



CITY OF ANGLETON
BOARD OF ADJUSTMENT AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, JULY 29, 2026 AT 12:00 PM

Members | Danielle Graham, Chair, Janie Schwartz-Shaw, Todd Guenther, Gary Dickey, and Michelle Townsend

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, JULY 29, 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 Board of Adjustment meeting minutes for Wednesday, June 24, 2026.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, Code Section 28-57(d) 2. Commercial- General District, side yard setback reduction of the required 15 ft. to 4'-0", for property located at 1216 N. Velasco St., Angleton, Texas.

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: Thursday, July 23, 2026, by 5:00 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.



CITY OF ANGLETON
BOARD OF ADJUSTMENT MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
WEDNESDAY, JUNE 24, 2026 AT 12:00 PM

Members | Danielle Graham, Chair, Janie Schwartz-Shaw, Todd Guenther, Gary Dickey, Michelle Townsend

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE BOARD OF ADJUSTMENT FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON WEDNESDAY, JUNE 24, 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

Roll Call: Present were the following Board Members: Ms. Janie Schwartz-Shaw, Ms. Danielle Graham, Mr. Todd Guenther, and Mr. Gary Dickey. Absent was Mrs. Michelle Townsend.

- 1. Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, June 24, 2026.**

Motion to approve the meeting minutes from June 24, 2026, was made by Board Member Janie Schwartz-Shaw; Motion was seconded by Board Member Gary Dickey. Motion carried unanimously 5-0, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS

- 2. Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Drive.**

DS Director Otis Spriggs presented this item, noting that the applicant filed a variance request to the Code of Ordinances, Sec. Code of Ordinances, Section 22-16, which prohibits the placement of a monument sign on any public street right-of-way or parkway. The proposed sign/subject property is located at the entrance median of Austin Colony Subdivision, CR44/Anchor Rd. at Austin Colony Dr. The proposed sign location will represent the most logical main entry way into the new subdivision off the major CR 44 /Anchor Road collector corridor. Mr. Spriggs added that the standard two corner lot configuration would not adequately allow for the proposed monumentation.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

The Public Hearing was opened unanimously by the Board (Note that the audio for this portion of the meeting was not audible).

The applicant, Mr. Wayne Sandy Rea, appeared before the Board in support of the variance.

The Public Hearing was closed unanimously by the Board (Note that the audio for this portion of the meeting was not audible).

Board Member Michelle Townsend made a motion that we, the Board of Zoning Adjustments, have established findings of fact and has determined that a hardship has been proven for the requested variance to the Code of Ordinances, Sec. Code of Ordinances, Section 28:110 (2), for the canopy replacement at 728 W. Mulberry.

Motion was seconded by Board member Janie Schwartz-Shaw. The motion carried unanimously (5-0), the variance was granted.

3. **Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Section 28:110 (2), which prohibits a canopy less than 15' of any public street right-of-way. The proposed canopy was damaged by a recent storm, and will be reconstructed at a distance less than the requirement; the subject property is located at 728 W. Mulberry St.**

DS Director Otis Spriggs introduced the item, applicant, Jose Sosa, who is present, is requesting a variance to rebuild a 49'x37' (approx..) front canopy that was previously destroyed due to hurricane Beryl. The original canopy existed for over 30 years. The applicant hopes to rebuild a more heavy-duty one with additional support posts, and a heavier gauge metal to keep customers and employees out of the rain & sun.

The original canopy distance from the TXDOT right of way appeared to be approximately 5 ft. from the right of way. Staff cautions and recommends that the new canopy should at least to the same setback distance and by no means shall encroach into any right of way or highway easement.

Staff processed this application and scheduled the public hearing at the request of the applicant. Property owners within 200 ft. of the property were notified and the legal notice was posted in the local newspaper.

Mr. Spriggs stated that Staff confirms that granting the variance will not interfere nor prevent the orderly use of other land within the area.

He also adds that staff agree that the findings of undue hardship in granting this canopy setback variance are properly established. Staff agree that the findings of undue hardship in granting this canopy setback variance are properly established.

The Public Hearing was opened by a Motion by Board Member Todd Guenther; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, the public hearing was opened.

The applicant, Mr. Joe Sosa, appeared before the board regarding the rebuilding of the canopy due to hurricane Beryl and spoke in favor.

The Public Hearing was closed by a Motion by Board Member Danielle Graham; Seconded by Board Member Janie Schwartz-Shaw. The motion carried unanimously, and the public hearing was closed.

Commission Action

Motion by Board Member Michelle Townsend that the Board of Zoning Adjustments has established findings of fact and determines that hardship has been proven for the requested variance to the Code of Ordinances, Sec. 28.1102 for canopy replacement at 728 W Mulberry. Motion was seconded by Board Member Janie Schwartz-Shaw. The motion passed unanimously 5-0 in favor; the variance was approved.

