



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, FEBRUARY 05, 2026 AT 12:00 PM

Mayor | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, FEBRUARY 5, 2026, AT 12:00 P.M. AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET, ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on January 5, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on an Ordinance, approving an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for an RV-Recreational Vehicle Temporary Housing for medical purposes, at 202 S. Walker St., Angleton, Texas.
3. Conduct a public hearing, discussion, and take possible action on an Ordinance assigning a Specific Use Permit (SUP) Overlay to an "MH" Zoning District, for property containing approximately 10.646 acres within the Angleton ETJ, into the City Limits, for the Angleton RV Park LLC Facility located at 789 and 799 Anchor Rd./CR 44, Brazoria County, Angleton, TX 77515.

REGULAR AGENDA

ADJOURNMENT

CERTIFICATION

I, Otis Spriggs, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, January 30, 2026, by 12:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 5, 2026

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on January 5, 2026.

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

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on January 5, 2026.

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



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
MONDAY, JANUARY 05, 2026 AT 12:00 PM

Chair | William Garwood

Members | Deborah Spoor, Andrew Heston, Michelle Townsend, Regina Bieri, Jeff Roberson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON MONDAY, JANUARY 5, 2026 AT 12:00 PM, AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

ROLL CALL: Present were: Chair William Garwood; Commission Members: Deborah Spoor, Andrew Heston, Jeff Roberson; Absent were the following: Commission Members Michelle Townsend and Regina Bieri.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on December 4, 2025.**

The motion was made by Commission Member Deborah Spoor to approve the minutes as presented; motion was seconded by Commission Member Jeff Roberson; The minutes passed unanimously 3-0, as approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion and receive public comments on a Zoning Text Amendment request to amend the Code of Ordinances, Section 28-81(b)- Use Regulations (Charts), adding "Studio Tattoo or Body Piercing" as a S.U.P., Specific Use Permit allowance within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.**

D.S. Director Otis Spriggs presented this item stating that this is a clean-up ordinance of the allowable use table within the zoning ordinance, as it relates to Tattoo Studios. The ordinance with the mark-up copy of Section 28-81 (b) Use Charts depicts the text amendment, requiring the SUP Permit process for Tattoo Studios, within all commercial districts. The change would include the SUP requirement within the Central Business District (CBD), Light Industrial (LI), C-MU, Commercial- Mixed Use (C-MU), and Commercial- Office/Retail (C-OR) Zoning Districts.

Public Hearing:

Motion to open by Commission Deborah Spoor to open the Public Hearing; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

None appeared.

Motion to close by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the Text Amendment by ordinance and forward it to Council for final action was made by Commission Member Deborah Spoor. Motion was seconded by Commission Member Jeff Roberson. Motion carried with a 3-0 vote. The item was approved.

3. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Tattoo Art Studio use within the Central Business Zoning District (CBD), for property located at 108 S. Velasco St., Angleton, TX, Brazoria County.**

D.S. Director Otis Spriggs presented this item noting that Janet Ontiveros, applicant/agent for the owner-Angela Ganze is requesting a Specific Use Permit for a Tattoo Studio to be located at 108 N. Velasco as part of the pending application for the Central Business Zoning District (CBD).

Notice was sent to property owners within a 200-foot radius of the subject property in accordance with the provisions of the City Code of Ordinances and State Code. Property owner names and addresses were located using the Brazoria County Appraisal District information. To-date, Staff received no notices of opposition to the proposed SUP request.

Texas Department of State Health Services DSHS controls all licensing to ensure that the use is well maintained and clean. Staff has taken the approval criteria into consideration when reviewing the application for the tattoo studio within the CBD, Central Business District and found no issues of negative impact. Photographs of the property exterior were shown.

Mr. Spriggs stated that Staff's recommendation is that the Planning and Zoning Commission should adopt this as its final report and recommend approval of the ordinance approving a Specific Use Permit (SUP) for a Tattoo Studio located within the Commercial Business District at 108 N. Velasco, subject to the following conditions:

- 1.) Hours of Operation for the Tattoo Studio shall be from 7:00 AM to 9:00 PM, seven days a week.

- 2.) Revocation of the Specific Use Permit may occur at any time if one or more of the conditions set forth in this Ordinance have not been met or are violated.
- 3.) Specific Use Permit is conditioned upon a valid lease-hold interest being held by the business granted the Specific Use Permit; and
- 4.) The term of the granting of this SUP shall be temporary, expiring one year from the date of the approval of this SUP being granted, to allow the applicant to demonstrate compliance with the above cited terms and conditions of the SUP and all City Codes of Ordinances. Upon its one- year review, the Council may extend the approval of the SUP for an additional temporary term, or may revoke the approval of the SUP immediately.
- 5.) Commencement of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city's Code of Ordinances, and any permits that may be required by all local referral and state agencies. The applicants concur.

Public Hearing:

Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mrs. Janet Ontiveros, applicant/agent (Brazoria, Texas) appeared in favor.

Owner-Angela Ganze appeared in favor and noted it will be boutique-style and very tasteful.

Motion to close the Public Hearing was made by Commission Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Commission Action:

Motion to approve the SUP for the Tattoo Studio at 108 N. Velasco St. , by ordinance and forward to Council for final action was made by Commission Member Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

4. **Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for an In-Home Dog Grooming Business within the SF 6.3 Zoning District, pursuant to Code Sec. 28-109 for property located at 503 E. Orange St., Angleton, TX, Brazoria County.**

Grace Garcia, Development Coordinator, presented this item. She explained that the homeowner- Dylan Busch, at 503 E. Orange Street, proposes to use the residential property for a dog grooming, home-based business under the Specific Use Permit (SUP) process, for an In-Home Dog Grooming Business, within the SF 6.3 Zoning District.

Staff has taken the SUP criteria into consideration for reviewing the proposed Dog Grooming Home-based business. Staff sent public notices to the local newspaper, and to the property owners within 200 feet of the subject property under consideration for the SUP application. Staff recommends approval and there were no conditions.

Public Hearing:

Motion to open by Commission Deborah Spoor; Motion seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was opened.

Mr. Dylan Busch appeared with no added comments.

Motion to close by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor; Motion carried, the Public Hearing was closed.

Mr. Heston asked how many dogs will be groomed at one time? Mr. Busch responded 4 or 5 maximum.

Motion to approve the SUP for the Dog Grooming business as presented by ordinance and forward to Council for final action was made by Commission Member Jeff Roberson. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

5. Conduct a public hearing, discussion, and take possible action on an ordinance approving a Specific Use Permit for a Private, Non-Emergency EMS-Ambulance use within the Commercial General (C-G) Zoning District for property located at 201 E. Myrtle St., Angleton, TX, Brazoria County.

D.S. Director Otis Spriggs presented this item noting that Mr. Muntaser Massad proposes to open a private ambulance service within the City Limits of Angleton. Please provide the location/address of the proposed business. The legal ad was posted as required and ownership notices were sent to surrounding property owners with no opposition appearing. Staff evaluated the criterial for SUP approvals and saw no issues.

Public Hearing:

Motion was made to open the Public Hearing by Commission Member Andrew Heston; Motion seconded by Commission Member Deborah Spoor. Motion carried, the Public Hearing was opened.

Mr. Muntaser Massad appeared with no added comments other than explaining that he does nonemergency (no 911 calls) hospital and clinic runs by appointment with no sirens.

Motion to close the Public Hearing was made by Commission Member Deborah Spoor; Motion was seconded by Commission Member Jeff Roberson; Motion carried, the Public Hearing was closed.

