the issuance of the stop-work order, Mr. Rodriguez submitted a variance request, however, the application was incomplete. Pursuant to Local Government Code Section 245.002(e), Mr. Rodriguez was given forty-five (45) days to submit all required documents to complete his variance request application. After the supporting documentation was not received by the City, the initial application expired.

In May 2021, Mr. Rodriguez submitted a second application with all required documents and has requested to continue work the patio structure that, if allowed to finish construction, would completely cover the driveway.

The subject property, Lot 59, Block 1 of Gifford Estates, better known as 128 Bald Prairie, is located on Bald Prairie Drive, a public roadway, therefore, the setback requirements of Section 28-54 apply to this property. The existing manufactured home is located 16.8 ft. from the front property line and the partially constructed structure further encroaches into the front yard, the side yard, and into the Bald Prairie Drive right-of-way as well as onto the neighboring property to the east.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the "Facts," and mailed to all property owners within two-hundred feet as required by the Texas Local Government Code and the Code of Ordinances of the City of Angleton.

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

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

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

The applicant is not deprived of reasonable use of his land without a non-conforming driveway covering structure. The applicant has had and continues to have reasonable use of his land without a driveway covering structure.

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

The applicant has articulated a desire to have a shaded area to enjoy and a shaded structure under which to park vehicles to protect against sun rays and particulate matter. While there are other driveway coverings/shade structures along Bald Prairie Drive, the construction of a driveway covering/shade structure within the required yard areas is not necessary for the preservation and enjoyment of a substantial property right of the applicant.

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

The City's fire inspector stated the partially constructed structure in conflict (physically touching) the structure on the property to the east is against International Fire Code. Even if the proposed structure were located entirely upon the subject property, it still would not comply with International Fire Code requirements.

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

Because the partially constructed structure is physically touching the driveway cover of the neighboring property and is prohibited by International Fire Code, the granting of the variance will have the effect of preventing the orderly use of other land within the area with the provisions of this chapter.

- e. That a finding of undue hardship exists (see subsection (f)(3) below).

The applicant cited a medical condition to support his desire to have a covered driveway, however no specific undue hardship has been identified by staff or has been provided by the applicant.

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

Staff finds that the criterion of Section 28-23.(f).(2) are not met and the proposed structure is inconsistent with the requirements of Section 28-54 for the following reasons:

1. Minimum front yard set-back requirement of twenty-five (25) is not met.
2. The existing partially constructed structure is placed over a ten-foot utility easement.
3. Minimum side yard set-back requirement of twenty (20) feet is not met on the east side of the subject property.
4. Minimum side yard set-back requirement of twenty (20) feet is not met on the west side of the property.
5. To the east side, the partially constructed structure is touching a driveway cover structure of the neighboring property.
6. The structure columns are cement mounted over the east property line onto the neighboring property.

RECOMMENDATION:

Staff recommends denial of the variances to Section 28-54 as proposed.

SUGGESTED MOTION:

I move we deny the request for variances to Section 28-54 for the construction of a driveway covering/shade structure.



January 25, 2021

Mayor Jason Perez

**John Wright,
Mayor pro-tem,
Position 3**

**Mikey Svoboda
Council Member,
Position 1**

**Travis Townsend
Council Member,
Position 2**

**Cecil Booth
Council Member,
Position 4**

**Mark Gongora
Council Member,
Position 5**

**Chris Whittaker
City Manager**

**Frances Aguilar
City Secretary**

Mr. Tovias Rodriguez
128 Bald Prairie
Angleton, TX 77515

RE: Completeness Determination for Variance Application for 128 Bald Prairie

Dear Mr. Rodriquez,

As required by the Code of Ordinances of the City of Angleton a Completeness Determination is made of every application submitted for review and processing through the City of Angleton. Pursuant to the requirements of Chapter 28 Zoning, Section 28-23.h.(1), the application submitted for a variance at 128 Bald Prairie is incomplete for the following reasons:

1. A fully dimensioned site plan showing what variance is being requested by the application.
2. The application is not signed by the owner.

As such the application is considered incomplete and cannot be processed. Pursuant to Texas Local Government Code Section 245.002.(e) you have forty-five (45) days from the date of the application submittal (January 22, 2021) to provide the missing application information. If that information is not provided by Monday, March 8, 2021 your application will be declared void.

If you should have any questions, feel free to contact the Development Services office.

Cordially,

Walter E. Reeves Jr., AICP
Development Services Director
Phone: (979) 849-4364 x-2108
Email: wreeves@angleton.tx.us

**121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561**

www.angleton.tx.us



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Tovias Rodriguez Phone: 979 418 0716 Cell: _____

Address: 128 bald prairie

City: Angleton State: Tx Zip: 77515

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

Property owner: Tovias Rodriguez RCT's Phone: _____ Cell: _____

Address: 128 bald prairie

City: Angleton State: TX Zip: 77515

Applicant Signature _____ Date _____ Owner Signature X Date 01-22-2021

Property Information:

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

Street address or location: 128 bald prairie

Legal Description: Gifford Estates (A0134 E Waller Angleton) Blk 1 Lot 59 MH
(please provide copy of metes and bounds)

Present zoning: MH Present land use: _____

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.

Request Information:

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

1. Describe the variance you are requesting: FRONT PORCH

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

3. Do similar property conditions exist in your area? Explain: other trailers do have front porch

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

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: NO special conditions affecting

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: My front porch won't affect others.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: it will be different than the other ones

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

Acknowledgements

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

Tom Reg

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

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

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

Applicant's Initials: TRP Date: 01-22-2021

Office use only	
Date received: <u>1/22/2021</u>	Received by: <u>LK</u>
Fee of \$150.00 received: <u>150.⁰⁰</u>	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Tomas Rodriguez Reyes Phone: 979 418 0716 Cell: _____

Address: 128 bald prairie

City: Angleton State: Tx Zip: 77515

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

Property owner: Tomas Rodriguez Reyes Phone: 979 418 0716 Cell: _____

Address: 128 Bald prairie

City: Angleton State: Tx Zip: 77515

Tomas Reyes 04/30/21 Tomas Reyes 04/30/21
Applicant Signature Date Owner Signature Date

Property Information:

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

Street address or location: 128 Bald prairie

Legal Description: Lot 59, Block 1 of Gifford Estates, Brazoria County, TX
(please provide copy of metes and bounds)

Present zoning: MH Present land use: Yes

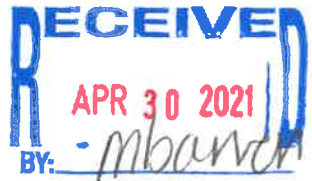
Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? Yes No

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.



Request Information:

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

1. Describe the variance you are requesting: I have high blood pressure & diabetic and would love to enjoy to be outside in shaded

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: I like my property because of the many school to choose from

3. Do similar property conditions exist in your area? Explain: All the other trailers have a porch

4. Explain how your need for a variance is unique to those special property-related conditions described above: I need a front porch for shade and to be able to park my cars from particles like sun rays, debris, and rocks.

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: NO Special conditions affecting

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

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: It will be different than the others.

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

Acknowledgements

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

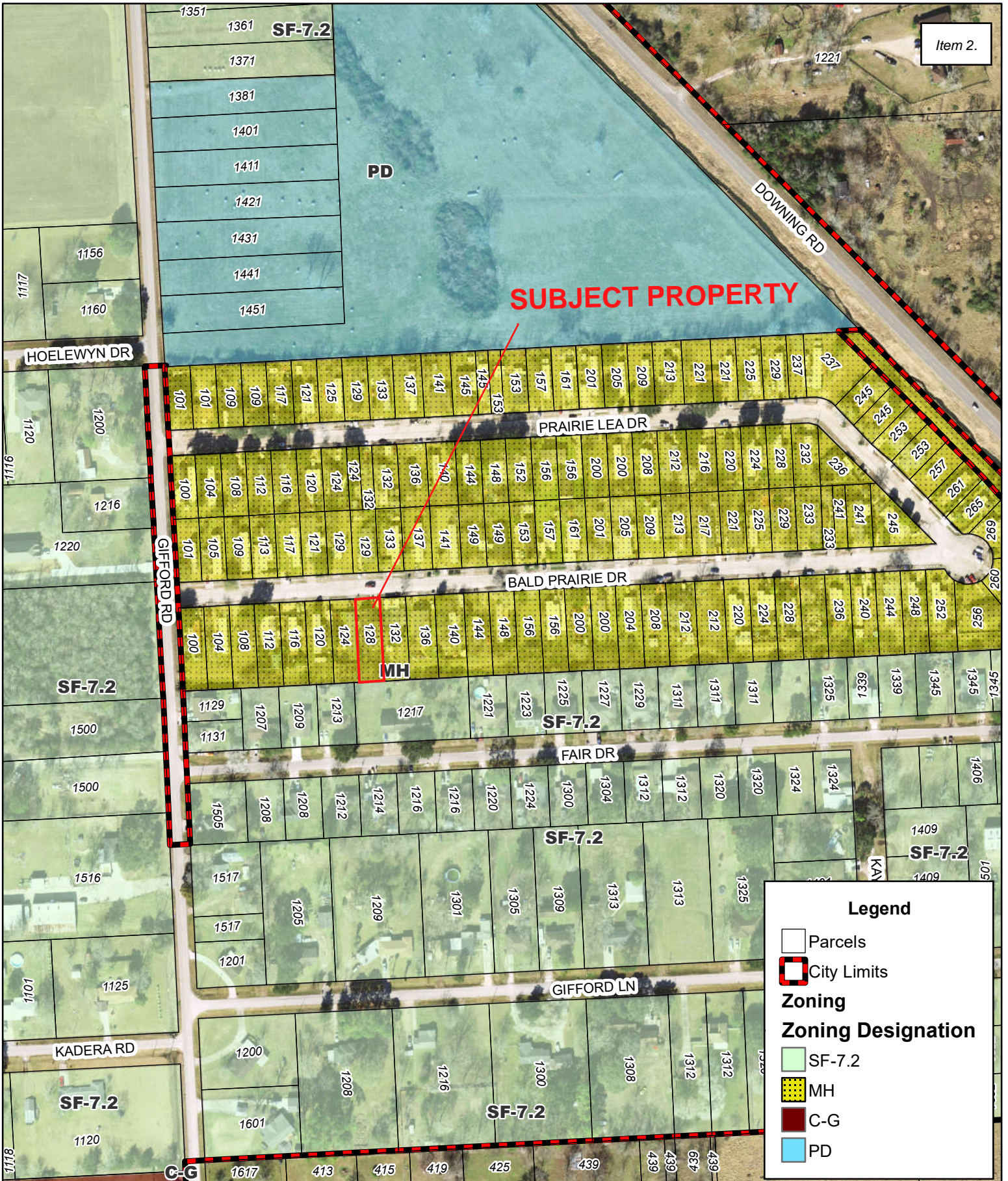
I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

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

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

Applicant's Initials: TR Date: 9/30/21

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



Item 2.

SUBJECT PROPERTY

PD

MH

Legend

- Parcels
- City Limits
- Zoning**
- Zoning Designation**
- SF-7.2
- MH
- C-G
- PD

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

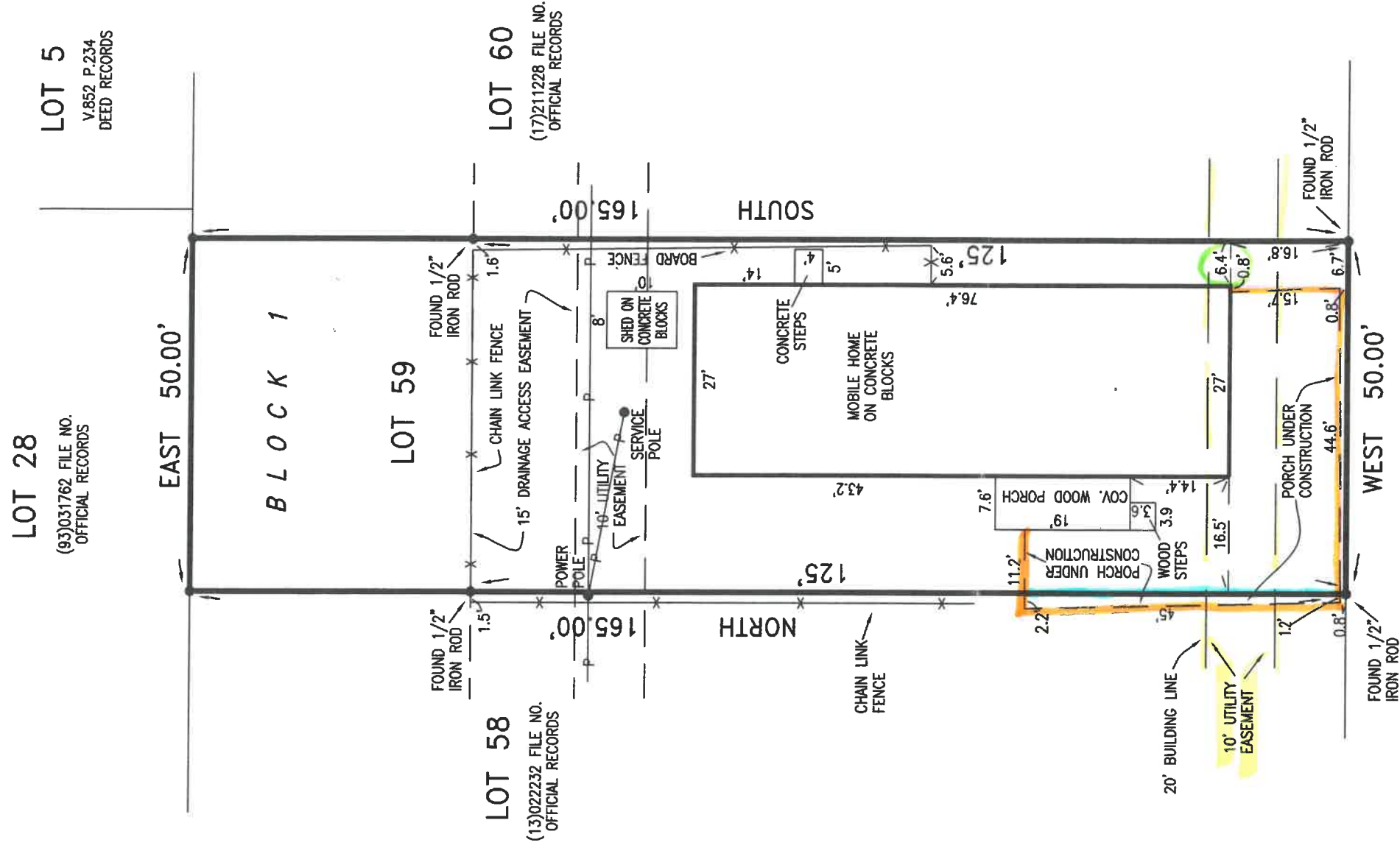


Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1" = 247'

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



BALD PRAIRIE DRIVE

128 BALD PRAIRIE DRIVE -- ANGLETON, TEXAS 77515

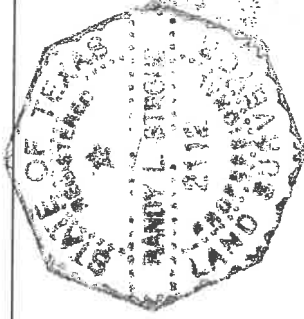
A PLAT OF LOT 59, BLOCK 1, OF GIFFORD ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 349 AND 350 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 20' 4T 27,426 3-18-21

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2021. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED: *Randy L. Stroud*
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

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





Item 2.