4. **Conduct a public hearing, discussion, and take possible action on a request for a variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus).**

DS Coordinator Grace Garcia introduced the item, stating that the applicant, UTMB filed a Variance to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. Because, the wall signage will project above the parapet walls of the various buildings as illustrated below, a sign variance will be required.

The property consists of a large, multi-building hospital campus with expansive building facades and limited vertical sign mounting space below the parapet due to the existing architectural design.

Additionally, the campus layout requires clear identification of individual buildings for patient and visitor navigation, creating a unique condition where standard sign placement is below the parapet.

Most nearby commercial properties are smaller in scale and include sufficient vertical mounting space for compliant wall signage. The subject property is different due to its large hospital buildings, extended facade widths, and limited sign band areas, which create visibility challenges not typically encountered on standard commercial sites.

Additionally, the size and layout of the campus require clear and highly visible building identification to effectively guide patients, visitors, and emergency responders. Standard

sign placement below the parapet does not provide adequate visibility at this scale, particularly given the setback distances and building massing.

That the granting of the variance will not have the effect of preventing the orderly use of other land within the area. In fact, improved visibility of hospital identification enhances public safety by assisting patients, visitors, and emergency responders in quickly locating the correct facilities within the campus.

Ms. Garcia confirmed that staff agrees that a hardship exists and that variance simply allows for reasonable adjustments to sign placement to accommodate the unique characteristics of the property without creating any detrimental effects.

Staff recommends approval.

The Public Hearing was opened by a Motion by Board Member Janie Schwartz-Shaw; Seconded by Board Member Gary Dickey. The motion carried unanimously, the public hearing was opened.

Ms. Jacqueline Cosgrove, project manager, appeared on behalf of UTMB and explained the need for the variance. She addressed questions and concerns over the methods of construction. Kyle Reynolds added that the project signage will be required to meet Texas Windstorm requirements.

The Public Hearing was closed by a Motion by Board Member Janie Schwartz-Shaw; Seconded by Board Member Gary Dickey. The motion carried unanimously, the public hearing was opened.

Commission Action:

Board member Michelle Townsend made a motion that we, the Board of Zoning Adjustments, have established findings of fact and determine that a hardship has been proven for the requested variances to the Code of Ordinances, Sec. 21.5-7 (3)a.1.(ii), which prohibits the placement of a wall sign projection above a parapet wall height. The proposed signs (4)/subject property is located at 132 E. Hospital Rd. (UTMB Hospital Campus) and does hereby grant the requested variances. Motion was seconded by Board Member Todd Guenther. The motion carried unanimously (5-0), the variance was granted.

ADJOURNMENT: Chair Danielle Graham adjourned the meeting at 12:34 PM.

CITY OF ANGLETON, TEXAS

Chair Danielle Graham



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 29, 2026

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

AGENDA CONTENT: Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, June 24, 2026.

AGENDA ITEM SECTION: Public Hearings and Action Items

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Discussion and possible action on the Board of Adjustment meeting minutes for Wednesday, June 24, 2026.

Recommendation:

The Board of Adjustment should approve the minutes subject to any noted corrections.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 22, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on a Variance request of the Angleton Code of Ordinances, Code Section 28-57(d) 2. Commercial- General District, side yard setback reduction of the required 15 ft. to 4'-0", for property located at 1216 N. Velasco St., Angleton, Texas.