Mr. Muntaser Massad stated that there will be only 2 ambulances parked there.

Commission Action: Motion to approve the SUP for the Non-emergency Ambulance service in the C-G District, as presented by ordinance and forward to Council for final action was made by Commission Andrew Heston. Motion was seconded by Commission Member Deborah Spoor. Motion carried with a 4-0 vote. The item was approved.

REGULAR AGENDA

ADJOURNMENT: Chair William Garwood adjourned the meeting at 12:29 pm.

CITY OF ANGLETON, TEXAS

William Garwood
Chair



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 5, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an Ordinance, approving an (SUP) Specific Use Permit, within the SF 6.3, Single Family District, allowing for an RV-Recreational Vehicle Temporary Housing for medical purposes, at 202 S. Walker St., Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None **FUNDS REQUESTED:** Less than \$1,025.00

FUND: Development Fees None

EXECUTIVE SUMMARY:

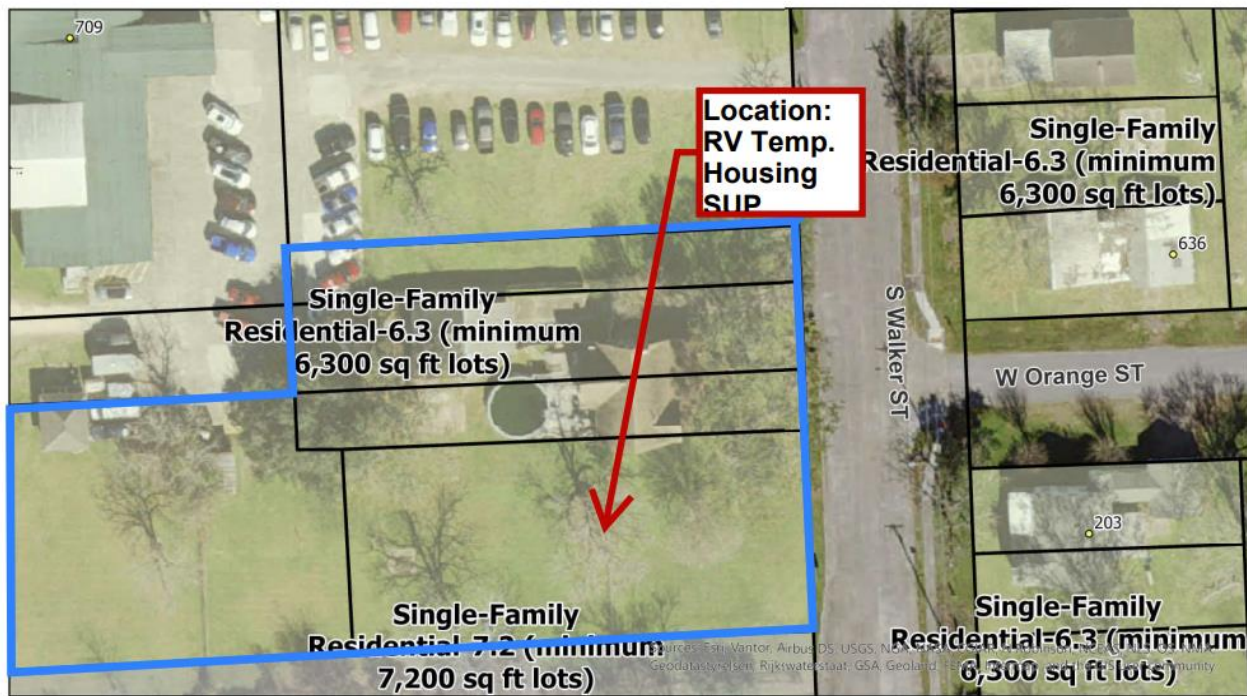
Laura Green, who has recently been diagnosed with a critical medical condition and can no longer live independently and has been residing in an RV placed on her daughter's property at 202 S. Walker, to provide her with immediate and essential care for the anticipated duration of six months to one year. This arrangement is the only way to accommodate her critical needs while providing a measure of comfort and personal space during this difficult time.

Given the extreme and unforeseen financial and emotional hardship placed upon the family due to this medical emergency, she respectfully asked the City Council to grant for a waiver for the standard SUP application fee, and on January 13, 2026 all fees were waived, as City Council fully established hardship was proven.

She is fully prepared to comply with all conditions the City may impose regarding the placement and maintenance of the RV to ensure neighborhood safety and aesthetics.

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

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



VICINITY MAP: EMERGENCY TEMP. HOUSING SUP

Location: 202 S. Walker St., Angleton, Texas



- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **The use is permitted as a specific use permit.**
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations, **No issues.**
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **All supplemental standards are met. No issues apply.**
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
 - Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; Access is adequate. **No issues apply.**
 - Off-street parking and loading areas; Parking is sufficient for the proposed use.
 - Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses; **No issues apply.**
 - Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **N/A.**

- Required yards and open space; **No issues.**
 - Height and bulk of structures; **No issues apply.**
 - Hours of operation; **N/A.**
 - Exterior construction material and building design; **No issues.** Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic may be needed to reduce or eliminate development-generated traffic on neighborhood streets. Low volume use. **No issues apply.**
- e. The proposed use is not materially detrimental to public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. **No issues.**

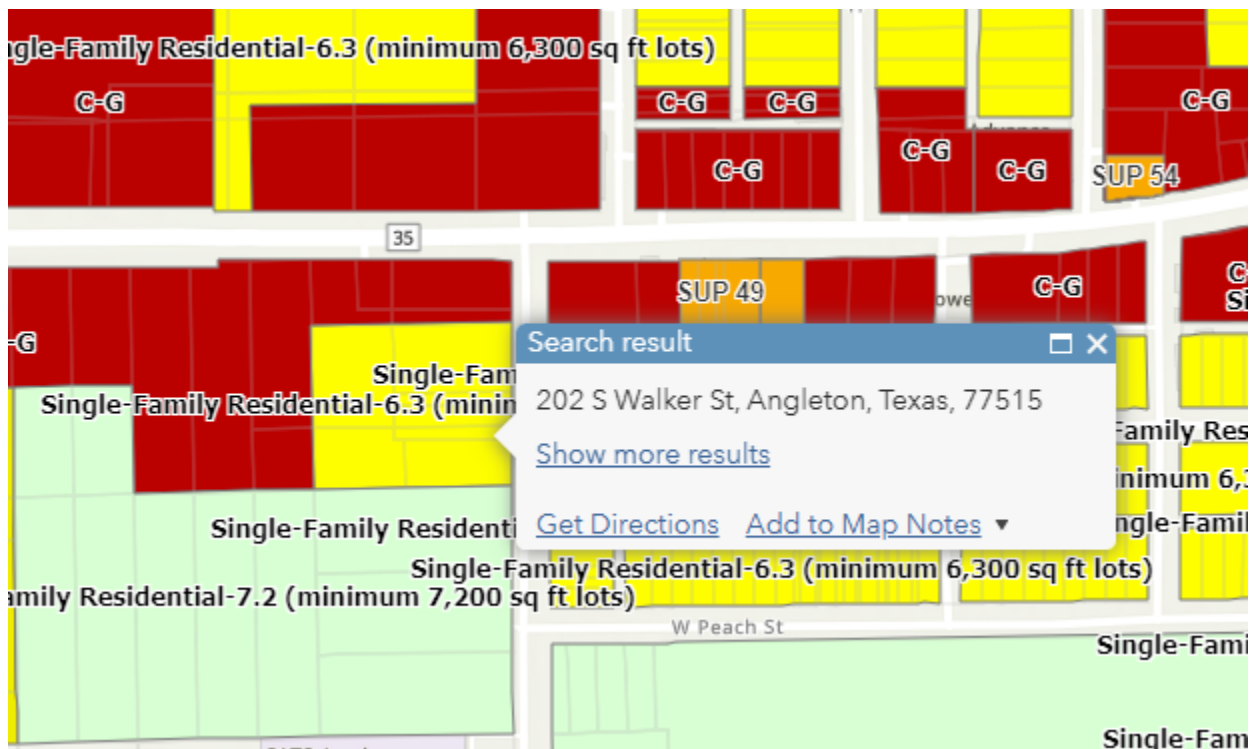
Staff have taken the above criteria into consideration when reviewing the proposed request approving of an SUP (Specific Use Permit) application for an RV Temporary storage for medical purposes, for the address location 202 S. Walker St., Angleton, Texas.