SUBJECT PROPERTY

Legend

- Parcels
- City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2021

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

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

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

The proposed new residence will be 12 ft. 10.5 inches from the front property line and is 5 ft. 5.5 inches from the rear property line. Due to the timing on the application staff noticed a variance of the maximum 60% impervious surface requirement of the SF-6.3 district, which would permit 1,039.9 sq. ft. of impervious surface. The staff has calculated the proposed impervious surface as being 1,003 sq. ft. making this variance unnecessary. Both the required front and rear yard setbacks are 20 ft.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the August 10, 2021, edition of the "Facts," and mailed to all property owners within two-hundred feet of the subject property on August 13, 2020.

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

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

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

As can be seen from the application materials, the subject property is a small lot oriented towards W. Kiber Street. The lot was probably created at the same time that the existing house was constructed on the property in 1955. Given the orientation and dimensions of the property neither setback can be met and would result in the property being unusable. There are special circumstances or conditions affecting the land such that strict application of the provisions would deprive the applicant of the reasonable use of the land.

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

Due to the shape of the property, the placement of a new residence requires a variance of the front and rear yard setbacks. The variance is necessary for the preservation and enjoyment of a substantial property right.

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

It is hard to imagine how the granting of the variance will be detrimental to the public health, safety or welfare as there is an existing residence on the property. The proposed new residence will be an upgrade over the existing residence.

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

Again, it is hard to imagine how the proposed new residences would prevent the orderly use of other land within the area.

- e. **That a finding of undue hardship exists.**

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

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

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

Literal enforcement of the controls will create a situation where no new residential structure could be placed on the property.

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

The situation causing the hardship is the shape and orientation of the lot. The hardship is not financial, self-imposed nor generally affecting all or most properties in the same zoning district.

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

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

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

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

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

RECOMMENDATION:

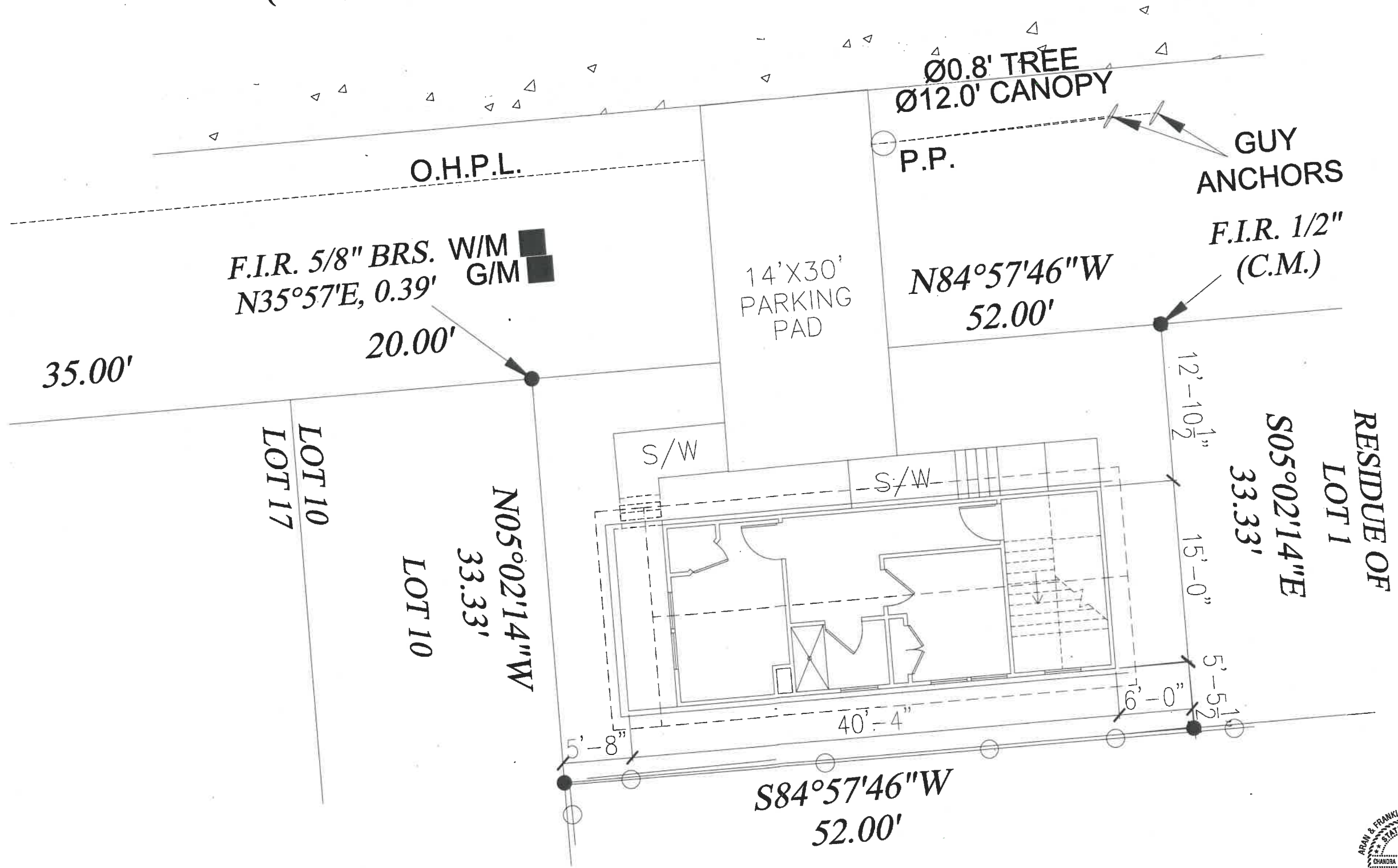
Staff recommends approval of the variances to the front and rear yard setbacks to allow construction of a new residence on property described as the west 52 feet of Lot 1, Block City of Angleton as the criteria of Section 28-23(f) are met.

SUGGESTED MOTION:

I move we find that the criteria of Section 28-23(f) of the Code of Ordinances of the City of Angleton are met and grant variances to the front and rear setback requirements of the SF-6.3 district to allow construction of a new residence on the west 52 feet of Lot 1, Block 108 City of Angleton as presented.

NOTE: HOUSE LOCATION MAY VARY DEPENDING ON SITE CONDITIONS.

(209) W. KIBER STREET (UNKNOWN R.O.W.)



501 S. NOBLE RD.
 TEXAS CITY, TX 77591
 409-405-2000
 Firm No. F-4632



A NEW RESIDENCE
 209 WEST KIBER STREET, ANGLETON, TEXAS

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF
 ARAN & FRANKLIN ENGINEERING, INC.
 REG. NO. F-4632
 WITHOUT WRITTEN CONSENT, ALL DESIGNS AND INFORMATION HEREIN ARE ONLY PERMITTED FOR USE ON THE PROJECT SPECIFIED.
 ALL RIGHTS RESERVED

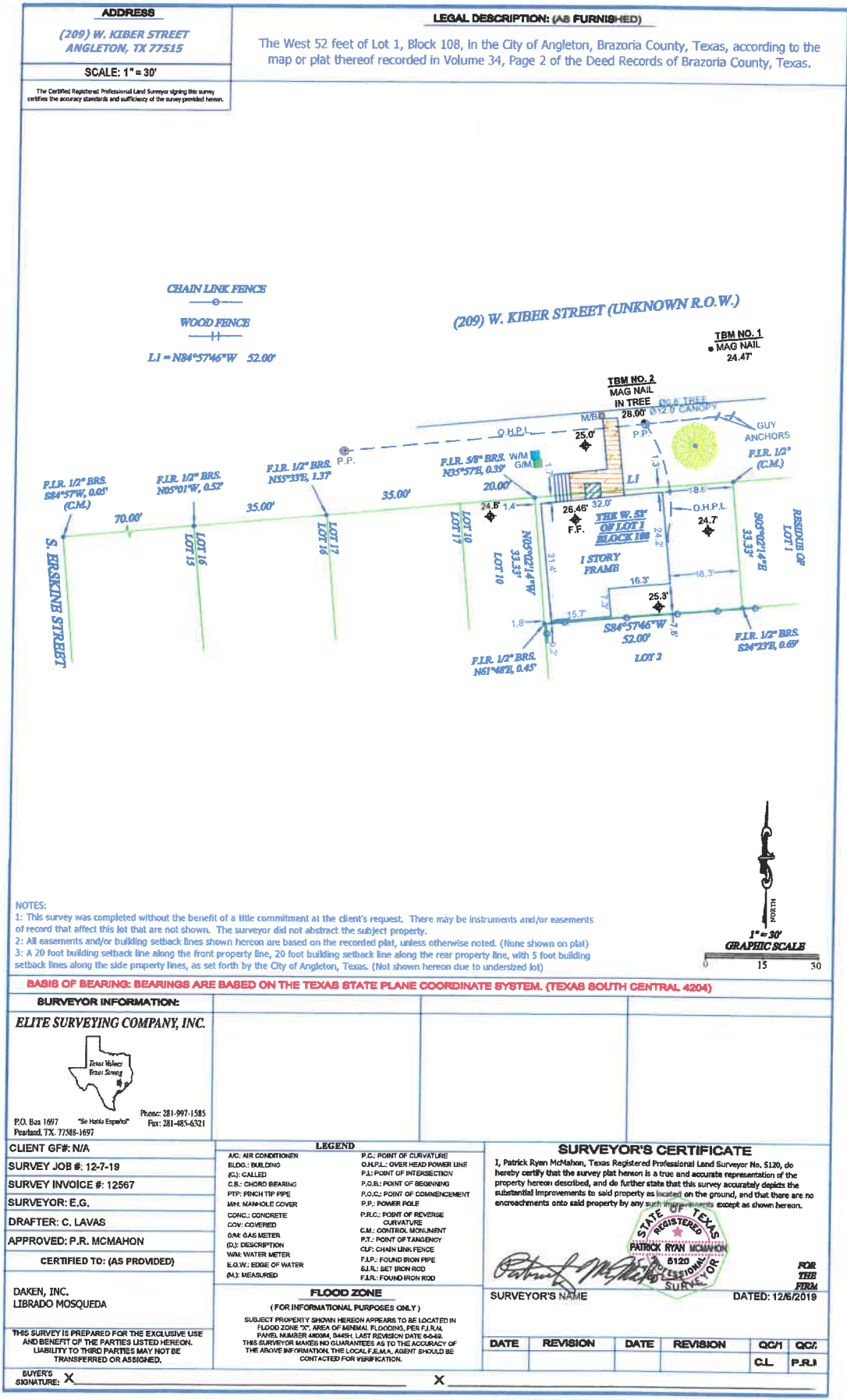
ISSUED FOR:
 FOR CONSTRUCTION JULY 13, 2021

ENGINEERED BY: CM/RMR
 DRAWN BY: AD

JOB NO. 21-7005
 SHEET NUMBER
S-6.0



SITE PLAN
 SCALE: 1/4" = 1'-0"



NOTES:
 1: This survey was completed without the benefit of a title commitment at the client's request. There may be instruments and/or easements of record that affect this lot that are not shown. The surveyor did not abstract the subject property.
 2: All easements and/or building setback lines shown hereon are based on the recorded plat, unless otherwise noted. (Note shown on plat)
 3: A 20 foot building setback line along the front property line, 20 foot building setback line along the rear property line, with 5 foot building setback lines along the side property lines, as set forth by the City of Angleton, Texas. (Not shown hereon due to undersized lot)

BASIS OF BEARING: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. (TEXAS SOUTH CENTRAL 4204)

SURVEYOR INFORMATION:

ELITE SURVEYING COMPANY, INC.

P.O. Box 1697 "The Hubble Explorer"
 Pearland, TX 77588-1697
 Phone: 281-997-1585
 Fax: 281-485-6321

LEGEND	
AC: AIR CONDITIONER	P.C.: POINT OF CURVATURE
BLDG.: BUILDING	O.H.P.L.: OVER HEAD POWER LINE
(C): CALLED	P.I.: POINT OF INTERSECTION
C.B.: CHORD BEARING	P.O.B.: POINT OF BEGINNING
P.P.: FRENCH TIP PIPE	P.O.C.: POINT OF COMMENCEMENT
M.H.: MAN-HOLE COVER	P.P.: POWER POLE
CONC.: CONCRETE	P.R.C.: POINT OF REVERSE CURVATURE
COV.: COVERED	C.M.: CONTROL MONUMENT
GR: GAS METER	P.T.: POINT OF TANGENCY
(D.): DESCRIPTION	CLF: CHAIN LINK FENCE
WM: WATER METER	F.I.P.: FOUND IRON PIPE
E.O.W.: EDGE OF WATER	S.I.: SET IRON ROD
(M.): MEASURED	F.A.R.: FOUND IRON ROD

FLOOD ZONE	
(FOR INFORMATIONAL PURPOSES ONLY.)	
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING, PER F.I.R.M. PANEL NUMBER 4809A, 0449; LAST REVISION DATE 06-04-16. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.	