AGENDA ITEM SECTION: Public Hearings and Action Items

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

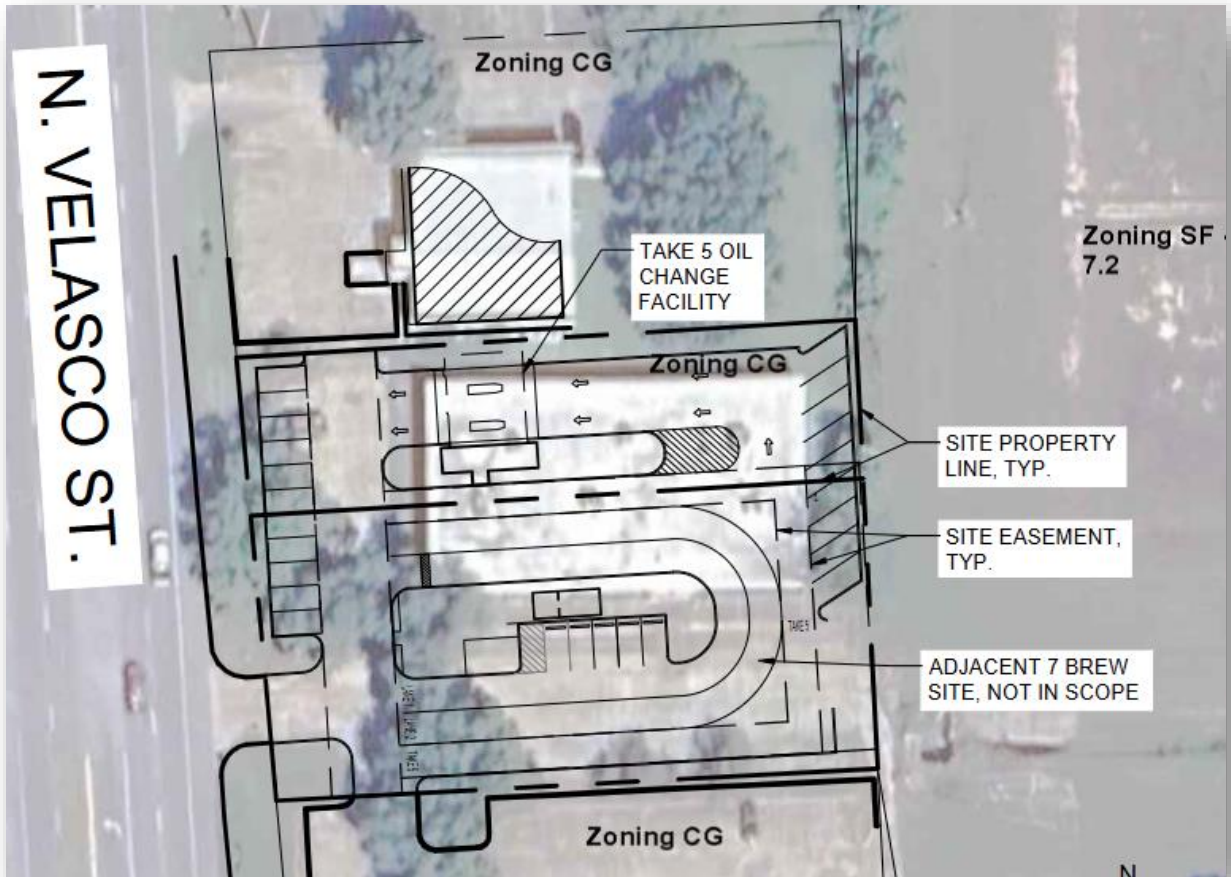
FUND: N/A

EXECUTIVE SUMMARY:

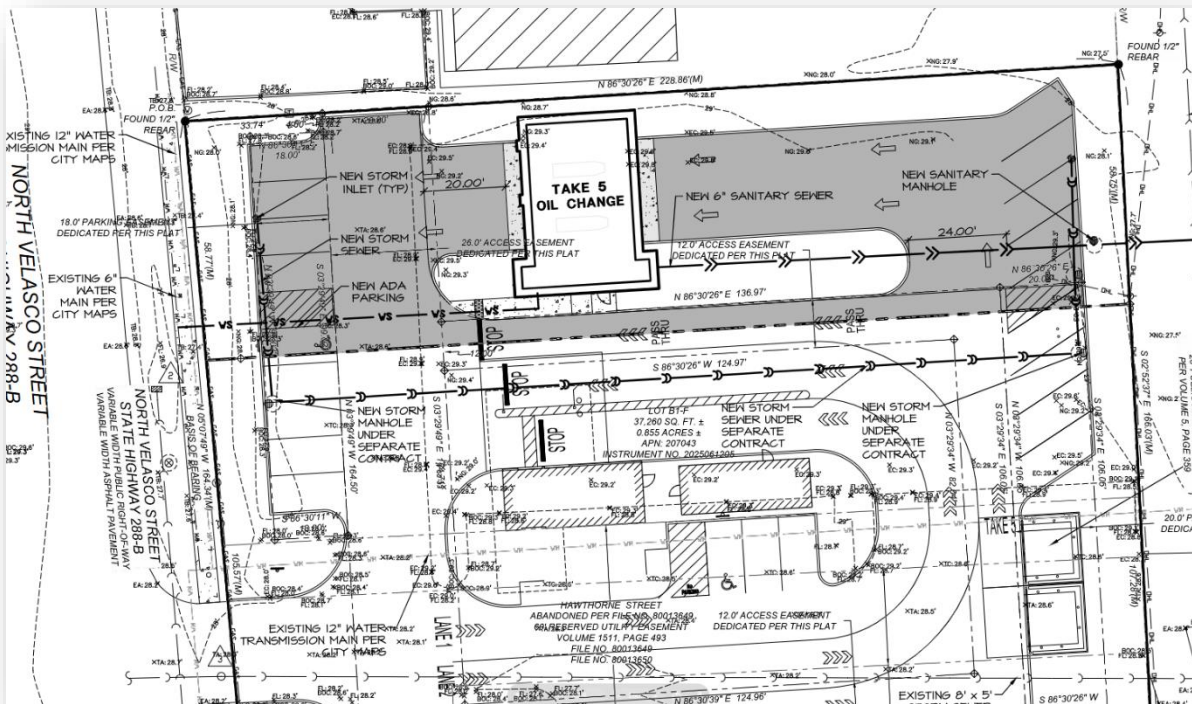
The applicant (Take-5) has filed a variance application on the subject property located at 1216 N. Velasco St., Angleton, Texas.