Public Notification

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

Opposition to or Support of Proposed Request

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



Recommendation: The Planning Zoning Commission should approve and recommend approval of the ordinance to the City Council, granting the SUP for the RV Temporary housing, for medical purposes, subject to the following condition(s):

1. Placement and Specific Use Permit shall remain in compliance with Sec. 14-103. - Recreational vehicles outside licensed park for emergency housing.
2. The term of the granting of this SUP specific to this Laura Green, shall be temporary, expiring one year from the date of the approval of this SUP being granted, to allow the applicant sufficient quality of life, while demonstrating full compliance with the above cited City Codes of Ordinance requirements. Upon a one-year review, the City Manager may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP immediately ordering the certificate of occupancy to be terminated, and the RV unit removal.

ORDINANCE NO. 20260210-000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, APPROVING AN (SUP) SPECIFIC USE PERMIT, WITHIN THE SF 6.3 SINGLE FAMILY DISTRICT, ALLOWING FOR AN RV TEMPORARY HOUSING FOR MEDICAL PURPOSES, AT 202 S. WALKER ST., ANGLETON, TEXAS, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, On February 5, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Specific Use Permit (SUP) submitted by Laura Green, for RV- Recreational Vehicle Temporary Housing for medical purposes, to be located at 202 S. Walker St., within the “SF 6.3 Residential Zoning District, and

WHEREAS, on February 5, 2026, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the RV- Recreational Vehicle Temporary Housing; and

WHEREAS, on February 10, 2026, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the RV- Recreational Vehicle Temporary Housing; and

WHEREAS, on January 13, 2026, the City of Angleton City Council granted a full application fee waiver, based on an established hardship for the SUP for the RV- Recreational Vehicle Temporary Housing; and

WHEREAS, on February 10, 2026, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the RV- Recreational Vehicle Temporary Housing; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, and considered the RV- Recreational Vehicle Temporary Housing, located at 202 S. Walker St., Angleton, TX., as depicted on Exhibit A; and

WHEREAS, the City Council desires to grant the Specific Use Permit (SUP) submitted by Laura Green, at 202 S. Walker St., Angleton, TX., to RV- Recreational Vehicle Temporary Housing, with the conditions set forth in Section 2 below.

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

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

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63, Specific Use Permits (SUP), and adopts the Planning and Zoning Commission recommendation, with the following conditions:

1. Placement and Specific Use Permit shall remain in compliance with Sec. 14-103. - Recreational vehicles outside licensed park for emergency housing.
2. The term of the granting of this SUP to Laura Green, shall be temporary, expiring one year from date of the approval of this SUP, to allow the applicant sufficient quality of life, while demonstrating full compliance with the above cited requirements of the City Code of Ordinances. Upon a one-year review, the City Manager may extend the approval of the SUP for an additional temporary term or may revoke the approval of the SUP, immediately ordering the certificate of occupancy to be terminated, and the RV unit removal.

SECTION 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

Section 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice

of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED and ADOPTED this 10th day of February, 2026.

John Wright, Mayor

ATTEST:

Michelle Perez, TRMC

APPLICATION SPECIAL USE PERMIT

Sec. 28-63 of the Code of Ordinances, Zoning Code

Submittal Instructions:

- Please check all the boxes. If an item is not applicable, please note that it is not applicable (NA).
- Please submit the completed application with all supporting documentation. Applications may be submitted in person or electronically (pdf format) by e-mail. Incomplete and partial applications will not be accepted.
- For electronic submittals, please include the address of the property and the type of application in the subject line of the e-mail.

Subject Line: Address of the project/Commercial or Residential/Type of application. Example: 1000 Main Street/Commercial/Fence Permit

- The City staff is available to assist you in person at City Hall or over the phone at 979-849-4364.

Requirement:

- ☐ Pre-Application Conference (DAWG Meeting). This is required prior to application submittal.

The application packet must be submitted with the following:

- ☒ A completed application signed by the owner/s of the property.
- ☐ Concept plan approval (if required).
- ☒ A site plan in conformance with the Sec-28-63.
- ☐ Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual.
- ☒ 8 1/2 x 11 copy of the legal description (metes and bounds) of the area encompassing the Special Use Permit request. If the property is platted, a copy of the plat should be provided.
- ☒ Location/vicinity map showing the location and boundaries of the proposed Specific Use Permit. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Tax Certificate showing that all taxes and obligations have been paid regarding the subject property.
- ☐ Notarized statement verifying land ownership.
- ☐ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

DEVELOPMENT INFORMATION

Project Name/Address/Location: _____
 Brief Description of Project: Placing RV for mother
 Is property platted? ☐ No ☒ Yes Subdivision name: Ang. Subs on West Side No. of Lots: 6
 Recordation #: _____ Parcel(s) Tax ID#: _____
 Existing Use: _____ Proposed Use: _____
 Current Zoning: _____ Proposed Zoning: _____
 Occupancy Type: Res. Sq. Ft: 200 Bed #: 1 Bath #: 1 Car Garage #: 0
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Brandice R. Marzoline Contact Name: Same
 Address: _____ City/State/ZIP: Angleton TX 77515
 Phone: _____ Email: _____


APPLICANT INFORMATION

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

KEY CONTACT INFORMATION

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

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

Signature:  Date: 12.3.25
 (Signed letter of authorization required if the application is signed by someone other than the property owner)

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

DATE REC'D: _____ BY: _____
 FEES PAID: _____
 APPROVED BY: _____ DATE APPROVED: _____
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

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

APPLICATION FEE: *Specific Use Permit NA Base fee \$1000.00 + \$25.00/each zone - 0 to 5 acres*
Base fee \$1000.00 + \$25.00/each zone - 5 to 25 acres
Base fee \$1025.00 + \$25.00/each zone - 25 to 50 acres
Base fee \$1050.00 + \$25.00/each zone - 50 to 75 acres
Base fee \$1075.00 + \$25.00/each zone - 75 to 100 acre

TYPE OF APPLICATION Please check appropriate box below:**Landuse, Policy, and Site Development**