SURVEYOR'S CERTIFICATE

I, Patrick Ryan McMahon, Texas Registered Professional Land Surveyor No. 5120, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

Patrick Ryan McMahon
 SURVEYOR'S NAME: Patrick Ryan McMahon
 DATED: 12/26/2019

DATE	REVISION	DATE	REVISION	QC/1	QC/2
				CL	P.R.J.

BUYER'S SIGNATURE: _____ X



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: LIBRADO MOSQUEDA Phone: _____ Cell: 979 848 8276

Address: 209 W. KIBER ST.

City: ANGLETON State: Tx Zip: 77515

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

Property owner: SAME AS ABOVE Phone: _____ Cell: _____

Address: _____

City: _____ State: _____ Zip: _____

Applicant Signature _____ Date _____ Owner Signature _____ Date _____

Property Information:

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

Street address or location: 209 W. KIBER

Legal Description: LOT 1 BLOCK 108
(please provide copy of metes and bounds)

Present zoning: _____ Present land use: _____

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

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

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

If yes, when: _____

Please provide proof of taxes paid on this property.

Request Information:

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

1. Describe the variance you are requesting: WE ARE REQUESTING A VARIANCE TO BUILD A NEW SINGLE FAMILY RESIDENCE TO REPLACE A HOME WHICH WAS SEVERELY DAMAGED BY HURRICANE HARRY IN 2017.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: THE PROPERTY IS EXTREMELY SMALL REQUIRING CONSTRUCTION OF A 2 STORY CUSTOM PLAN.

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

4. Explain how your need for a variance is unique to those special property-related conditions described above: OUR PROPERTY IS ACTUALLY SMALLER THAN THAT WHICH IS NORMALLY REQUIRED FOR NEW HOME CONSTRUCTION

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: YES: STRICT ENFORCEMENT WOULD CAUSE ME TO CONTINUE LIVING IN A BADLY DAMAGED HOME WHICH CURRENTLY IS AFFECTING MY HEALTH.

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: GRANTING OF THIS VARIANCE WILL NOT REQUIRE A CHANGE IN THE SIZE OF THE ORIGINAL PROPERTY. THE CUSTOM PLAN ACCOMMODATES THE PROPERTY.

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

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

Acknowledgements

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

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

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

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

Applicant's Initials: x L.M. Date: 8/3/21

x Elena Morqueda

Office use only	
Date received: <u>8-3-21</u>	Received by: <u>mbarron</u>
Fee of \$150.00 received: <u>8-3-21</u>	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____

#: 02091792 8/03/2021 3:16 PM
ER: 4AB TERM: 105
F#: 362024

LN: 300.1180 CONSULTANT/PLAN/REV
CONSULTANT REVENUE 150.0000

TENDERED: 150.00 CREDIT CAF
APPLIED: 150.00-

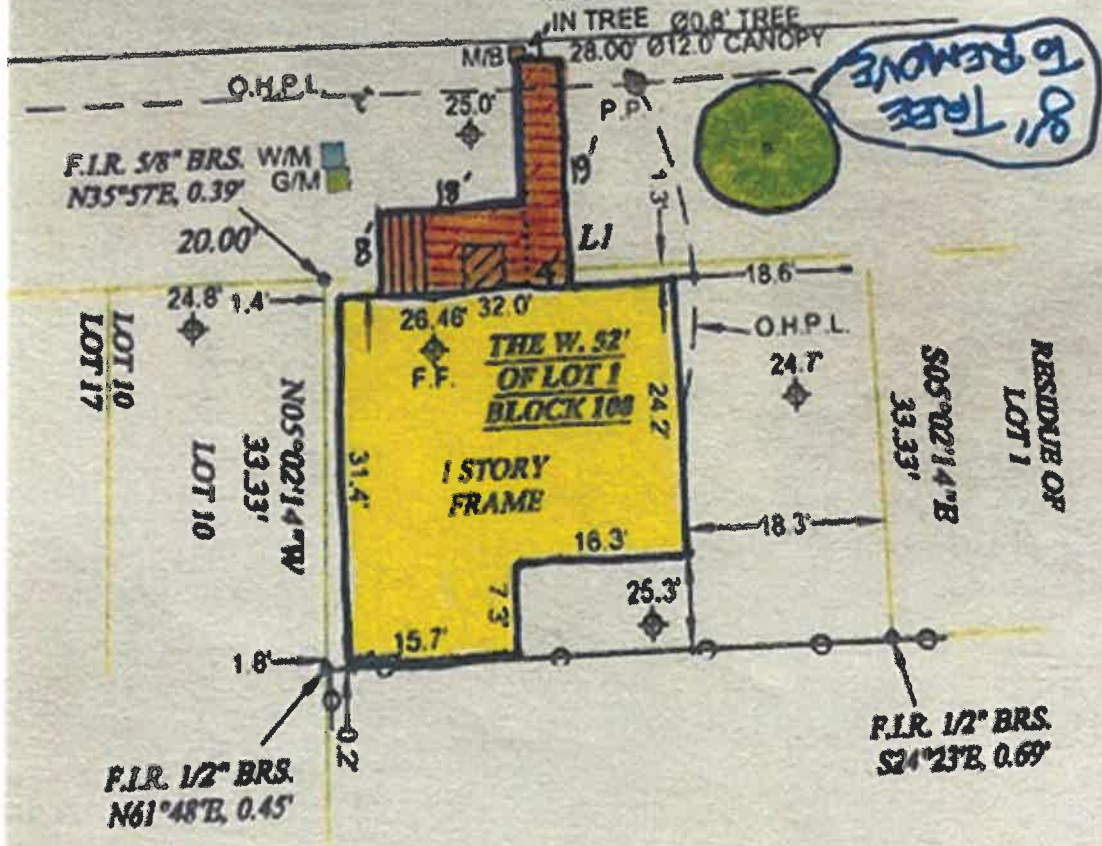
CHANGE: 0.00

(209) W. KIBER STREET (UNKNOWN R.O.W.)

Demolition Plan

TBM NO. 1
MAG NAIL
24.47

TBM NO. 2
MAG NAIL



RECEIVED
AUG 04 2021
BY: *MBanart*



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 26, 2021

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

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

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

On August 5, 2021, the Planning and Zoning Commission held a public hearing on a request from Brazoria County to re-zone lots 7-20 and a portion of an alley located at 237 E. Locust Street, from the Commercial-General (C-G) zoning district to the Central Business District (CBD) zoning district. Planning and Zoning made a recommendation to City Council to approve the zoning request in a vote of 6 in favor, opposed, and 1 absent.

A public hearing to approve to zoning request is scheduled for the regular City Council meeting on August 24, 2021. The approval of the request to rezone to CBD will provide a consistent zoning and regulations for the Brazoria County Courthouse campus.

The building height regulations of the Central Business District are limited four stories; however, the Courthouse expansion plans include five stories (Exhibit 1). The existing courthouse is currently five stories tall. The approval of the variance to the CBD building height requirements would allow the height of both buildings, the existing courthouse and the new administration building, of the county courthouse campus to match.

Pursuant to Section 28-59 – CBD – Central Business District, height regulations are as follows:

1. Maximum height:
 - a. Four stories for the main building(s).
 - b. One story for accessory buildings.

c. Other (section 28-106)

The site plan for the Brazoria County Administration Building is proposed to be five stories in height to match the height of the existing courthouse, conjoined by a skybridge over N. Arcola Street.

Pursuant to Chapter 28, Section 28-23(h)(3) of the Code of Ordinances of the City of Angleton (Code), notice was published in the “Facts,” and mailed to all property owners within two-hundred feet as required by the Texas Local Government Code and the Code of Ordinances of the City of Angleton.

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

(f)(2) Conditions Required for Variance:

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

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

Special circumstances or conditions affecting the land are the height limitation of four stories when the existing courthouse exceeds four stories and is within the CBD zoning district. The Code’s limitation on building height would deprive the applicant of the reasonable use of land, because the conjoined buildings would be inconsistent in height, thus limiting the amount of space within the Administration Building and the mechanical access to the areas on top of the roof for regular maintenance and repair of HVAC systems.

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

The granting of a variance to the height requirement of the CBD zoning district would allow for the preservation and enjoyment of the historical architecture and culture specific to Brazoria County.

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

The granting of the variance will not be detrimental to the public health, safety, or welfare and will not be injurious to other properties within the area.

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

The granting of the variance to the height requirement of the CBD zoning district will promote orderly use of the other land within the area, as the administrative services of Brazoria County will have adequate office space in a more centralized location and pedestrian safety will be enhanced with the inclusion of a skybridge between the existing courthouse and new Administration Building.

e. That a finding of undue hardship exists (see subsection (f)(3) below).

In the opinion of City staff, an undue hardship on the applicant, which is not self-imposed, exists. The construction of the existing courthouse was completed in 1940, however the ordinance adopting the CBD zoning district was entered in 2009. The goal is to expand the existing courthouse to include an administrative county building conjoined by an enclosed bridge over the roadway.

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

City staff has evaluated this request for a variance to the height requirement of the CBD zoning district and finds that the request meet the required variance conditions.

RECOMMENDATION:

Staff recommends approval of the variance to Section 28-59 – CBD – Central Business District (c) – Height Regulations (1)(a) to allow for a fifth story of the proposed Administration Building of the Brazoria County Courthouse expansion project.

SUGGESTED MOTION:

I move we approve the variance to Section 28-59 – CBD – Central Business District (c) – Height Regulations (1)(a) to allow for a fifth story of the proposed Administration Building of the Brazoria County Courthouse expansion project.



**SITE LOCATION
OF NEW ADMINISTRATION BUILDING**

Legend

- Parcels
- City Limits

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

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

Applicant: Clay Forister, PE, CFM - Asst. County Engineer Phone: 979-864-1265 Cell:

Address: 451 N. Velasco St. Suite 230

City: Angleton State: TX Zip: 77515

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

Property owner: Brazoria County Phone: Cell:

Address: 111 E. Locust Street

City: Angleton State: TX Zip: 77515

DocuSigned by: Clay Forister Jul 26, 2021 Applicant Signature Date
DocuSigned by: Matt Sebasta Jul 26, 2021 Owner Signature Date

Property Information:

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

Street address or location: Generally located on the southside of East Live Oak and North Chenango Street.

Legal Description: see attached. (please provide copy of metes and bounds)

Present zoning: CBD Present land use: Courthouse & vacant church

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

Have you applied for a building permit? Yes [] No [X] Date denied:

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

If yes, when:

Please provide proof of taxes paid on this property.

Request Information:

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

1. Describe the variance you are requesting: The Brazoria County Courthouse is adding square-footage to the existing courthouse building and a new administrative building. This project will have the same number stories as the existing courthouse. Request is to allow a Variance from Sec. 28-59(c)(1), to allow five-story main buildings where four stories are allowed.
2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: The Brazoria County Courthouse is an integral piece of history for the City of Angleton's downtown district. This expansion project is more dense to allow more open areas and parking for this development.
3. Do similar property conditions exist in your area? Explain: Yes; this request would be in conformance with the existing courthouse height of five (5) stories. This request would continue the existing height for the extension of the Brazoria County Courthouse area.
4. Explain how your need for a variance is unique to those special property-related conditions described above: This proposed expansion is critical to the functioning of the Brazoria County Court and is a further investment within downtown Angleton. This increased height allows for less of a building footprint and continues the existing height established by the main building.
5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: The existing courthouse is five (5) stories high and is the tallest building within the downtown district. This expansion will connect to the existing five-story courthouse, and will create a seamless development in Angleton's downtown district. Not allowing this Variance would deprive Brazoria County from creating an expansion in line with the previous development.
6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: This project will not be detrimental to the public health, safety, or welfare as it will provide a significant improvement for service to the community. This state-of-the-art facility will enable the required public services to be efficiently provided to the community.
7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: This development project is an expansion of the existing courthouse, which is currently five (5) stories in height. Strict enforcement of the zoning ordinance would create a hardship as these new buildings would not be able to connect efficiently to the existing building and would require an additional footprint of these buildings.

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

Acknowledgements

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

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

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

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

Applicant's Initials: ^{DS} CF Date: Jul 26, 2021

Office use only	
Date received: _____	Received by: _____
Fee of \$150.00 received: _____	
Proof of taxes paid: _____	date verified: _____
Appointment of agent form attached if required: _____	
BOA Public Hearing date: _____	
Date to send letters to residents: _____	
Letters Mailed: _____	
Date to publish: _____	Date published: _____



TX BBG CONSULTING, INC.