Code Section 28-57(d) 2. Commercial- General District, requires a side yard of the required 15 ft., and the applicant is requesting a reduction down to 4'-0". Due to the linear configuration of the pad site, the applicant had to design the site to allow for vehicular stack lanes sufficient enough not to cause conflict with area traffic management.

Staff processed this application and scheduled the public hearing at the request of the applicant and the property owners within 200 ft. of the property were notified, and the legal notice was posted in the local newspaper.



Aerial with Site Plan Overlay



Site Plan



View of Property Site Looking from West to East



View of Property Site Looking from West to East



View of Property Site Looking from Neighbor to the North towards the South @ Site

Zoning Code / Variance Analysis:

Sec. 28-23. Board of adjustment (BOA). 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; *Staff confirms that this is a consolidated redeveloped property along a major redevelopment corridor. This catalyst development will only spark positive economic growth along this commercial area.*
- b. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; *Applicant seeks relief by the Board ensuring that all minimum building code separations will be adhered to, regarding existing neighboring structure to remain which will be approximately 10 ft. wall to wall.*
- 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; *Staff confirms that the variance will not cause any detriment to public health and safety. All minimum building code separations will be adhered to, regarding existing neighboring structure to remain which will be approximately 10 ft. wall to wall.*
- 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

Staff confirms granting the variance will not interfere nor prevent the orderly use of other land within the area.

Such findings of the board of adjustment, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the board of adjustment meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that public health, safety and welfare may be secured, and that substantial justice may be done.

Staff concurs that the difficulty caused is neither financial in nature and the relief sought will not injure the permitted use of adjacent conforming property; and the granting of a variance will be in harmony with the spirit and purpose of these regulations.

RECOMMENDATION:

Staff recommends that the Board of Zoning Adjustment grants the variance to the Code of Ordinances, Code Section 28-57(d) 2. Commercial- General District, reducing the required side yard of the required 15 ft. to 4'-0" ft.

 KRISTIN R. BULANEK BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR 237 E. Locust St. Suite 104 Angleton, TX 77515 (979) 864-1320	Tax Certificate
	Property Account Number: 40200001000
Statement Date: 06/09/2026 Owner: MANSHIRE TX LLC Mailing Address: 4485 CADDO LN FAYETTEVILLE AR 727049356	Property Location: 0001216 N VELASCO HWY 288E Legal: FAIRFIELD PARK (ANGLETON) LOT B1-F ACRES .86;

TAX CERTIFICATE FOR ACCOUNT : 40200001000
 AD NUMBER: 207043
 GF NUMBER:
 CERTIFICATE NO : 4392966

FEE : \$10.00
 DATE : 6/9/2026

COLLECTING AGENCY

Brazoria County
 237 E. Locust St. Suite 104
 Angleton TX 77515

CURRENT VALUES 2025

APPRAISED VALUE: 730,000
 EXEMPTIONS: 23.231 Circuit Breaker Limitation

REQUESTED BY

RHIANNA POWELL

PO BOX 150127
 AUSTIN TX 78751

TAX UNIT

ANGLETON - DANBURY HOSPITAL
ANGLETON DRAINAGE DIST. NO 1
ANGLETON ISD
BRAZORIA COUNTY
CITY OF ANGLETON
PORT FREEPORT
SPECIAL ROAD & BRIDGE

PURSUANT TO TAX CODE SECTION 31.08, THIS IS TO CERTIFY THAT AFTER A CAREFUL REVIEW OF THE TAX RECORDS, ALL DELINQUENT TAXES DUE THE TAX ASSESSOR COLLECTOR OF BRAZORIA COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID EXCEPT AS LISTED BELOW. THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPTB RULE 155.40 (B) PARAGRAPH 6.

ACCOUNT NUMBER: 40200001000

CERTIFICATE NO : 4392966

TOTAL CERTIFIED TAX DUE 6/2026 : \$0.00



Kristin Barnhill
 Signature of Authorized officer of collection office

6/9/2026
 Date

FILED and RECORDED

Instrument Number: 2026028840

Filing and Recording Date: 06/12/2026 02:45:44 PM Pages: 2 Recording Fee: \$25.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, reading "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-stefanie

OWNER INFORMATION

MANSHIRE TX LLC
4485 CADDO LANE
FAYETTEVILLE, AR 72704
DEED: DOCUMENT NO. 2025061205

OWNER'S ACKNOWLEDEMENT

THE STATE OF TEXAS
COUNTY OF BRAZORIA

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

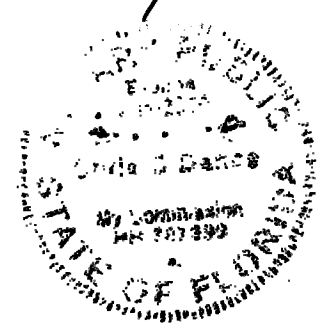
Zane Man
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED **LANCE MANSHIRE** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, 2026.