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

Interpretations/Verifications/Text Amendments

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

Other Permits/Licenses/Registration

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

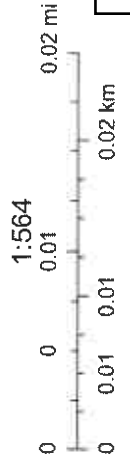
Brazoria CAD Web Map



12/3/2025, 1:20:37 PM

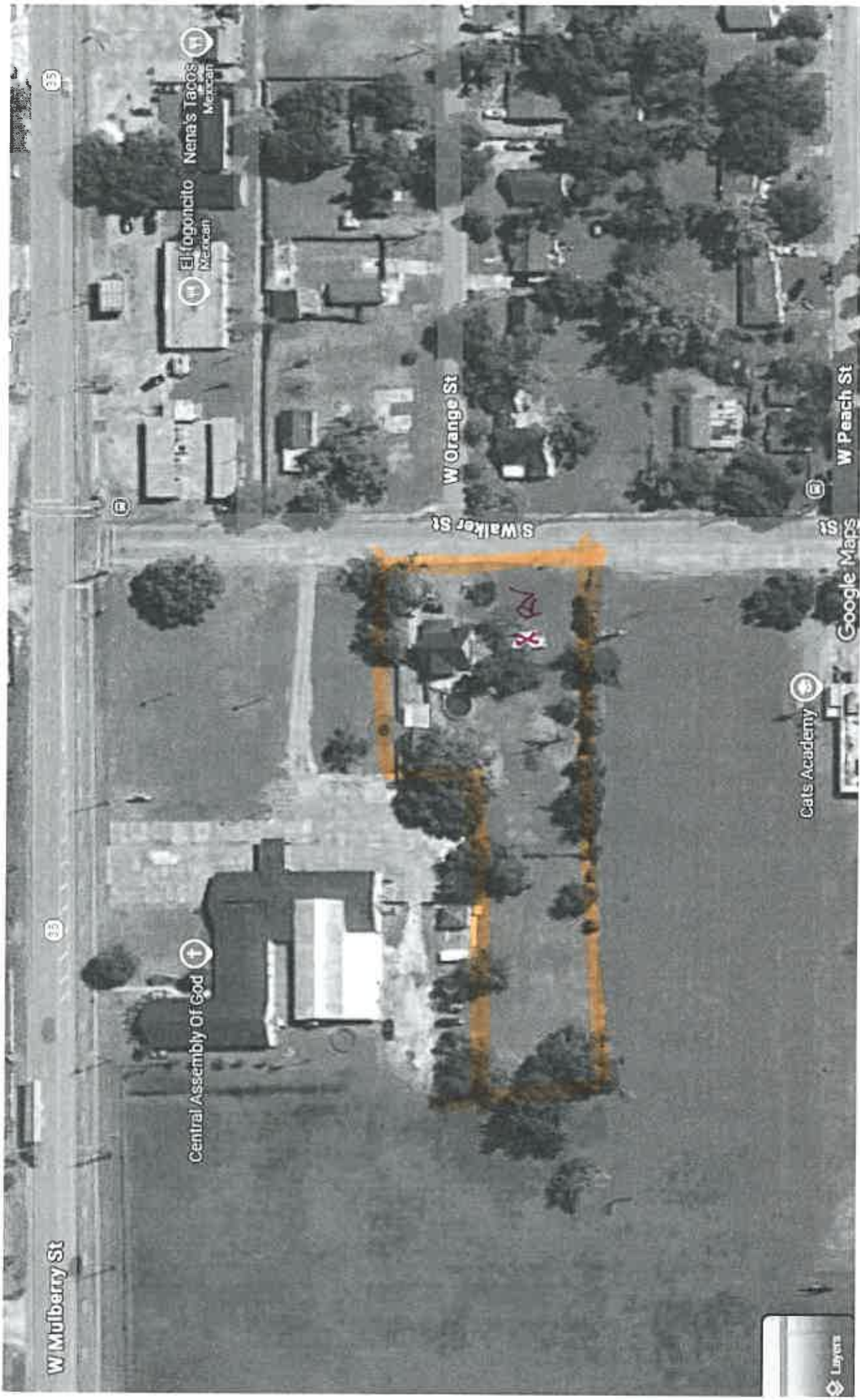
Abstracts Streets

Parcels Brazoria County Boundary



Item 2.

Disclaimer: This product is for informational purposes only and has not 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 boundaries.





**City of Angleton
Notice of Hearing**

Notice is hereby given that the Planning and Zoning Commission will conduct a Public Hearing on Thursday, February 5, 2026, at 12:00 PM, and the City Council of the City of Angleton, Texas, will conduct a public hearing on Tuesday, February 10, 2026, at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following hearing will be held:

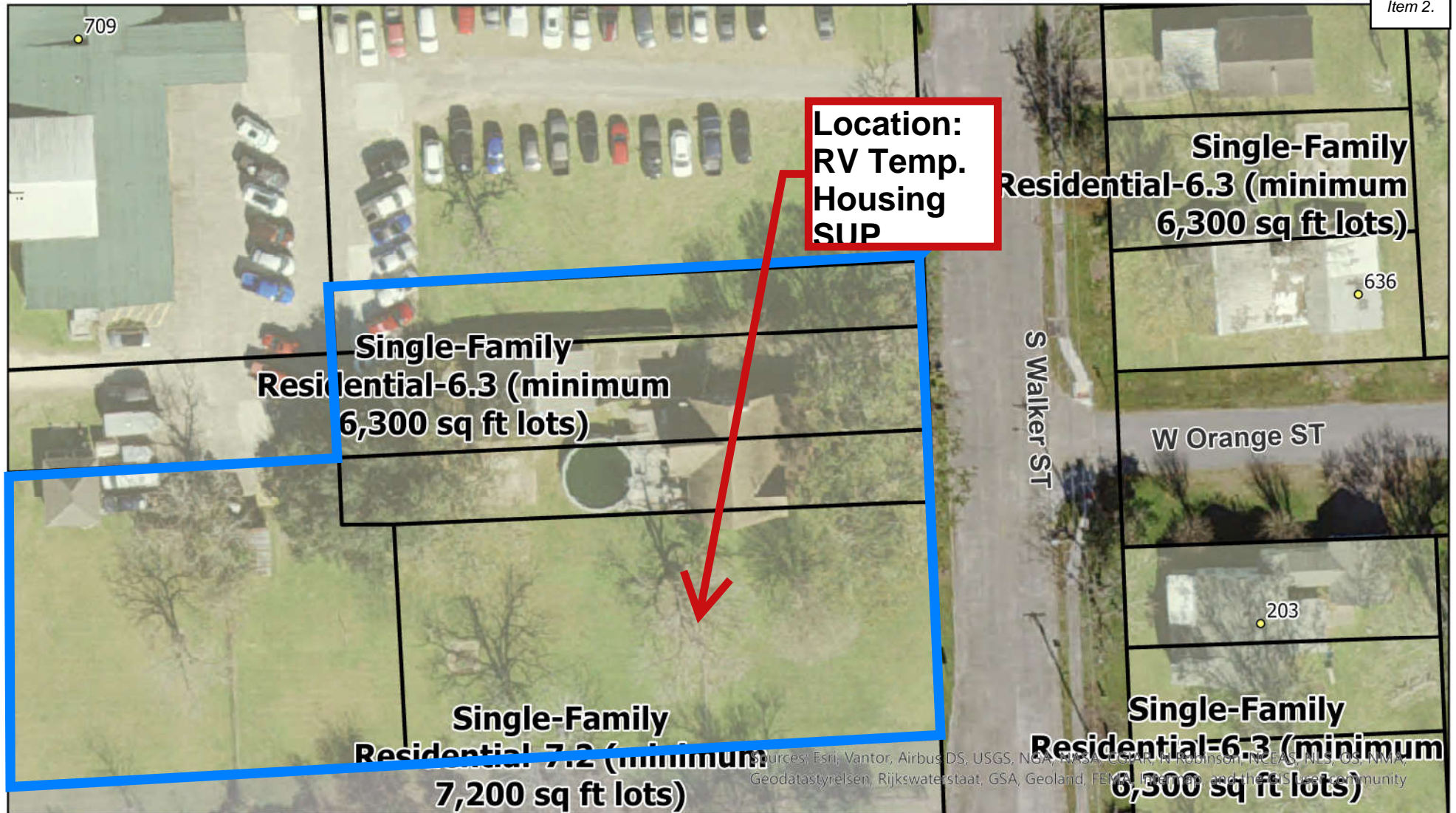
Discussion and possible action on a request for an Ordinance approval of an SUP (Specific Use Permit) application for an RV, recreational vehicle for temporary medical purposes, per Sec. 14-103, for the address location 202 S. Walker St., Angleton, Texas.