July 21, 2021

Planning & Zoning Commission
City of Angleton

Re: **Letter of Intent of Variance Request**
237 E Locust St Angleton, Texas 77515

Legal Description:

Dear Mayor, Council, Commission, and Staff,

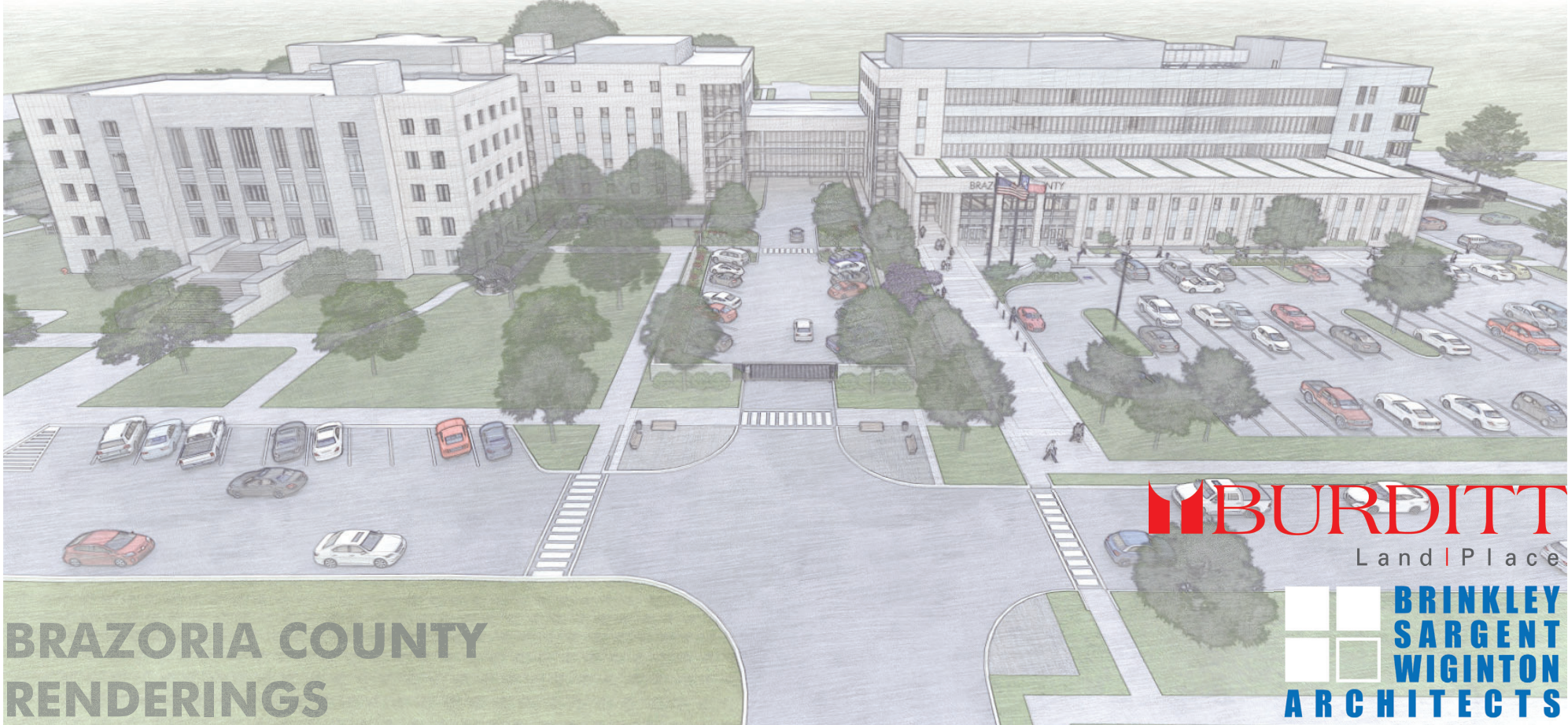
On behalf of Brazoria County, this Variance request to allow five (5) stories, where four (4) stories are permitted within the CBD Zoning District. This expansion project will maintain the existing height, already established by the existing courthouse, and allow the new addition to connect seamlessly with the existing five (5) story courthouse. Additionally, this increase of one (1) story will allow less coverage by buildings, thereby allowing more parking and landscaping than would otherwise be allowed at four (4) stories. Approval of this Variance will facilitate Brazoria County's ability to provide necessary services for the community and support their continued investment into the Central Business District of the City of Angleton.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Evan DuVall

Evan DuVall, AICP
Partner
BBG Consulting





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, LLC. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES





BRAZORIA COUNTY COURTHOUSE EXPANSION

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C. THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

EXTERIOR PERSPECTIVES



BURDITT
LAND | PLACE | STUDIO
310 Longview
Corpus, TX 77504
Tel: (336) 756-3041
Fax: (336) 539-3240

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, L.L.C.

SEAL:
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF CLAUDIA T. WALKER, RLA. LANDSCAPE ARCHITECT No. 267. IN ISSUING THIS DOCUMENT, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DESIGN
DEVELOPMENT

**BRAZORIA COUNTY
COURTHOUSE CAMPUS
EXPANSION**

111 E Locust St, Angleton, TX 77515

PROJECT NUMBER:

1376.005

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21

DRAWN BY:

CW, KB

CHECKED BY:

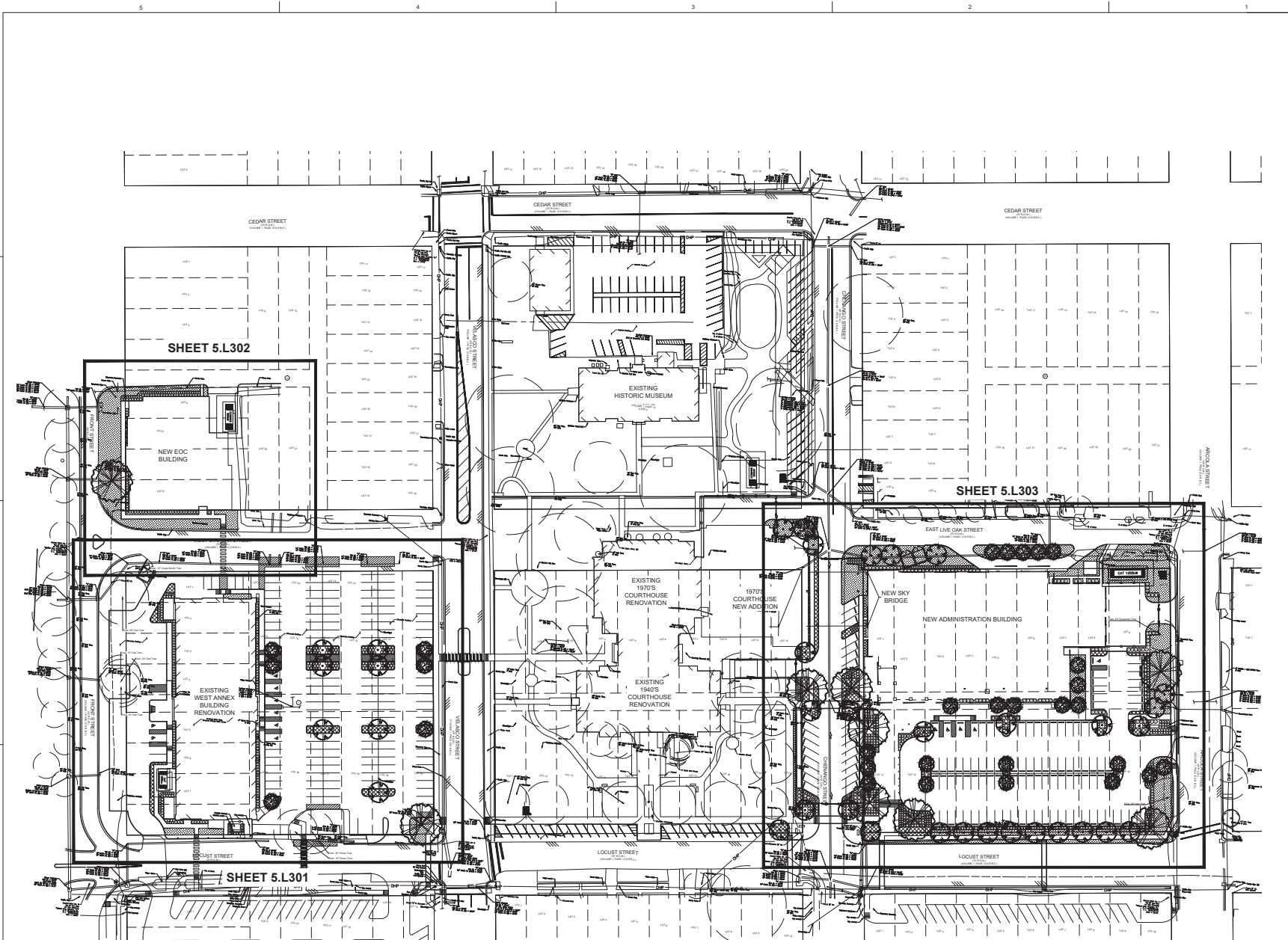
CW

SHEET NO.:

OVERALL
LANDSCAPE
PLAN

5.L300

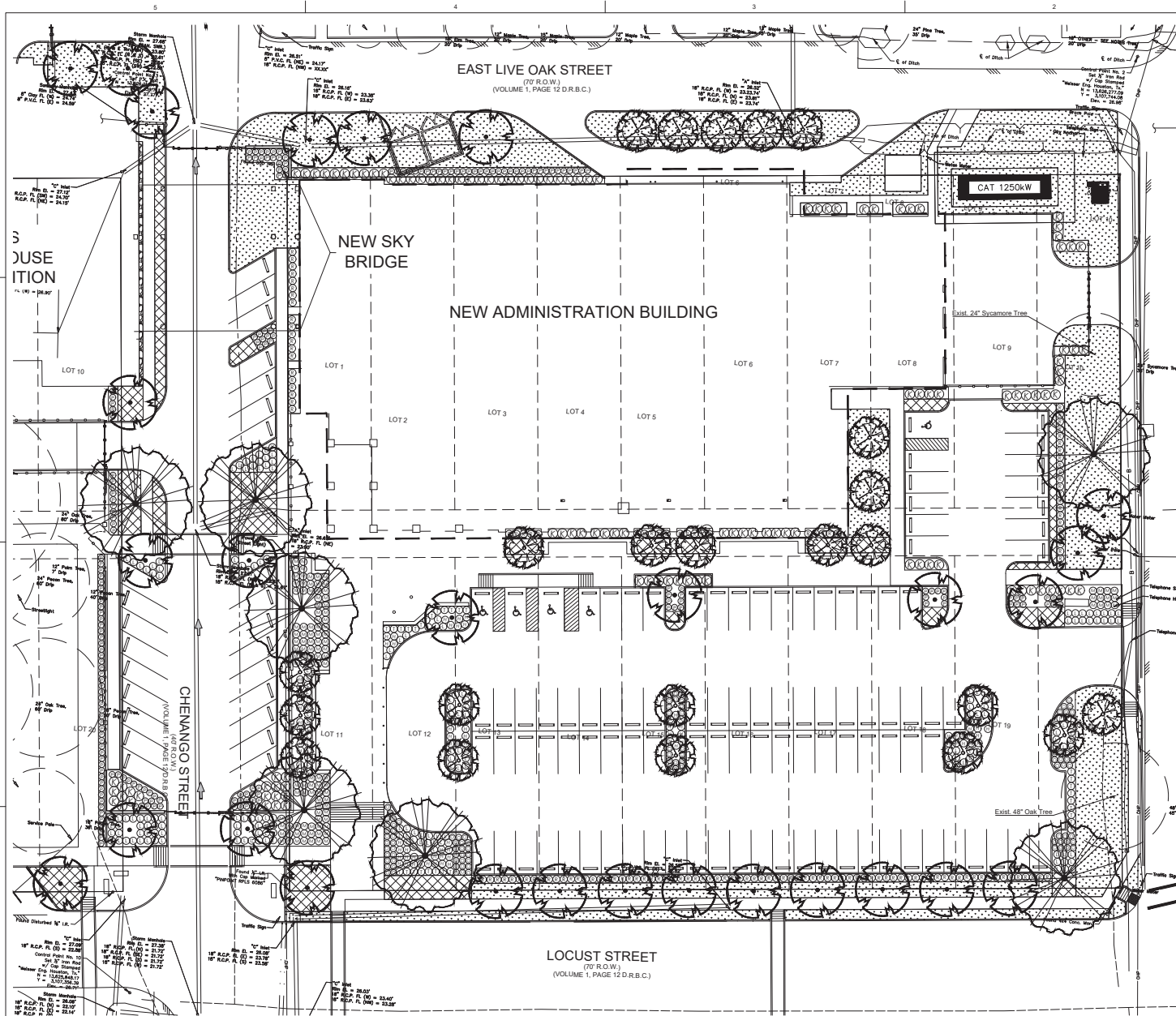
COPYRIGHT © 2020



A5 OVERALL LANDSCAPE PLAN
Scale: 1" = 50'-0"

SCALE: 1" = 50'-0"
0 25 50 75

ISSUANCES		
No.	Description	Date
1	DD Site Updates	4/26/21
2	100% DD Site Updates	5/24/21



TREES				
ACCENT TREES				
Symbol	Size / Type	Description	Qty.	
	2' Cal., 45 Gal. Ornamental tree	TEXAS REDBUD Cercis canadensis var. texensis (spacing as shown)	23	
	2' Cal., 45 Gal. Ornamental tree	SWEET OLIVE Olea europaea (spacing as shown)	28	
	3' Cal., 95 Gal. Shade tree	LIVE OAK Quercus virginiana (spacing as shown)	7	

SHRUBS AND GROUNDCOVERS				
ACCENT PLANTINGS				
Symbol	Size / Type	Description	Qty.	
	5 gal. Shrub	RED YUCCA Hesperaloe parviflora (36 inches on center spacing)	77	
	5 gal. Shrub	TEXAS SAGE Leucophyllum frutescens 'Silverado' (36 inches on center spacing)	30	
	1 gal. Shrub	GULF COAST MINT Mentzelia capillaris (18 inches on center spacing)	133	
	3 gal. Shrub	PITTOSPORUM Pittosporum tobira 'Wheeler's Dwarf' (30 inches on center spacing)	212	
	5 gal. Shrub	KNOCKOUT ROSE Rosa radicans (48 inches on center spacing)	126	
	3 gal. Shrub	UPRIGHT ROSEMARY Rosmarinus officinalis (30 inches on center spacing)	92	
	3 gal. Shrub	INDIAN HAWTHORN Raphanocarpus 'Georgia Peltie' (24 inches on center spacing)	142	
	1 gal. Groundcover	NEW GOLD LANTANA Lantana x 'New Gold' (36 inches on center spacing)	194	
	1 gal. Groundcover	ASIAN JASMINE Trachelium asiaticum (18 inches on center spacing)	4,190 sf	
	Solid	SOD Tennis	17,930 sf	
	Bulboc		181 sf	

LANDSCAPE ORDINANCE REQUIREMENTS

1 Large tree or 2 Small trees for every 20 parking spaces. Half of required trees may be planted on outside edge of parking lot. Remaining trees must be planted within the interior.