Chris C. Rance
NOTARY PUBLIC
STATE OF TEXAS



METES AND BOUNDS DESCRIPTION

THE STATE OF TEXAS
COUNTY OF BRAZORIA

WHEREAS MANSHIRE TX LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS IN DOCUMENT NO. 2025061205, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A PORTION OF EVERETT TRACT B OF FAIRFIELD PARK ADDITION TO THE CITY OF ANGLETON OUT OF TRACTS 102, 103, & 104 OF THE NEW YORK AND TEXAS LAND CO. SUBDIVISION OF THE J.D.J. VALDERAS SURVEY ABSTRACT 300 BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 5, PAGE 359, MAP RECORDS, BRAZORIA COUNTY, TEXAS.

BEGINNING AT A FOUND 1/2 INCH REBAR LYING IN THE EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF LANDS CONVEYED TO SMILE 123 PLLC IN DEED BOOK 2020, PAGE 075382;

THENCE, ALONG THE SOUTH LINE OF SAID SMILE 123 PLLC LANDS, NORTH 86 DEGREES 30 MINUTES 26 SECONDS EAST A DISTANCE OF 228.86 FEET TO A FOUND 1/2 INCH REBAR LYING ON THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ALLEY (A 20' PUBLIC RIGHT-OF-WAY PER VOLUME 5, PAGE 359) AND BEING THE SOUTHEAST CORNER OF SAID SMILE 123 PLLC LANDS;

THENCE, LEAVING SAID SOUTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 166.03 FEET TO A FOUND 1/2 INCH REBAR BEING THE NORTHEAST CORNER OF LANDS CONVEYED TO RANCHO PLOMO LLC LANDS IN VOLUME 07, PAGE 010653;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID RANCHO PLOMO LLC LANDS, SOUTH 86 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 222.39 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "R.P.L.S. 2112" LYING ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET AND BEING THE NORTHWEST CORNER OF SAID RANCHO PLOMO LLC LANDS;

THENCE, LEAVING SAID NORTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 05 DEGREES 07 MINUTES 49 SECONDS WEST A DISTANCE OF 164.34 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN A TOTAL OF 37,260 SQUARE FEET OR 0.855 ACRES OF LAND, MORE OR LESS.

MISCELLANEOUS NOTES

1. COMPLETED FIELD WORK WAS OCTOBER 29, 2025.

2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH VELASCO STREET. THE BEARING IS DENOTED AS N 05°07'49" W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH CENTRAL ZONE NAD83.

LATITUDE = 29°10'47.0594"
LONGITUDE = -95°25'54.8587"
CONVERGENCE ANGLE = 17°21'42.55"

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48039C0445K, WHICH BEARS AN EFFECTIVE DATE OF 12/30/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

5. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BRAZORIA COUNTY CENTRAL APPRAISAL DISTRICT.

6. ALL NEW UTILITIES SERVING THIS DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.

7. BUILDING SETBACKS SHALL COMPLY WITH THE ZONING ORDINANCE AT THE TIME OF THE BUILDING PERMIT.

8. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

9. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

10. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

11. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

12. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

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

LEGEND & SYMBOLS

- FOUND MONUMENT (AS-NOTED)
- CALCULATED POINT
- (M) MEASURED/CALCULATED DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- SQ.FT SQUARE FEET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - - LOT LINE/RIGHT-OF-WAY LINE

CITY APPROVAL STATEMENT

APPROVED THIS 21 DAY OF June, 2026

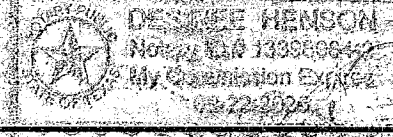
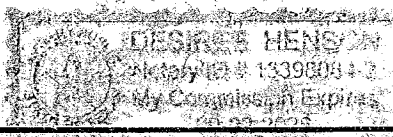
CITY MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11 DAY OF June, 2026
BY Desiree Henson CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

(SEAL)