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

For more information regarding this request, please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.

Exhibit "A"

Item 2.



VICINITY MAP: EMERGENCY TEMP. HOUSING SUP

Location: 202 S. Walker St., Angleton, Texas



0 50 100 200 Feet



AGENDA ITEM SUMMARY REPORT

MEETING DATE: February 5, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on an Ordinance assigning a Specific Use Permit (SUP) Overlay to an “MH” Zoning District, for property containing approximately 10.646 acres within the Angleton ETJ, into the City Limits, for the Angleton RV Park LLC Facility located at 789 and 799 Anchor Rd./CR 44, Brazoria County, Angleton, TX 77515.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Bhavin Divecha, Managing Partner of Angleton RV Park, requests approval of an annexation of approximately 10.646 acres within the Angleton ETJ, into the City Limits, for the Angleton RV Park LLC Facility located at 789 and 799 Anchor Rd./CR 44, and also consideration of a Service Agreement for City of Angleton’s water and sewer services.

Mr. Divecha asserts that the Angleton RV Park land is facing frontage 288 with a sanitary spray field in a visible site of all traffic in the area, causing an eyesore for future businesses to want to develop around the park. He intends to invest in removing the sanitary spray field, allowing future development on the Commercial frontage.

The amenities at the RV Park include the following:

Currently there are 78 RV Pads: Each pad is equipped with essential utilities to support the needs of our residents.

Laundry Room: A dedicated space providing laundry facilities for the convenience of our guests. **Office:** A central hub for park management and administrative tasks, ensuring efficient operation and guest support.

Single-Story Residential Home: On-site accommodation for the park manager, facilitating immediate and effective management of the park.

In April 2024, Angleton RV received a quote from Clements Plumbing, estimating \$39.5 K to install a lift station next to the existing septic system and run a 2" discharge line from the lift station to the City's manhole 700 ft. away, along the property line. This line will be sleeved where it crosses a driveway. The contractor will then pump out the septic and tie the sewer into the new lift station; fill the septic tank with sand topper, regrade and dress-up the site with a sand topper under permitting and inspections.

PROPOSED UTILITY SERVICE PLAN AND OTHER CITY SERVICES

The proposed Utility Service Plan (Exhibit "C") is attached to this agenda item, which outlines the expectations for the Facility as it relates to water and sewer service by the City.

Water Service

Existing/occupied Recreation Vehicles that are using water-well on the effective date of annexation may continue to use the same for a period not to exceed 36 months or for a period as approved by City Council.

After which, City Water Services are to be provided for: The property owner shall be responsible for the cost of extending water lines to his/her property. After any required water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies, and final inspection has been completed and approved by the City. City water service will then be provided to the area.

The owner shall extend at least an 8" water line service line across his property frontage, so that the abutting property can tie to it as required.

Wastewater

Regarding the City wastewater sanitary sewer system, the owner must connect at the Owner's expense. Once connected to the City's wastewater sanitary sewer mains, the sanitary sewage service will be provided by the City at rates established by City ordinances for such service. The owner has option to seek sanitary sewage service from the City based on desire of owner and will be required to connect to both City water and sanitary sewage service in accordance to the terms of this service agreement.

Zoning Analysis

DIVISION 2. RECREATIONAL VEHICLE PARKS

Sec. 14-121. Location of parks.

Recreational vehicle parks may only be located in zoning districts M-1 and R-8 as defined in the zoning ordinance. Note that a Zoning application requesting assignment of a Zoning District (MH), and Specific Use Permit (SUP) for the site must be followed up by the applicant, after the annexation is granted, if approved.

Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

Sec. 14-122. License issuance; fee.

(a) License required. It shall be unlawful for any person to operate a recreational vehicle park within the corporate limits of the city unless such person holds a valid license issued in the name of such person for a specific park. See fees below.

(b) Inspection. Each recreational vehicle coming into a recreational vehicle park must be inspected by the city building inspector after placement and hook-up. If the vehicle passes inspection, the city building inspector shall grant a permit to the recreational vehicle and the applicant shall pay an inspection fee and permit fee as listed in the fee schedule of the City of Angleton.

(c) Application for original license.

(1) All original applications for an original license to operate a recreational vehicle park in the city shall be on forms furnished by the city, shall be signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and accompanied by the annual license fee mentioned below. The application shall contain the following:

a. The name and address of the applicant and, if the applicant is not the owner of the premises on which the park is located, the name and address of the owner with a copy of a lease to the applicant from the owner being attached. The day and night phone number for the responsible manager and/or owner;

b. The legal description, street address, and zoning classification of the park; and

c. A site plan of the park showing all recreational vehicle spaces, structures, streets, driveways, walkways and other service facilities and such other information as the building official may reasonably require to establish that the park has been constructed, altered, or expanded according to the permit issued therefor.

(2) If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be issued.

(3) The building official shall grant such application and issue an original license to operate a recreational vehicle park to the applicant unless he finds the information contained in such application to be inaccurate. The original license shall expire on January 2 of the calendar year next following the year in which it is issued.

(d) Application for license renewal. An application to renew a license to operate a recreational vehicle park in the city shall be made on forms furnished by the city, shall be signed by the licensee, shall contain such information as the building official may reasonably require to gather information reflecting any change in the information required in the

original application or last filed renewal application and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the annual license fee mentioned below. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be renewed. The building official shall grant such application unless the information contained therein is inaccurate or unless the building official believes that the licensee committed or allowed any violation of the provision of this article applicable to such park to occur which has not been corrected. A license which has been suspended pursuant to section 14-127 may not be renewed during the period for which it was suspended.

(e) License fee. The annual license fee, per recreational vehicle space, shall be as listed in the fee schedule of the City of Angleton. The annual fee for an original license shall be prorated for the balance of the year. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

RV Parking Licensing requirement Fee: \$50 plus \$15 per space - Annual Fee with a \$50.00 - Transfer Fee.

Total upon annexation due for licensing will be: \$50.00 + \$15 per (78 RV pads)=
\$1,220.00.

Sec. 14-123. Transfer of license; fee.

(a) Every person desiring to purchase a recreational vehicle park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the building official may reasonably require to assure the building official that the park is being and will be operated in compliance with all the requirements of this article and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in section 14-127 may not be transferred during the period for which it was suspended.

(b) All applications for transfer of a license to operate a recreational vehicle park within the city shall be accompanied by a fee as listed in the fee schedule of the City of Angleton. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

Sec. 14-125. Maintenance and operation of parks.

(a) Maintenance of site requirements. The site requirements for manufactured homes set forth in subsections 14-263(c) through (j), of the Angleton Code of Ordinances shall apply to recreational vehicle parks and shall be maintained at all times in good working order and condition.

(b) Fire safety standards.

(1) Storage and handling of liquified petroleum gases. In recreational vehicle parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of chapter 17 of the Standard Fire Prevention code adopted by subsection 7-16(a) of the Angleton Code of Ordinances.