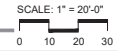
of Parking Lot Spaces Provided = 8
127 / 20 = 6.35 -> 7

Proposed Large Trees Provided = 7 Trees
Existing Large Trees = 2 Trees

Proposed Small Trees = 54 Trees
Existing Small Trees = 0 Trees

Total = 63 Trees

Large trees must be 3" caliper and 7' high @ planting
Small trees must be 1 1/2" caliper and 5' high @ planting
Trees must be planted at least 10' from overhead power lines.



A5 ADMINISTRATION BUILDING - LANDSCAPE PLAN
Scale: 1" = 20'-0"

GLAZING SCHEDULE (EXTERIOR)
 SP - SPANDREL PANEL
 T - INSULATED GLAZING
 TF - INSULATED GLAZING, FROSTED
 TM - INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
 TFM - INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

Item 4.

BURDITT
 CONSULTANTS
 5000 QUINN DRIVE, STE 600
 DALLAS, TEXAS 75254
 (214) 261-9000

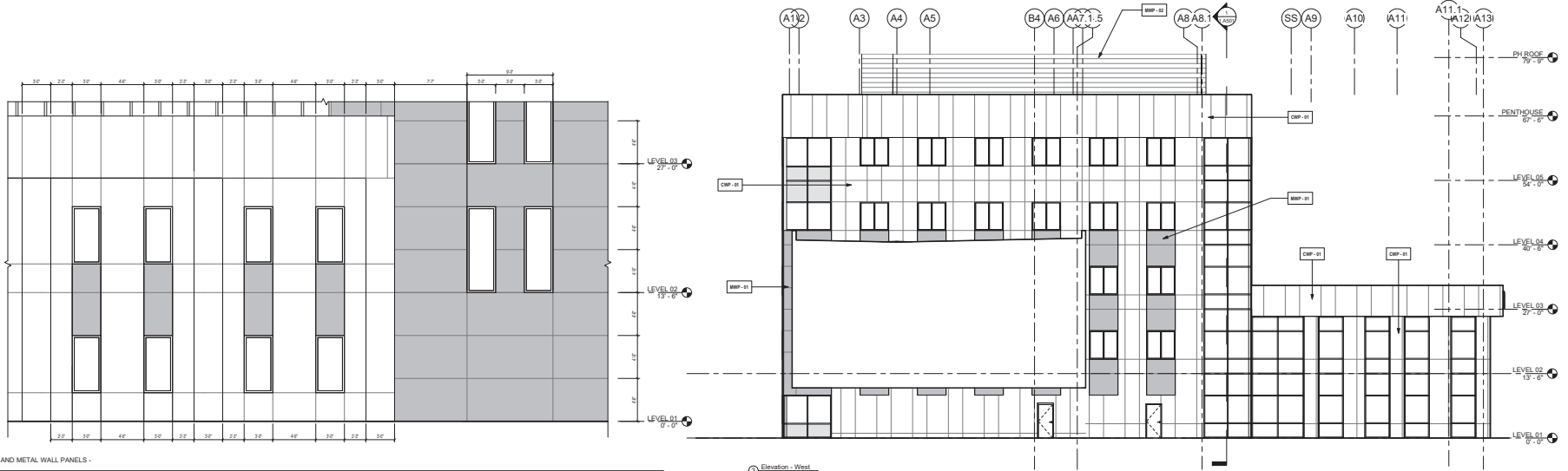
BRINKLEY SARGENT WIGINGTON ARCHITECTS
 3000 QUINN DRIVE, STE 600
 DALLAS, TEXAS 75254
 (214) 261-9000

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN ANY OTHER PART, WITHOUT THE APPROVATION OF BURDITT CONSULTANTS, L.L.C.

NATHAN S. BRANDET, AIA
 BRANK SARGENT
 THESE DOCUMENTS ARE FOR INTERIOR REVIEW AND ARE NOT FOR REGULATORY APPROVAL. BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

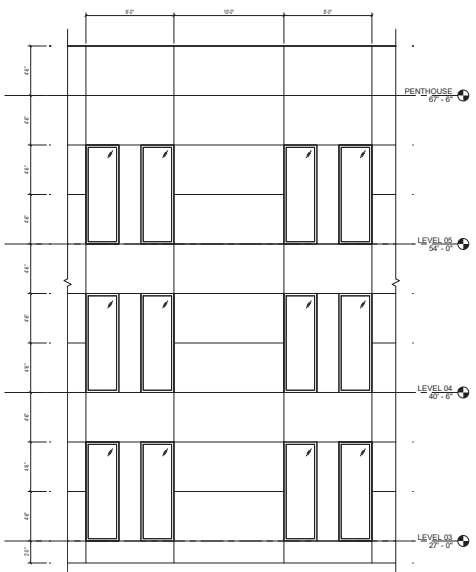
EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION
CWP-01	CERAMIC WALL PANELS
EXP-01	EXTERIOR PAINT
MWP-01	METAL WALL PANELS
MWP-02	CORUGATED PATTER METAL WALL PANEL
MWP-03	INSULATED EQUIPMENT CURBS
MWP-04	CORUGATED PERFORATED METAL PANEL
ST	STAINLESS STEEL



Elevation - West
1/8" = 1'-0"

CERAMIC AND METAL WALL PANELS - SOUTH
1/4" = 1'-0"



METAL WALL PANELS - NORTH
1/4" = 1'-0"



Elevation - East
1/8" = 1'-0"

100% Design Development

BRAZORIA COUNTY CAMPUS COURTHOUSE EXPANSION - ADMINISTRATION BUILDING

111 E Locust St., Angleton, TX 77515

PROJECT NUMBER
1376.005

ISSUANCES

No.	Description	Date
1	100 - 50%	03/23/2021
2	100 - 100%	06/01/2021

REVISIONS

No.	Description	Date

DESIGNED BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____

SHEET NO.
EXTERIOR ELEVATIONS

GLAZING SCHEDULE

1	SPANDREL PANEL, SOLID CHROME FINISH
2	INSULATED GLAZING
3	INSULATED GLAZING, PROJECTED (4/5)
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPYGLASS

SHEET NOTES

- ALL EXTERIOR GLAZING TYPE 1 UNLESS NOTED OTHERWISE

BURDITT
LAND & TRACT SURVEYORS
310 Longview
Covina, TX 77004
Tel: (281) 756-5041
Fax: (281) 524-3240

THIS PROJECT IS THE GREAT DESIGN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IN THE INTEREST OF THE ARCHITECTURE IS NOT TO BE LOANED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BURKLEY BENTON P.C.T.S.



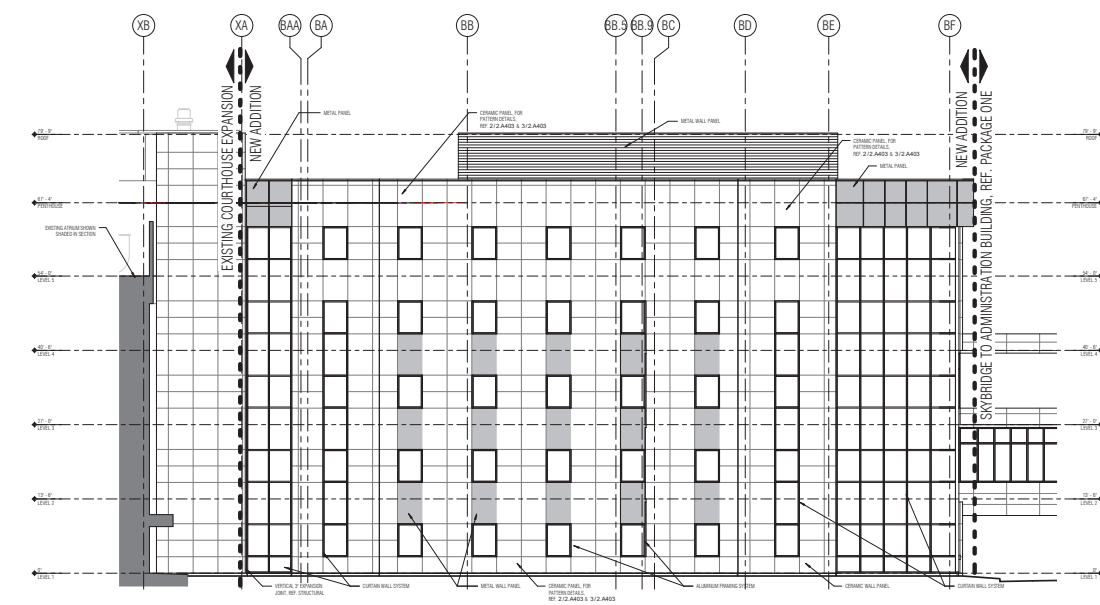
100% DESIGN DEVELOPMENT

BRAZORIA COUNTY JUSTICE CENTER EXPANSION
111 E Locust St, Angleton, TX 77515



1 SOUTH ELEVATION - EXISTING HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"

EXISTING HISTORICAL COURTHOUSE. MORTAR JOINTS AND SEALANT JOINTS TO BE REPOINTED, AND THE CLEANING OF THE FACADE, STONE, WINDOWS AND FRAMING, AND METAL PANELS.



2 SOUTH ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISS	08-26-21
02	CD - 100%	08-19-21

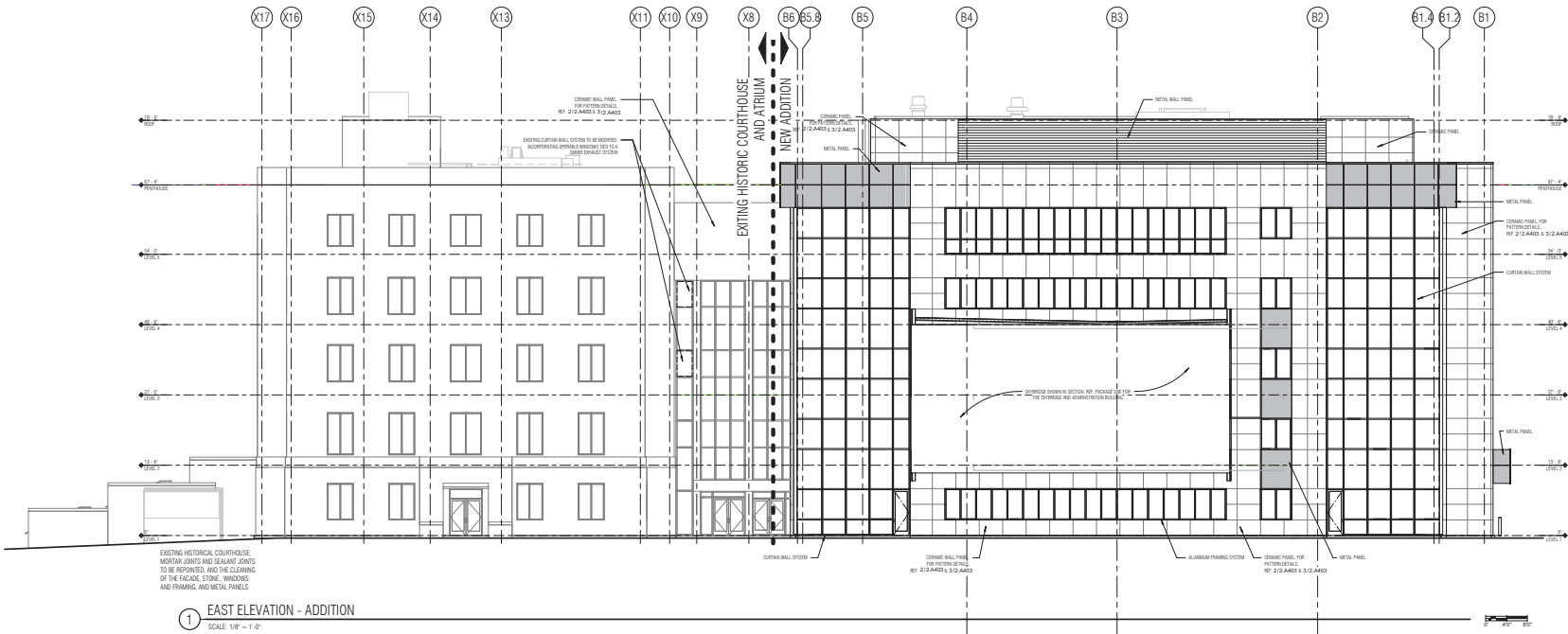
PROJECT NUMBER: 21923
 DRAWN BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____
 SHEET NO.: _____