REPLAT

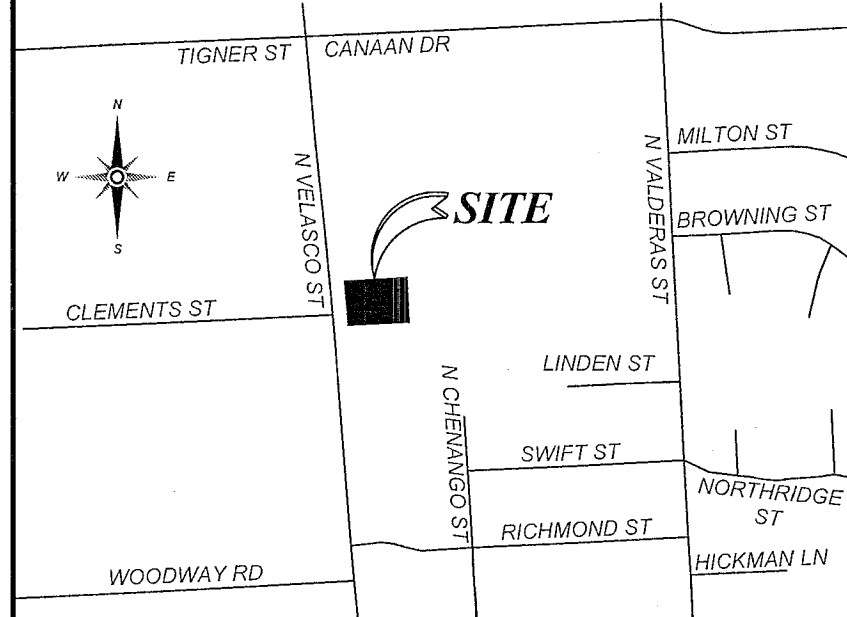
LOT B1-F OF THE
FAIRFIELD PARK ADDITION
ANGLETON, BRAZORIA COUNTY, TEXAS
AND BEING A REPLAT
EVERETT TRACT B OF FAIRFIELD PARK ADDITION
AS PREVIOUSLY FILED UNDER
VOLUME 5, PAGE 359, MAP RECORDS, BRAZORIA COUNTY, TEXAS.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

VICINITY MAP

NOT TO SCALE



DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS 20 DAY OF June, 2026, BY THE ANGLETON DRAINAGE DISTRICT.

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

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

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPLES OR AGENTS.

Bill Sloan
CHAIRMAN, BOARD OF SUPERVISORS

Bruce C. Calhoun
BOARD MEMBER

Timothy A. Grigsby
Timothy A. Grigsby

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

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

DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6727
FIRM REGISTRATION NO. 10194275