(2) Storage and handling of flammable liquids. In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of chapter 9 of the Standard Fire Prevention Code adopted by subsection 7-16(a).

(3) Firefighting. Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for fire department operations which shall be connected to the city's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the fire department and water department of the city. The adequacy of the water supply for firefighting shall be determined by state standards.

(4) Barbecue pits, fireplaces and stoves. All fireplaces, wood burning stoves and other forms of outdoor cooking shall be also located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park.

(c) Solid waste disposal. The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park as follows:

(1) The licensee or agent of the park shall be responsible for maintaining the entire area of the park free from weeds, dry brush, leaves, high grass, and the accumulation of debris and to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this Code. All extermination methods and other methods to control insects and pests must conform to the requirements of the health director of the city.

(2) All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.

(d) Restriction to recreational vehicles. With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and

laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of section 14-266 of the Angleton Code of Ordinances only recreational vehicles shall be located in any recreational vehicle park.

(e) Illumination of parks. The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the building official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.

(f) Provisions for handicapped. All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state and federal regulations.

(g) Drainage. The park shall have adequate draining as determined by the city engineer.

(h) Green space and landscaping. The plot plan of the park shall provide for adequate green space and landscaping so as to constitute and maintain the aesthetic components of a residential area.

(i) Streets. All spaces within the park shall be concrete or asphalt. All streets must comply with the provisions for streets in manufactured housing parks as set forth in section 14-264 of the Angleton Code of Ordinances.

(j) Off-street parking. There shall be two off-street vehicle parking spaces for each park space.

(k) Utility hook-up. Each space shall be equipped for electricity, water and sewer hook-up. Each sewage hook-up must have a P-trap (4) installed below grade. Each electrical hook-up must be of the "female" plug in type. Each water hook-up must be through the hose bibb with vacuum breakers installed.

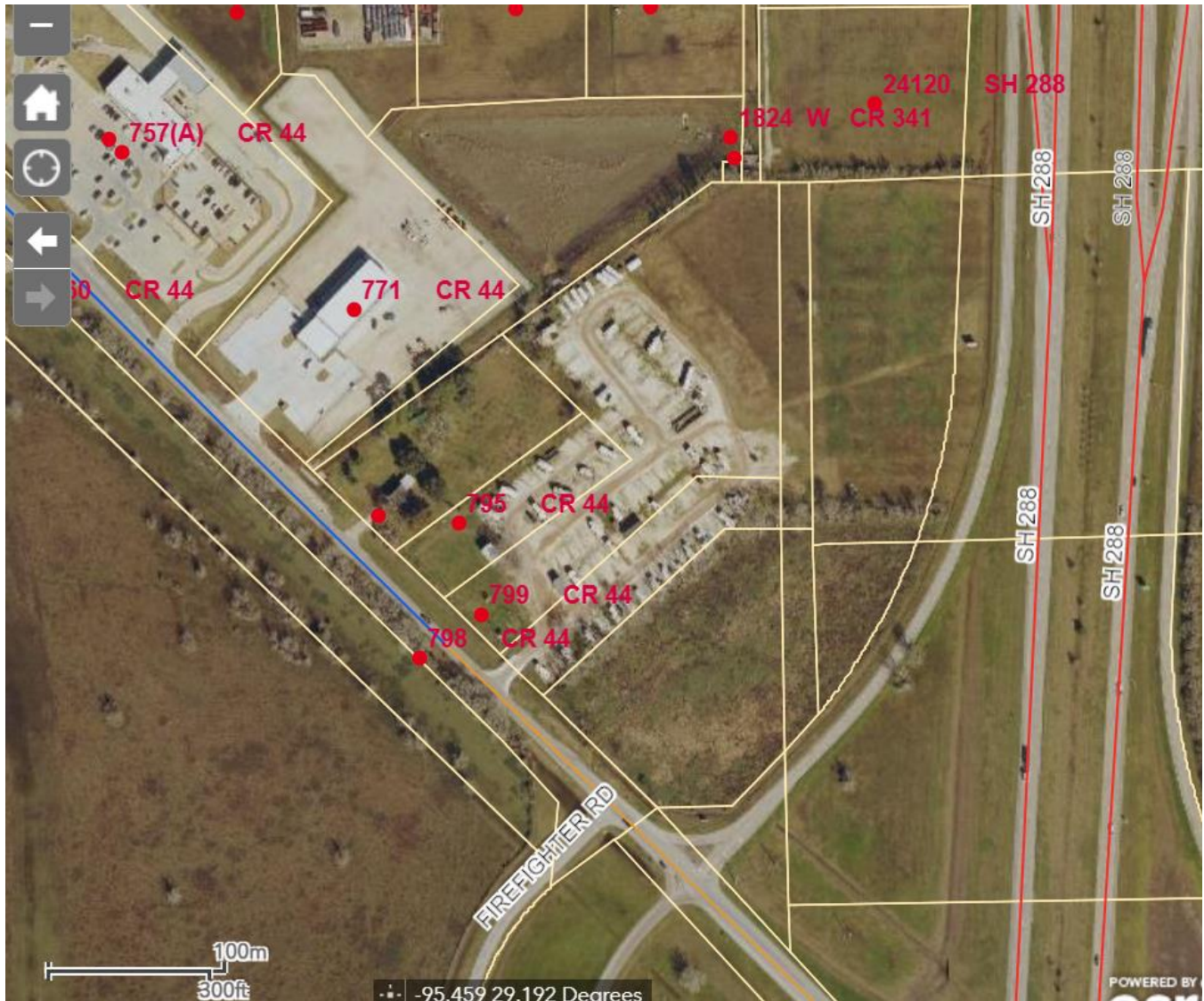
Sec. 14-126. Inspection of parks.

The building official, the health officer, the fire chief, and the police chief of the city and their respective designers shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a recreational vehicle park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this article.