BUILDING ELEVATIONS

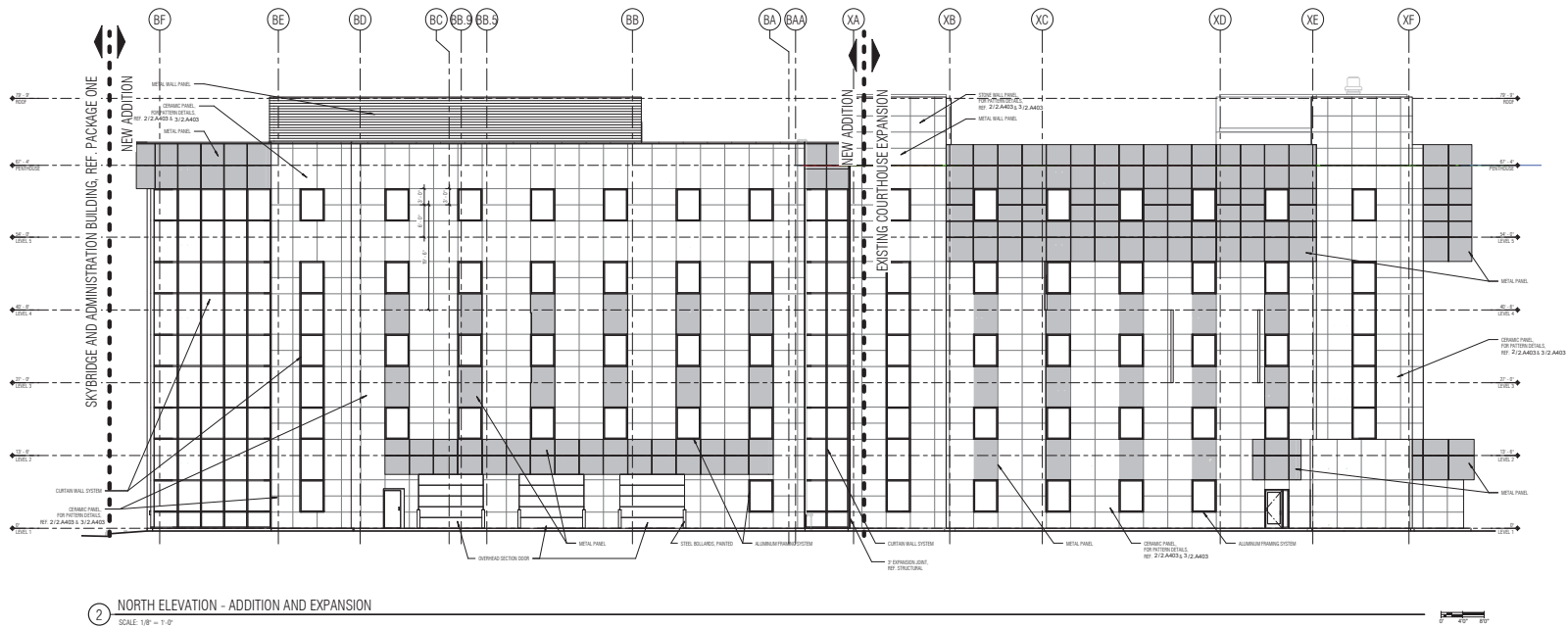
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SOLID CHROME FINISH
2	INSULATED GLAZING
3	INSULATED GLAZING, PROTECTED (4")
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPOOFY

DETAILED NOTES:
1. ALL EXTERIOR GLAZING TO BE 1" UNLESSED NOTED OTHERWISE



1 EAST ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - ADDITION AND EXPANSION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISSUE FOR PERMITS	08-28-21
02	ISSUE FOR CONSTRUCTION	08-28-21

PROJECT NUMBER: 21923
 DRAWN BY: [Blank]
 AUTHOR: [Blank]
 CHECKED BY: [Blank]
 CHECKER: [Blank]
 SHEET NO.: [Blank]

BUILDING ELEVATIONS

THIS PROJECT IS THE SOLE PROPERTY OF BURKLEY BENTON ARCHITECTS, INC. THE ARCHITECT'S DESIGN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BURKLEY BENTON ARCHITECTS, INC.



100% DESIGN DEVELOPMENT

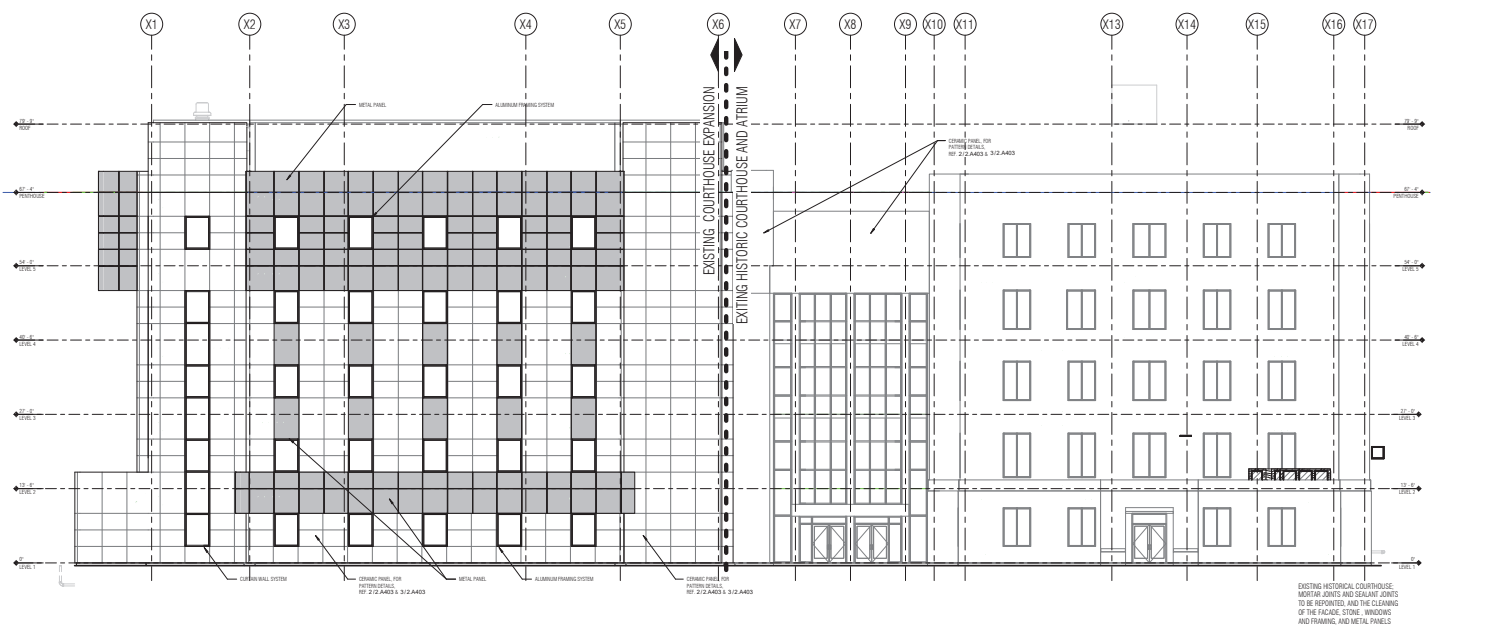
BRAZORIA COUNTY JUSTICE CENTER EXPANSION

111 E Locust St, Angleton, TX 77515

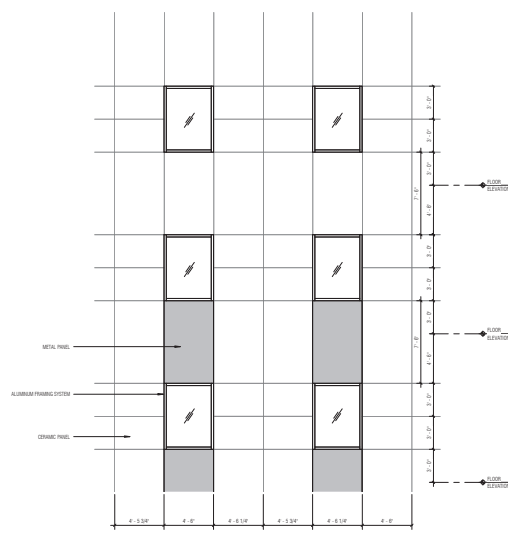
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SOLID CERAMIC TILE
2	ISOLATED GLAZING
3	ISOLATED GLAZING, PROTECTED (IGU)
4	ISOLATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	ISOLATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPYGLASS

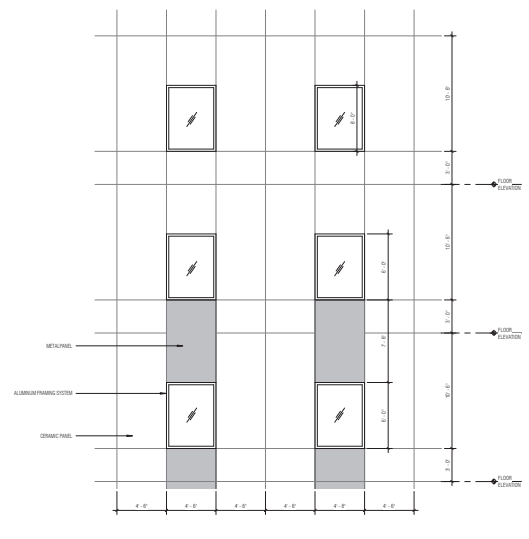
SHIELD NOTES
1 - ALL EXTERIOR GLAZING TYPE 1 UNLESS NOTED OTHERWISE



1 WEST ELEVATION - HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"



2 STONE PANEL JOINT PATTERN OPTION 1
SCALE: 1/4" = 1'-0"



3 STONE PANEL JOINT PATTERN OPTION 2
SCALE: 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISSUE	05-20-21
02	ISSUE	05-19-21

PROJECT NUMBER: 21923
 DRAWN BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____
 SHEET NO.: _____

BUILDING ELEVATIONS

**DESCRIPTION OF A 8.276-ACRES
(360,500 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A-380, BRAZORIA COUNTY, TEXAS**

Being a description of an 8.276-acres (360,500 Square Foot) tract of land situated in the JDJ Valderas Survey, A-380, Brazoria County, Texas. Said 8.276-acre tract being all of Blocks 13, 14, and 27 of the Town of Angleton recorded in Volume 1, page 12 of the Brazoria County Plat Records (B.C.P.R.), and being that portion of Live Oak Street lying between the intersection of Live Oak Street and Velasco Street, the intersection of Live Oak Street and Chenango Street (between said Blocks 13 and 14), and being that portion of Chenango Street lying between the intersection of Live Oak Street and Chenango Street, the intersection of Locust Street and Chenango Street (between said Blocks 14 and 27), of the Town of Angleton recorded in Volume 1, page 12 of the B.C.P.R., Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 40, Page 83, of the Brazoria County Deed Records (B.C.D.R.), Volume 42, Page 228, B.C.D.R., Volume 1299, Page 877, B.C.D.R., Volume 1162, Page 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No.) 2018047374, B.C.C.F. No. 2018045599, and B.C.C.F. No. XXXXXXXX and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.000129653, all distances are surface.

BEGINNING (N=13,626,525.95, E=3,106,941.09) at a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right-of-way line of Velasco Street (70-Foot Wide) by said Town of Angleton plat and the south right-of-way line of Cedar Street (70-Foot Wide) by said Town of Angleton plat, for the northwest corner of said Block 13, and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right-of-way line of said Cedar Street, with the north line of said Block 13, and with a north line of said tract herein described, a distance of 350.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the south right-of-way line of said Cedar Street and the west right-of-way line of said Chenango Street, for the northeast corner of said Block 13, and for the most northerly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right-of-way line of said Chenango Street, with the east line of said Block 13, with the east line of said abandoned Live Oak Street, and with an east line of said tract herein described, at a distance of 300.00 feet passing a found "Rail Road" spike, being the southeast corner of said Block 13, a point in the north right-of-way line of said abandoned Live Oak Street, and a point in the west right-of-way line of said Chenango Street, continuing a total distance of 370.00 feet, to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the west right-of-way line of said Chenango Street and the south right-of-way line of said Live Oak Street, for the northeast corner of said Block 14, for the northwest corner of said abandoned Chenango Street, and for an interior corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right-of-way line of said Live Oak Street, the north line of said abandoned Chenango Street, with the north line of said Block 27 and a north line of said tract herein described, at a distance of 70.00 feet passing the northeast corner of said abandoned Chenango Street and the northwest corner of said Block 27, continuing a total distance of 420.00 feet to a 4-inch by 4-inch concrete monument found at the intersection

of the south right-of-way line of said Live Oak Street and the west right-of-way line of Arcola Street (70-Foot Wide) by said Town of Angleton plat, for the northeast corner of said Block 27, and the most easterly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right-of-way line of said Arcola Street, the east line of said Block 27 and an east line of said tract herein described, a distance of 300.00 feet to a 4-inch by 4-inch found concrete monument at the intersection of the north right-of-way line of Locust Street (70-Foot Wide) by said Town of Angleton plat, and the west right-of-way line of said Arcola Street, for the southeast corner of said Block 27, and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right-of-way line of said Locust Street, the south line of said Block 27, with the south line of said abandoned Chenango Street, with the south line of said Block 14 and the south line of said tract herein described, at a distance of 350.00 feet passing a found 1/2-inch rod with cap stamped "PINPOINT RPLS 6086", being the southeast corner of said abandoned Chenango Street, and being the southwest corner of said Block 27, at a distance of 420.00 feet passing the southwest corner of said abandoned Chenango Street and the southeast corner of said Block 14, continuing for a total distance of 770.00 feet to a 5/8-inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the north right-of-way line of said Locust Street, and the east right-of-way line of said Velasco Street, for the southwest corner of said Block 14, and the southwest corner of said tract herein described;

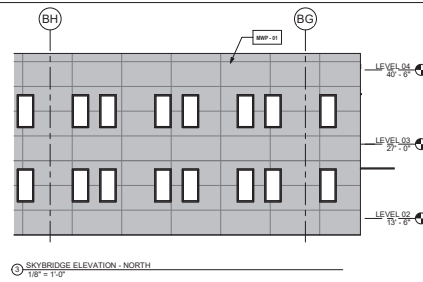
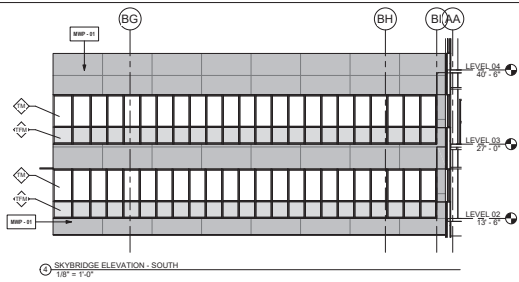
THENCE North 05 deg. 08 min. 52 sec. West, with the east right-of-way line of said Velasco Street, the with west line of said Block 14, with the west line of said abandoned Live Oak Street, with the west line of said Block 13, and with the west line of said tract herein described, a distance of 670.00 feet to the **POINT OF BEGINNING** and containing 8.276 acres (360,500 Square Feet) of land.

This description is accompanied by a plat of even survey date.

Compiled by:
Weisser Engineering Company
19500 Park Row
Houston, Texas 77084
TBPLS Reg. No. 100518-00
TBPE Reg. No.: F-68
Job No. GD007
Date: 06/09/2021

PRELIMINARY

EXHIBIT 1



GLAZING SCHEDULE (EXTERIOR)
SP - SPANDREL PANEL
T - INSULATED GLAZING
TF - INSULATED GLAZING, FROSTED (#3)
TM - INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
TFM - INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

GENERAL NOTES

Item 4.