BLEW
Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER:
25-9183.02

SURVEY REVIEWED BY:
KAF

SURVEY DRAWN BY:
CT - 03/18/2025

SHEET:
1 OF 1



NEW FACILITY FOR

TAKE 5 OIL CHANGE

RETAIL PETROLEUM FACILITY

1216 N. VELASCO STREET
ANGLETON, TX 77515

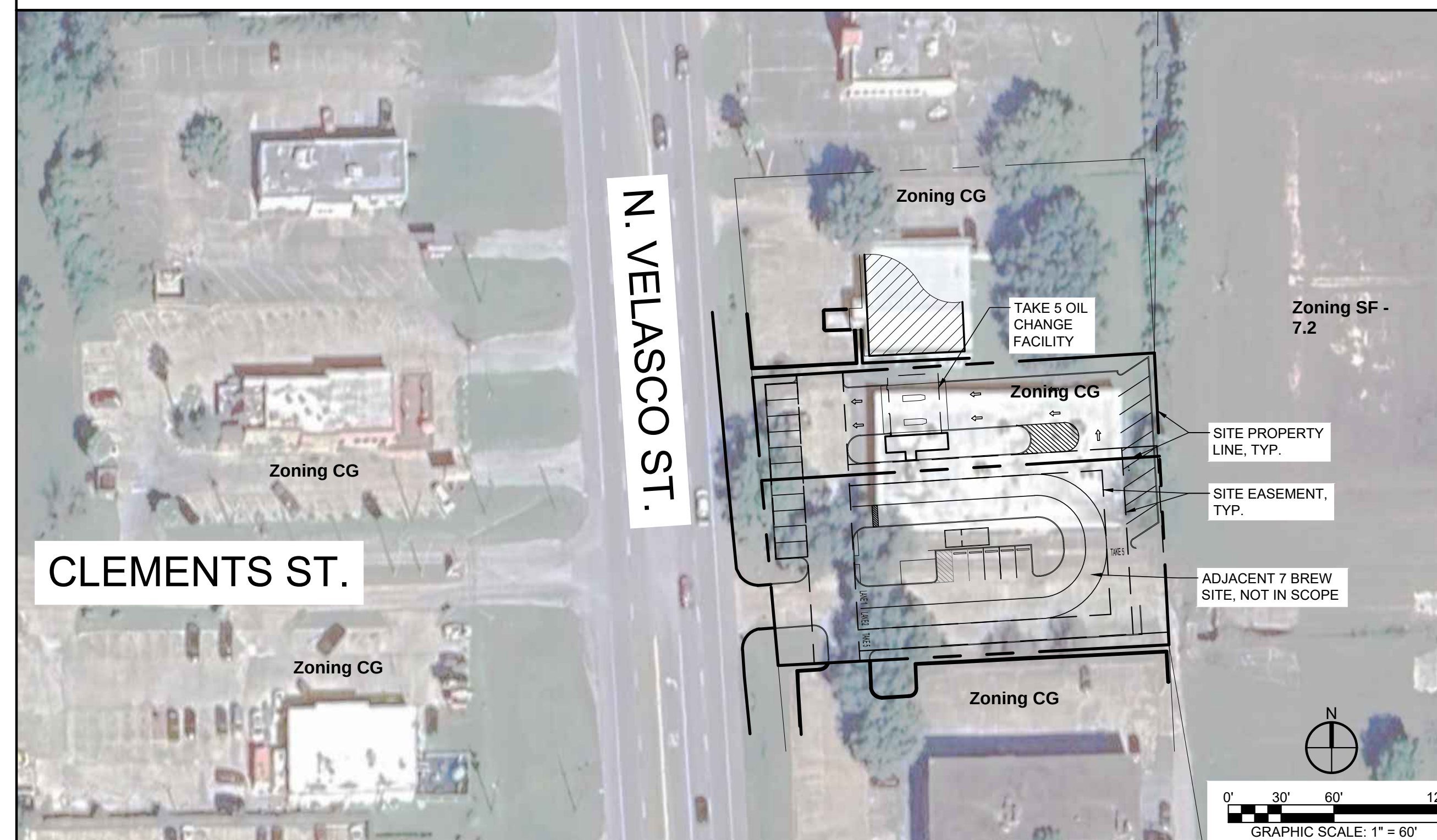
06/26/2026 ZONING VARIANCE SUBMISSION



DRAWING INDEX

G001	COVER SHEET
A001	SITE PLAN
A003	EXTERIOR ELEVATIONS
EXH-1.0	SITE OVERLAY

VICINITY MAP



SCOPE OF WORK

THE PROPOSED PROJECT IS A NEW GROUND UP, ONE STORY 1,327 S.F. EXPRESS OIL CHANGE BUILDING WITH 2 SERVICE BAYS AS WELL AS SITE IMPROVEMENTS. THE BUILDING WILL CONSIST OF A CONCRETE SLAB ON GRADE (INCLUDING RECESSED SLAB AREAS AND OIL CHANGE SERVICE PITS), AND WOOD FRAMED WALLS. EXTERIOR WALLS FINISHED WITH EIFS, AND SINGLE PLY MEMBRANE ROOFING OVER RIGID INSULATION ON PLYWOOD DECK OVER WOOD FRAMED TRUSSES. THE INTERIOR SPACES WILL INCLUDE SERVICE BAYS, AN OFFICE, WAITING ROOM, BACK ROOM AND RESTROOM. INTERIOR WALLS WILL BE WOOD FRAMED.

THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, SITE LIGHT FIXTURES & POLES WITH BASES, AND A 121 S.F. TRASH ENCLOSURE LOCATED ON ADJACENT PROPERTY WITH AN EASEMENT ACCESS. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.