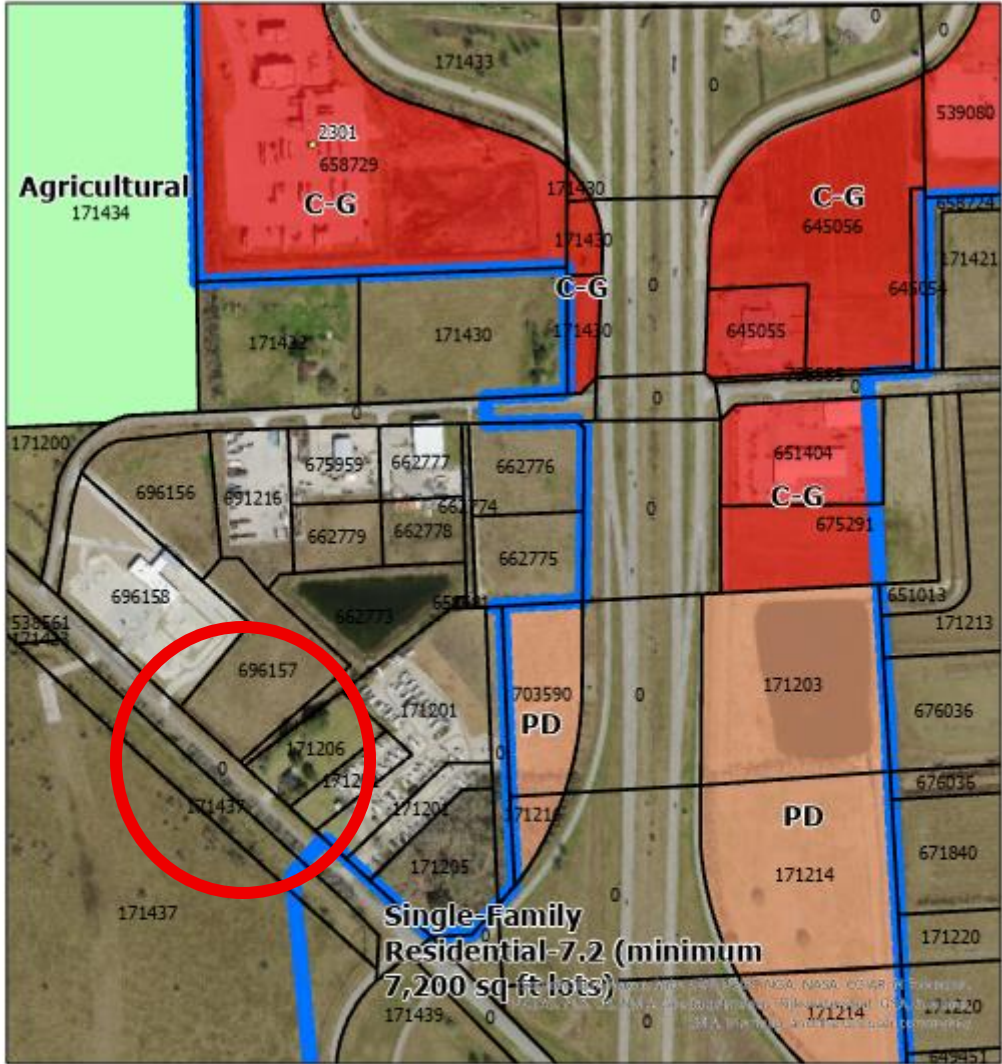
To avoid violations, or suspensions, inspections of any recreational vehicle park, is subject to the building official, the health officer, the fire chief, or the police chief of the city or their respective designee evaluating conditions or practices existing at such park which are in violation of any provision of this article, the building official shall issue and deliver writing notice forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be in a reasonable time.

Police Protection:

Police protection will be reverted to Angleton Police as a condition of an approved annexation into the city limits. Angleton PD has submitted the Exhibit "D", Crime Report for Council's information which shows stats from 2022 through 2025 by agency responding. Approximately 165 calls for service were generated in the vicinity of this site location (Both EMS and Law Enforcement). 16 reports were generated for service. The distribution of call types is approximately 50% were non-emergency, 26 percent were 911 calls, and 25 percent were responded by Law Enforcement.



Aerial Map



RECOMMENDATION:

The Planning and Zoning Commission should conduct the public hearing, hear all public input, and consider the Ordinance annexing the RV Park property into the City Limits and consider the following conditions:

The Angleton RV Park shall be limited to a unit count of 78 spaces, as part of the Specific Use Permit.

A privacy fence or screen wall shall be installed along the Southeast and East property boundary line. The property frontage along CR 44 frontage shall be enhanced with a continuous row of a transitional buffer strip with a 30" min. planting height landscaped hedge row, double row staggered, at maximum 30" off center.

ORDINANCE NO. 20260127-000

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING THE VOLUNTARY PETITION TO ANNEX APPROXIMATELY 10.646 ACRES INTO THE CITY LIMITS, FOR THE ANGLETON RECREATION VEHICLE (RV) PARK, LOCATED AT 789 & 799 ANCHOR RD./CR 44, ANGLETON, TX; ASSIGNING A ZONING CLASSIFICATION OF “MH” DISTRICT/SUP OVERLAY; AUTHORIZING SAID AMENDMENT OF ALL OFFICIAL BOUNDARY MAPS OF THE CITY OF ANGLETON TO INCLUDE THE SAID ACRES IN THE CITY OF ANGLETON; PROVIDING FOR AN OPEN MEETINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code § 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

WHEREAS, Section 1.03 of the City Charter of the City of Angleton provides that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

WHEREAS, Texas Local Government Code § 43.0671 provides authority for municipalities to annex an area if each owner of land in the area requesting annexation; and

WHEREAS, the owner(s) of the said property, of their own free will and accord, did voluntarily request that the City of Angleton incorporate the 10.646 acres described herein into the municipal boundaries of the City of Angleton.

WHEREAS, on February 5, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Zoning of approximately 10.646 acres to “MH” Zoning District/SUP, Specific Use Permit Overlay for the Angleton RV Park LLC Facility, originally within the Angleton ETJ, and

WHEREAS, on February 5, 2026, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the Angleton RV Park LLC Facility; and

WHEREAS, on February 10, 2026, the City of Angleton City Council held a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed assigning of the Zoning Classification of “MH” Zoning District/SUP, Specific Use Permit Overlay, for the Angleton RV Park LLC Facility; and

WHEREAS, said tract of land is contiguous and adjacent to the City of Angleton, Texas, and is located in the Extraterritorial Jurisdiction of the City of Angleton; and

WHEREAS, the 10.646 acres described in Exhibits “A”, and “B”, herein satisfies all requirements of Texas Local Government Code §§ 43.0671 - 43.0673; and

WHEREAS, notice of the public hearing was published in The Facts and posted on the City’s Internet website pursuant to Texas Local Government Code § 43.0673; and

WHEREAS, the City Manager has prepared the Service plan directed by the City Council as required and described in Exhibit “C”, which stipulates the property, upon annexation, will be entitled for full City services and that the City is make available water or sanitary sewer lines at the owner’s expense to the said property at the time designated in the Service Agreement (Exhibit “C”), in order to facilitate full service to the said 10.646 acres; and

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

SECTION 1. The voluntary annexation petition as filed by Bhavin Divecha on behalf of Angleton RV Park, LLC, for the voluntary annexation of 10.646 acres into the City Limits and the Zoning to “MH” Zoning District/SUP, Specific Use Permit Overlay, for the Angleton RV Park LLC Facility, for property located at 788 and 789 Anchor Rd./CR44, Angleton, TX 77515, as graphically depicted in Exhibit “A” and “B”, into the City of Angleton is hereby granted subject to the following conditions:

1. This Zoning and approval of the Specific Use Permit is subject to the successful granting of the annexation of the subject 10.646 acres.
2. The Angleton RV Park shall be limited to a unit count of 78 spaces, as part of the Specific Use Permit. Any future expansions thereof shall be subject to an amendment application of the Specific Use Permit.
3. A privacy fence or screen wall shall be installed along the Southeast and East property boundary line. The property frontage along CR 44 frontage shall be enhanced with a continuous row of a transitional buffer strip with a 30” min. planting height landscaped hedge row, double row staggered, at maximum 30” off center.

SECTION 2. All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 10.646-acre tract within the City of Angleton, as depicted on Exhibits “A” and “B”.

SECTION 3. The City Manager is hereby directed to implement the annexation service plan described in Exhibit “C” to provide full municipal services to the area that is annexed as detailed in the Service Agreement.

SECTION 4. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall become effective from and after its passage.

PASSED AND APPROVED this 10th day of February 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary

September 18, 2024

Ms. Michelle Perez, TRMC
City Secretary
City of Angleton
121 S. Velasco
Angleton, Texas 77515

Re: Annexation of 10.646 tract of land

Dear Ms. Perez,

Angleton RV Park, LLC, owner of the referenced property, request the City of Angleton annex the below referenced property. The property is located at SH 288 and CR 44.

Tax Parcel Numbers 0380-0064-000, 0380-0064-002, 0380-066-000

The 14.913 acres is being subdivided into two lots (Lot 1 - 12.939 and Lot 2 – 1.974).