BRINKLEY SARGENT WIGINGTON ARCHITECTS
 5900 DOWNEY DRIVE, STE 600
 DALLAS, TEXAS 75234
 (214) 350-9500

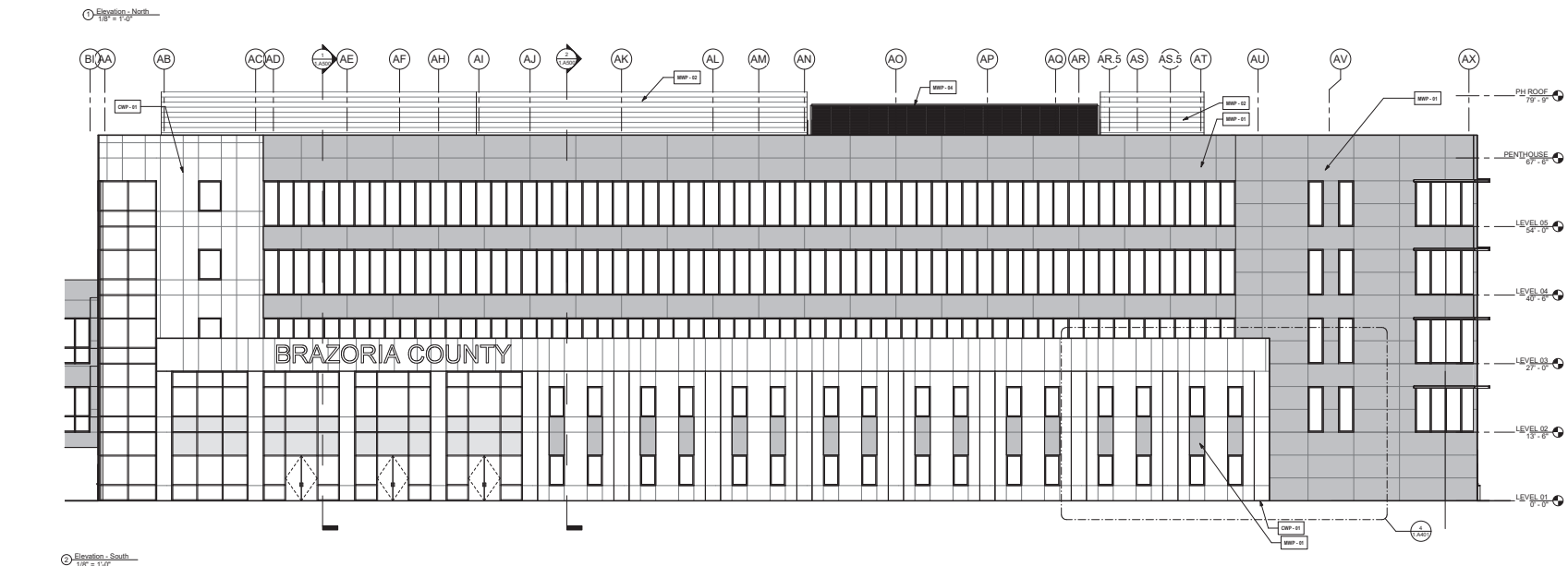
THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF SERVICE, ARE THE PROPERTY OF BRINKLEY SARGENT WIGINGTON ARCHITECTS. NO PART OF THIS PROJECT OR THE IDEAS HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BRINKLEY SARGENT WIGINGTON ARCHITECTS.

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	FINISH
MWP-11	SPANDREL PANEL	SPANDREL PANEL
MWP-12	INSULATED GLAZING	INSULATED GLAZING
MWP-13	INSULATED GLAZING, FROSTED (#3)	INSULATED GLAZING, FROSTED (#3)
MWP-14	INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT	INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
MWP-15	INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT	INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

KEYNOTES

100% Design Development



BRAZORIA COUNTY CAMPUS COURTHOUSE EXPANSION - ADMINISTRATION BUILDING
 111 E Locust St., Angleton, TX 77515

PROJECT NUMBER
1376.005

NO.	DESCRIPTION	DATE
1	100% DD	02/25/2021
2	100% DD	06/01/2021

NO.	DESCRIPTION	DATE

DESIGNED BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____

SHEET NO.
EXTERIOR ELEVATIONS

GLAZING SCHEDULE (EXTERIOR)
 SP - SPANDREL PANEL
 T - INSULATED GLAZING
 TF - INSULATED GLAZING, FROSTED
 TM - INSULATED GLAZING, LOW-E, CLEAR LAMINATED, IMPACT RESISTANT
 TFM - INSULATED GLAZING, COLOR LAMINATED (OPAQUE), IMPACT RESISTANT

Item 4.

BURDITT
 CONSULTANTS
 5000 QUINN DRIVE, STE 600
 DALLAS, TEXAS 75254
 (214) 261-9000

BRINKLEY SARGENT WIGINGTON ARCHITECTS
 3000 QUINN DRIVE, STE 600
 DALLAS, TEXAS 75254
 (214) 261-9000

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN ANY OTHER PART, WITHOUT THE APPROVATION OF BURDITT CONSULTANTS, L.L.C.

EXTERIOR FINISH SCHEDULE	
MARK	DESCRIPTION
CWP-01	CERAMIC WALL PANELS
EXP-01	EXTERIOR PAINT
MWP-01	METAL WALL PANELS
MWP-02	CORUGATED PATTER METAL WALL PANEL
MWP-03	INSULATED EQUIPMENT CURB
MWP-04	CORUGATED PERFORATED METAL PANEL
SP	SPANDREL PANEL

NATHAN S. BRANDET, AIA
 BRANDET ARCHITECTS
 THESE DOCUMENTS ARE FOR INTERIOR REVIEW AND ARE NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

100% Design Development

BRAZORIA COUNTY CAMPUS COURTHOUSE EXPANSION - ADMINISTRATION BUILDING

111 E Locust St., Angleton, TX 77515

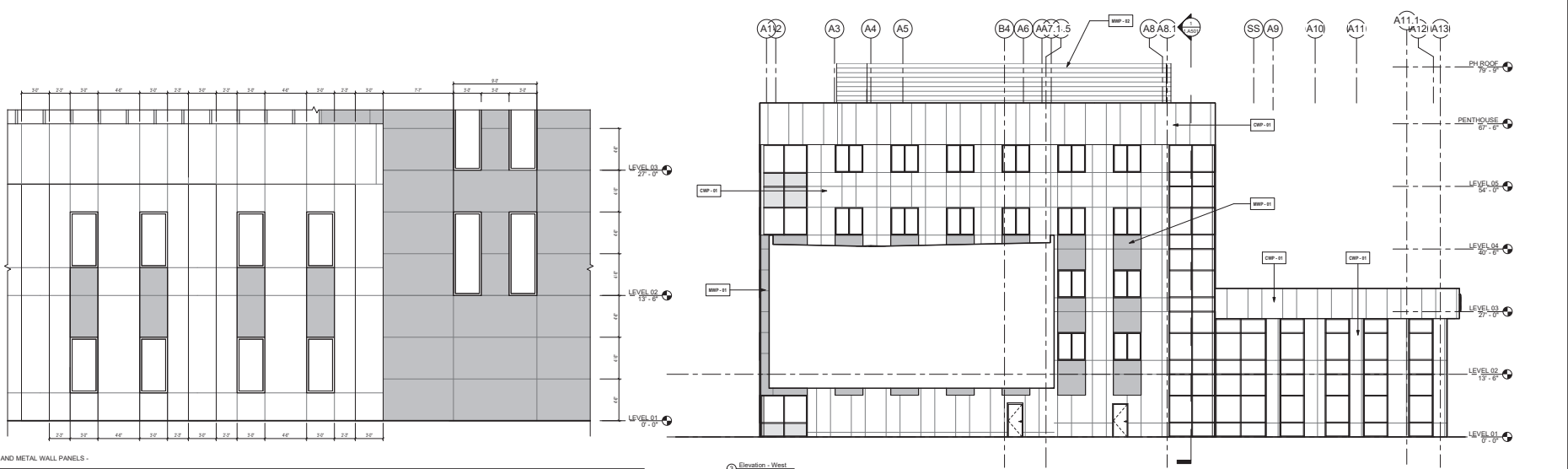
PROJECT NUMBER
 1376.005

ISSUANCES		
No.	Description	Date
1	100 - 50%	03/23/2021
2	100 - 100%	06/01/2021

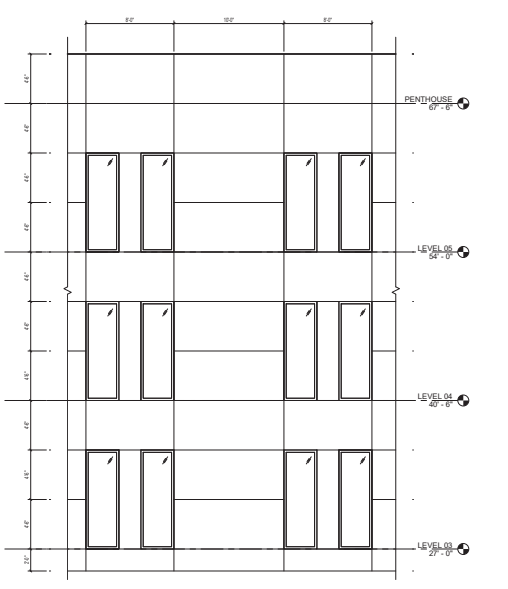
REVISIONS		
No.	Description	Date

DESIGNED BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____

SHEET NO.
 EXTERIOR ELEVATIONS



CERAMIC AND METAL WALL PANELS - SOUTH
 1/4" = 1'-0"



METAL WALL PANELS - NORTH
 1/4" = 1'-0"



Elevation - East
 1/8" = 1'-0"

GLAZING SCHEDULE

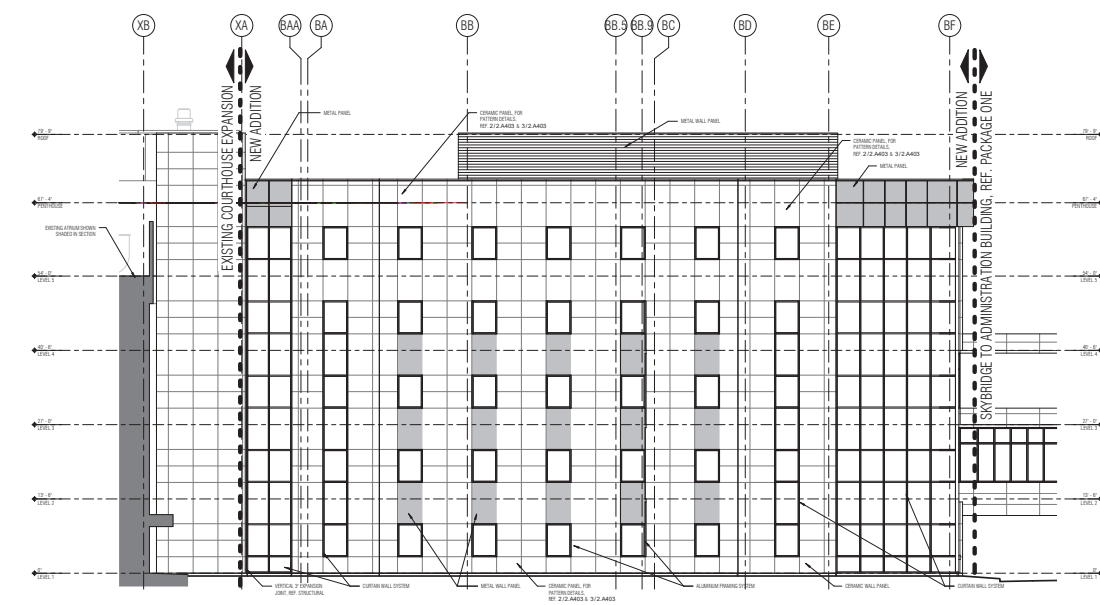
NO.	TYPE
1	SPANDREL PANEL, SOLID CHROME FINISH
2	INSULATED GLAZING
3	INSULATED GLAZING, PROJECTED (4/3)
4	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPYGLASS

NOTE: ALL EXTERIOR GLAZING IS UNLESS NOTED OTHERWISE



1 SOUTH ELEVATION - EXISTING HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"

EXISTING HISTORICAL COURTHOUSE.
MORTAR JOINTS AND SEALANT JOINTS
TO BE REPOINTED, AND THE CLEANING
OF THE FACADE, STONE, WINDOWS
AND FRAMING, AND METAL PANELS.