Angleton RV Park, LLC would like to tie into the sanitary sewer services.

Attached are the following documents:

1. Deed of Property
2. Proposed Service Agreement for review
3. Current Survey prepared by Darrel Heidrich, RPLS

If any additional documentation is needed, please let us know.

Sincerely,

Bhavin Divecha

Bhavin Divecha
Angleton RV Park, LLC

BRAZORIA COUNTY, TEXAS

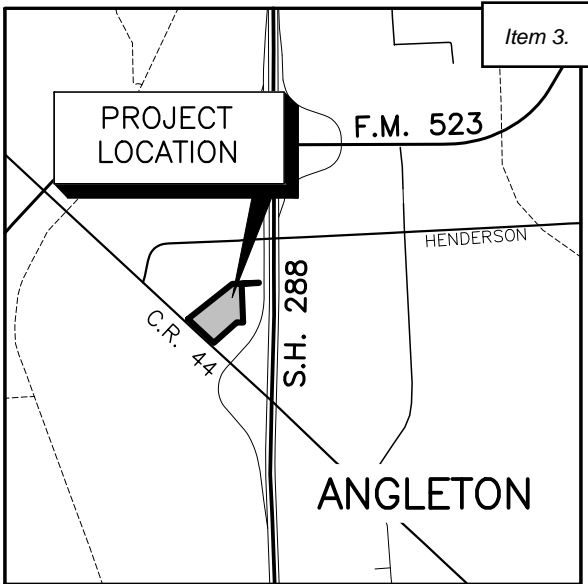
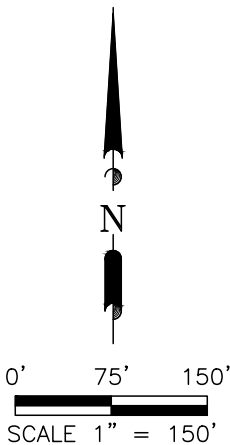
JOSE DE JESUS VALDERAS SURVEY

ABSTRACT NO. 380

EXHIBIT "A"

LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA
COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA
COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S
FILE NUMBER
VOL, PG. = VOLUME, PAGE
○ = 5/8" I.R.C. SET
"BAKER & LAWSON"
● = FOUND MONUMENT
(AS NOTED)
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
P.O.B. = POINT OF BEGINNING



VICINITY MAP

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.



Darrel Heidrich 8/29/2024
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

PROPOSED ANNEXATION
10.646 ACRES

BEING A PORTION OF
A CALLED 7.995 ACRE
& A CALLED 2.00 ACRE TRACT
C.C.F.N. 2021081594
O.P.R.B.C.T.
AND A
CALLED 4.080 ACRE TRACT
C.C.F.N. 2021081526
O.P.R.B.C.T.
AND A
AN ABANDONED R.O.W.
VOLUME, 1601, PAGE 878
D.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 15260 ANNEXATION

DRAWN BY: DH

CKED

JOB NO.: 15260

SCALE: 1" = 150'

DATE: 8/29/2024

REV. N

36

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.
- THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
- CITY LIMIT LINE SHOWN HEREON PROVIDED IN CADD FORMAT BY THE CITY OF ANGLETON.
- THIS IS NOT A BOUNDARY SURVEY, AND SHOULD NOT BE USED FOR CONVEYANCE.

LINE TABLE		
Line No.	Length	Direction
L1	4.67'	S00°31'39"W
L2	2.55'	S02°17'12"E
L3	30.06'	N86°27'11"E
L4	46.61'	S89°30'30"W
L5	56.39'	N86°35'30"W

10.646
ACRES
PROPOSED
ANNEXATION
AREA

CALLLED 2.00 ACRES
TRACT II
C.C.F.N. 2021081594
O.P.R.B.C.T.

CALLLED 7.995 ACRES
TRACT I
C.C.F.N. 2021081594
O.P.R.B.C.T.

0.870 ACRE
ABANDONED R.O.W.
VOL. 1601, PG. 878
D.R.B.C.T.

CALLLED 4.080 ACRES
C.C.F.N. 2021081526
O.P.R.B.C.T.

EXISTING CITY
LIMIT LINE
SEE NOTE
NO. 5

5/8" I.R.C.
"BAKER &
LAWSON"

N 87°20'06" E
430.92'

S 86°54'45" W
308.96'

S 02°15'11" E-621.69'

1/2" I.R.
1/2" I.R.C.
"STROUD"

S 48°19'27" W-497.82'

1/2" I.R.C.
"STROUD"

P.O.B.
1/2" I.R.C.

C.R. 44

N 47°09'21" W-566.47'

N 51°34'47" E-910.85'

County: Brazoria County
Project: 10.646 Acre
Job No.: 15260

**FIELD NOTES FOR 10.646 ACRES
ANNEXATION TRACT**

Being a 10.646 acre tract of land, located within the Jose De Jesus Valderas Survey, Abstract No. 380 being 1) out of a called 7.995 acre tract (Tract I) and a 2.00 acre tract (Tract II) as recorded in in County Clerk's File No. (C.C.F.N.) 2021081594 of the Official Public Records of Brazoria County Texas (O.P.R.B.C.T.), 2) out of a called 4.080 acre tract as recorded in C.C.F.N. 2021081526 of the O.P.R.B.C.T., and out of an abandoned right-of-way (R.O.W.) as recorded in Volume 1601, Page 878 of the Deed Records of Brazoria County Texas (D.R.B.C.T.), referred to hereinafter at the above referenced tract of land, said 10.646 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod with cap found for corner, being the West corner of the above referenced tract;

THENCE North 51°34'47" East, along the Northwest line of the above referenced tract, a distance of 910.85 feet to a 5/8-inch capped iron rod, stamped "Baker & Lawson", found for corner, being the Northwest corner of the above referenced tract;

THENCE North 87°20'06" East, along the North line of the above referenced tract, a distance of 430.92 feet to a point for corner;

THENCE South 00°31'39" West, over and across the above referenced tract, along the West city limit line of the City of Angleton, as provided in digital CADD format from said city, a distance of 4.67 feet to a point for corner;

THENCE South 86°54'45" West, over and across the above referenced tract, and along said West city limit line, a distance of 308.96 feet to a point for corner;

THENCE South 02°17'12" East, over and across the above referenced tract, and along said West city limit line, a distance of 2.55 feet to a point for corner;

THENCE North 86°27'11" East, over and across the above referenced tract, and along said West city limit line, a distance of 30.06 feet to a point for corner;

THENCE South 02°15'11" East, over and across the above referenced tract, along said West city limit line, a distance of 621.69 feet to a point for corner;

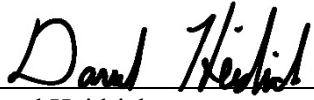
THENCE South 89°30'30" West, along the South line of the above referenced tract, a distance of 46.61 feet to a 1/2-inch iron rod found for corner;

THENCE North 86°35'30" West, along the South line of the above referenced tract, a distance of 56.39 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for an interior corner of the above referenced tract;

THENCE South 48°19'27" West, along the South line of the above referenced tract, a distance of 497.82 feet to a 1/2-inch capped iron rod, stamped "Stroud", found for corner, being the South corner of the above referenced tract, same being on the Northeast R.O.W. line of said County Road 44;

THENCE North 47°09'21" West, along the Southwest line of the above referenced tract, same being the Northeast R.O.W. line of said County Road 44, a distance of 566.47 feet to the **POINT OF BEGINNING** of the herein described tract, containing 10.646 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


08/29/2024
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378