2 SOUTH ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	CD - 100%	08-26-21
02	CD - 100%	08-26-21

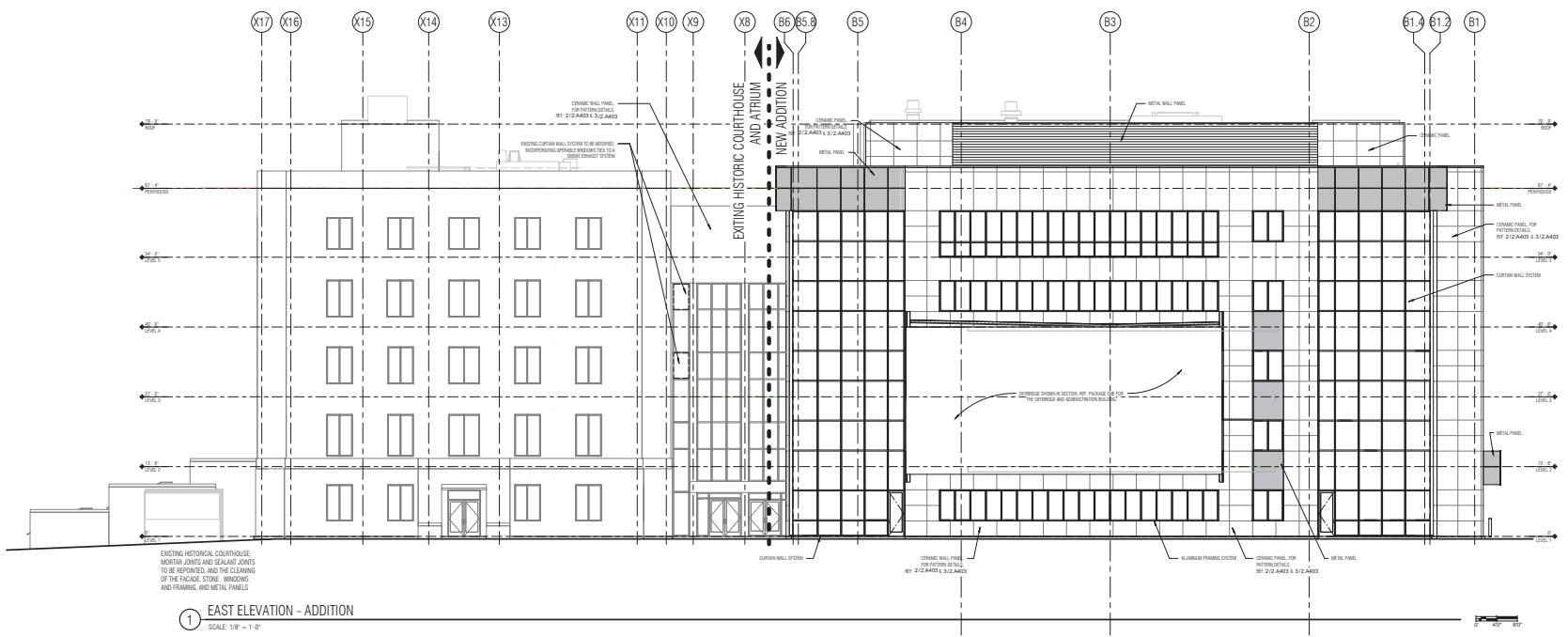
PROJECT NUMBER: 21923
 DRAWN BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____
 SHEET NO.: _____

BUILDING ELEVATIONS

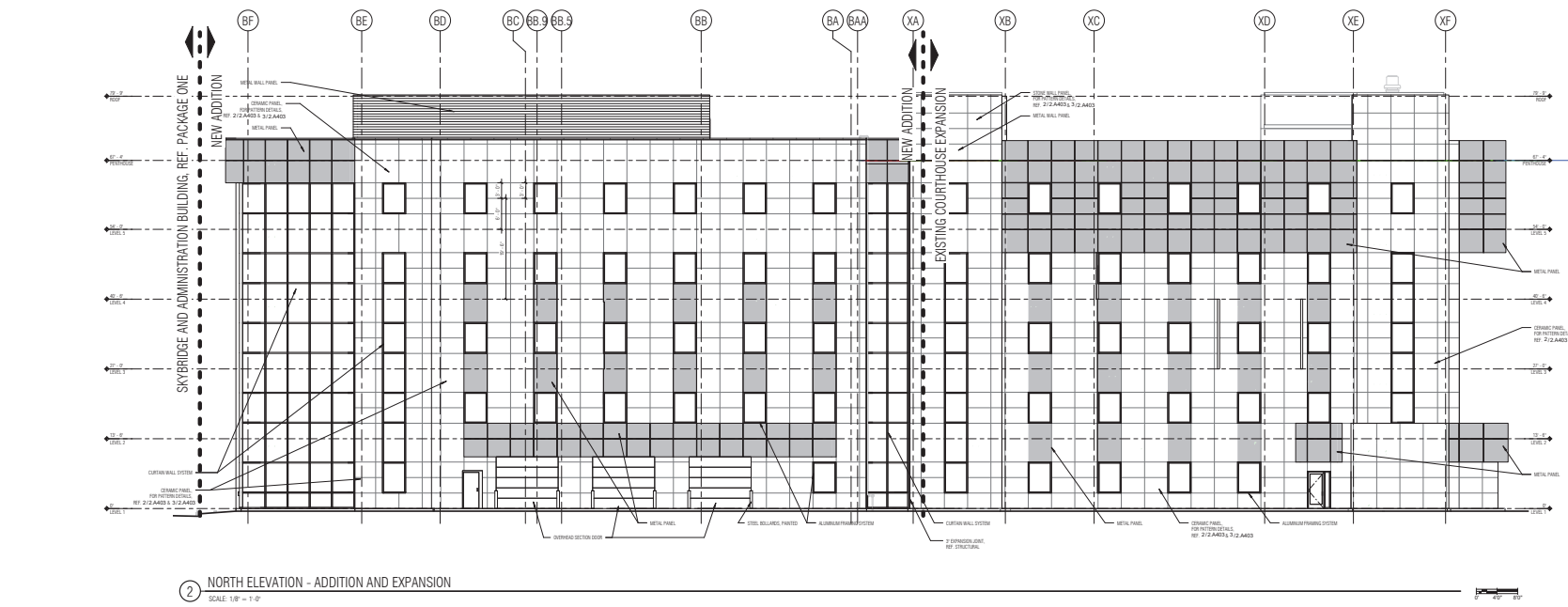
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SILE CONCRETE FILL
2	INSULATED GLAZING
3	INSULATED GLAZING, PROTECTED (4")
4	INSULATED GLAZING, CLEAR UNPAVED FOR IMPACT RESISTANCE
5	INSULATED GLAZING, CLEAR UNPAVED FOR IMPACT RESISTANCE AND SPOOFY

NOTE: 1. ALL EXTERIOR GLAZING TO BE UNPAVED UNLESS NOTED OTHERWISE



1 EAST ELEVATION - ADDITION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - ADDITION AND EXPANSION
SCALE: 1/8" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	00 - 100%	08-18-21

PROJECT NUMBER: 21923
 DRAWN BY: [Blank]
 AUTHOR: [Blank]
 CHECKED BY: [Blank]
 CHECKER: [Blank]
 SHEET NO.: [Blank]

BUILDING ELEVATIONS

THIS PROJECT IS THE CREATION OF AN INSTRUMENT OF PROFESSIONAL SERVICE BY THE FIRM OF ARCHITECTS AS NOTED TO BE USED IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECTS OF TEXAS WITHOUT THE SUPERVISION OF AN ARCHITECT REGISTERED WITH THE ARCHITECTS OF TEXAS.



100% DESIGN DEVELOPMENT

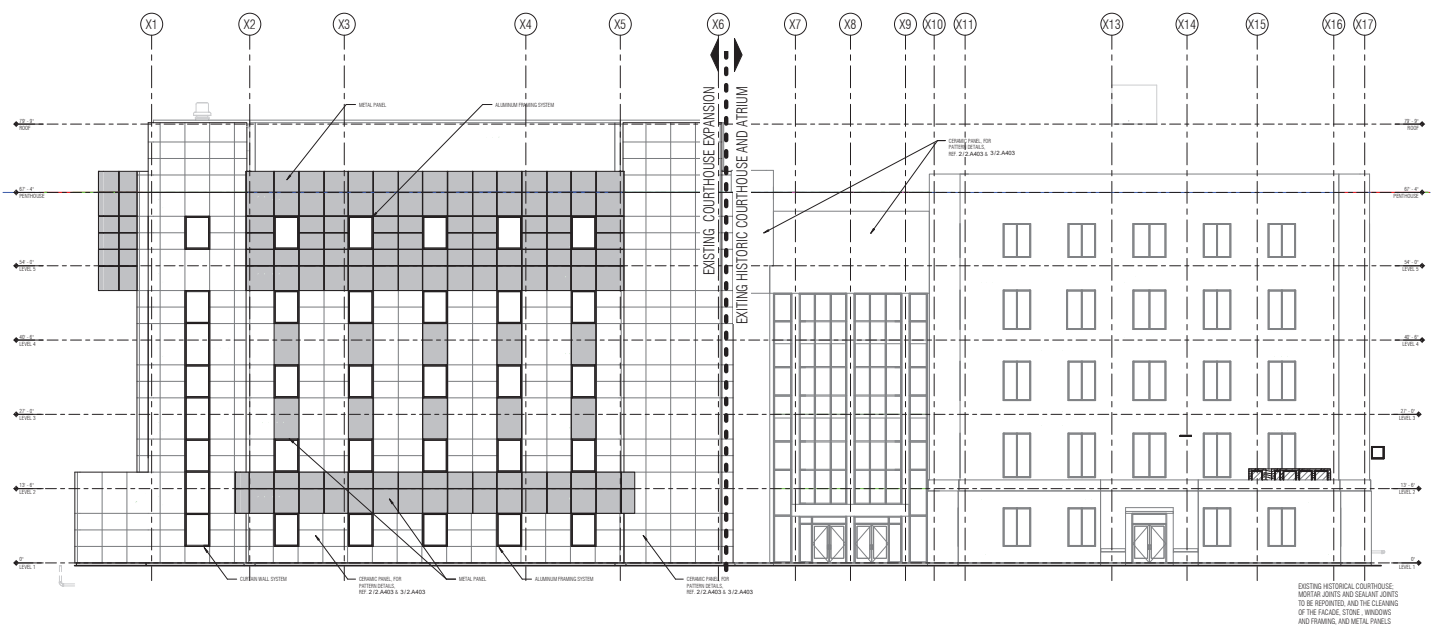
BRAZORIA COUNTY JUSTICE CENTER EXPANSION

111 E Locust St, Angleton, TX 77515

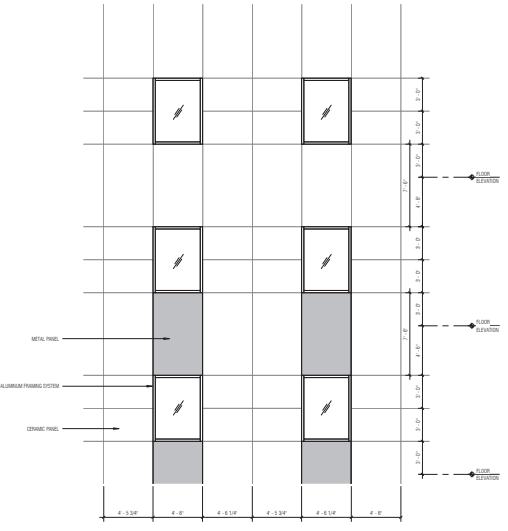
GLAZING SCHEDULE

NO.	TYPE
1	SPANDREL PANEL, SOLID CERAMIC PANEL
2	ISOLATED GLAZING
3	ISOLATED GLAZING, PROTECTED (IGU)
4	ISOLATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE
5	ISOLATED GLAZING, CLEAR LAMINATED FOR IMPACT RESISTANCE AND SPOOFY

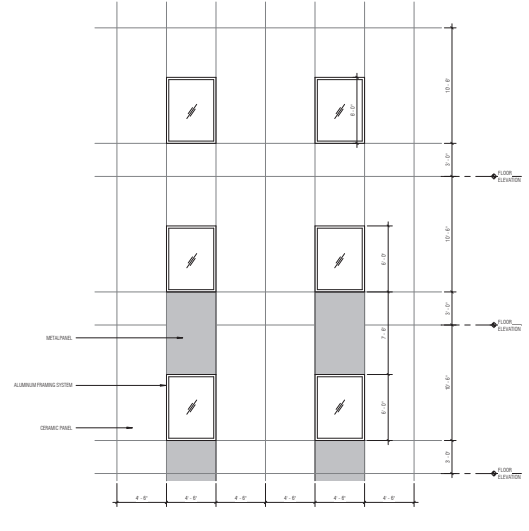
SHIELD NOTES
1 - ALL EXTERIOR GLAZING TYPE 1 UNLESS NOTED OTHERWISE



1 WEST ELEVATION - HISTORIC COURTHOUSE
SCALE: 1/8" = 1'-0"



2 STONE PANEL JOINT PATTERN OPTION 1
SCALE: 1/4" = 1'-0"



3 STONE PANEL JOINT PATTERN OPTION 2
SCALE: 1/4" = 1'-0"

REVISIONS

No.	Description	Date

ISSUANCES

No.	Description	Date
01	ISSUE	05-20-21
02	ISSUE	05-19-21

PROJECT NUMBER: 21923
 DRAWN BY: _____
 AUTHOR: _____
 CHECKED BY: _____
 CHECKER: _____
 SHEET NO.: _____

BUILDING ELEVATIONS

TAX CERTIFICATE



KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

979.864.1320
979.388.1320
281.756.1320

Issued To:

BRAZORIA COUNTY
111 E LOCUST ST
ANGLETON, TX 77515-4642

Legal Description

ANGLETON (ANGLETON) BLK 27 LOT 7T020
AND PORTION OF CLOSED ALLEY

Parcel Address: 237 E LOCUST ST

Legal Acres: 1.7348

<---

--->

Account Number: 1310-0170-113

Certificate No: 243585880

Certificate Fee: \$0.00

Print Date: 07/01/2021 09:41:24 AM

Paid Date:

Issue Date: 07/01/2021

Operator ID: LATOYA

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. TAXES THRU 2020 ARE PAID IN FULL. TAXES HAVE NOT BEEN CREATED FOR YEAR(S): 2021.

Exemptions:

PRORATED-EXXV

Certified Owner:

BRAZORIA COUNTY
111 E LOCUST ST
ANGLETON, TX 77515-4642

Certified Tax Unit(s):

- 1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
21 ANGLETON ISD
32 ANGLETON - DANBURY HOSPITAL
41 PORT FREEPORT
51 ANGLETON DRAINAGE DIST. NO 1
88 CITY OF ANGLETON

Table with 2 columns: Description and Amount. Rows include 2020 Value (2,907,280), 2020 Levy (\$0.00), 2020 Levy Balance (\$0.00), Prior Year Levy Balance (\$0.00), Total Levy Due (\$0.00), P&I + Attorney Fee (\$0.00), and Total Amount Due (\$0.00).

Reference (GF) No: N/A

Issued By:

KRISTIN R. BULANEK
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 864-1320, (979) 388-1320, (281) 756-1320