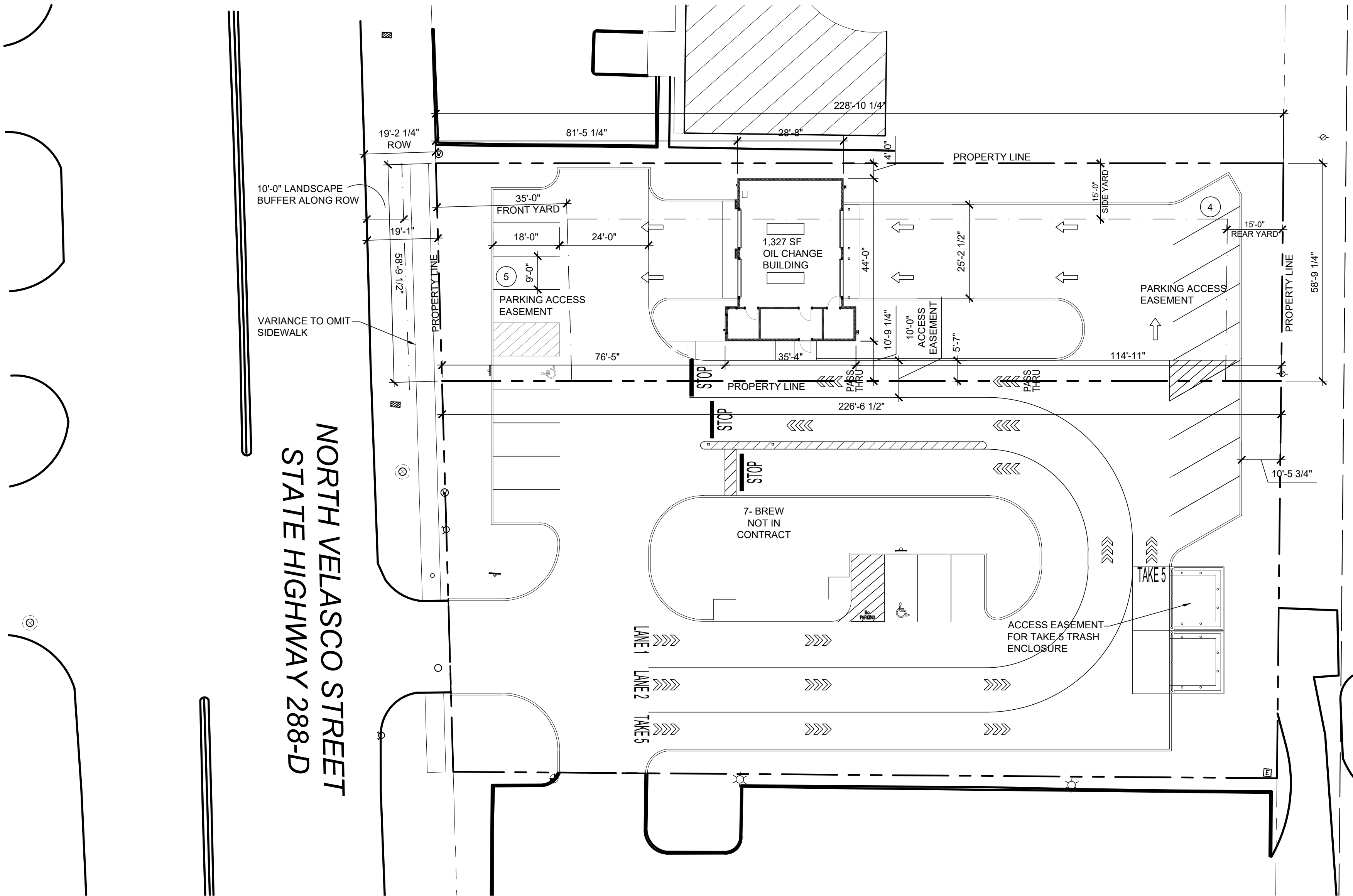


WT Group AEC
2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wtgroupaec.com

TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515
COVER SHEET

DRAWN BY JRO	CHECKED BY JRO
ISSUE DATE 06.26.26	
PROJECT NO. D2600019	
SHEET NO. G001	

PROGRESS PRINT
NOT FOR CONSTRUCTION
06-26-2026



ZONING INFORMATION			
SITE ZONING (SECT 28)	MUNICIPALITY / JURISDICTION: CITY OF ANGLETON, TX. EXISTING ZONING: C-G COMMERCIAL GENERAL PROPOSED USE: AUTOMOBILE REPAIR (MINOR) - PERMITTED VARIANCE REQUEST: RELIEF FOR SIDE YARD REQUIREMENT ON NORTH SIDE OF PROPERTY RELIEF FOR MINIMUM LOT WIDTH RELIEF FOR PUBLIC SIDEWALK REQUIREMENT		
SITE AREA (SECT. 28-57)	LOT AREA:	ALLOWED 10,000 SF MIN	PROPOSED 13,377 SF 0.307 ACRE
	LOT COVERAGE:	80% MAX	10,568 SF/ 79%
BUILDING HEIGHT (SECT. 28-57)	MAIN BUILDING:	ALLOWED 80'-0"	PROPOSED 19'-10"
BUILDING SETBACKS (SECT. 28-57)	FRONT YARD (VELASCO):	REQUIRED 35'-0"	PROPOSED 54'-4"
	SIDE YARD (NORTH):	15'-0"	4'-0"
	SIDE YARD (SOUTH):	0'-0"	11'-4"
	REAR YARD:	15'-0"	119'-7"
LANDSCAPE SETBACKS (SECT. 28-102)	RIGHT OF WAY (VELASCO)	REQUIRED 10'-0"	PROPOSED 19'-1"
	SIDE YARD (NORTH):	0'-0"	VARIES
	SIDE YARD (SOUTH):	0'-0"	0'-0"
	REAR YARD:	0'-0"	10'-5"
STACKING (SECT. 28-101)	STACKING:	REQUIRED 3 PER SERVICE BAY	PROPOSED 3 PER SERVICE BAY
PARKING (SECT. 28-101)	STALL SIZE:	REQUIRED 9' X 18'	PROPOSED 9' X 18'
	"9'x18" STALL ALLOWED WHEN POSSIBLE FOR A VEHICLE TO OVERHANG THE FRONT OF THE PARKING SPACE THAT IS LANDSCAPED WITH GRASS, MULCH OR SIMILAR LANDSCAPING MATERIAL , NOT INCLUDING SIDEWALKS SECT 14.04.003, (2),(d), (3), (B)		
	MOTOR VEHICLE SALES (1) SPACE / 500 SF + 1 PER SERVICE BAY:		3+2 5



WT Group AEC

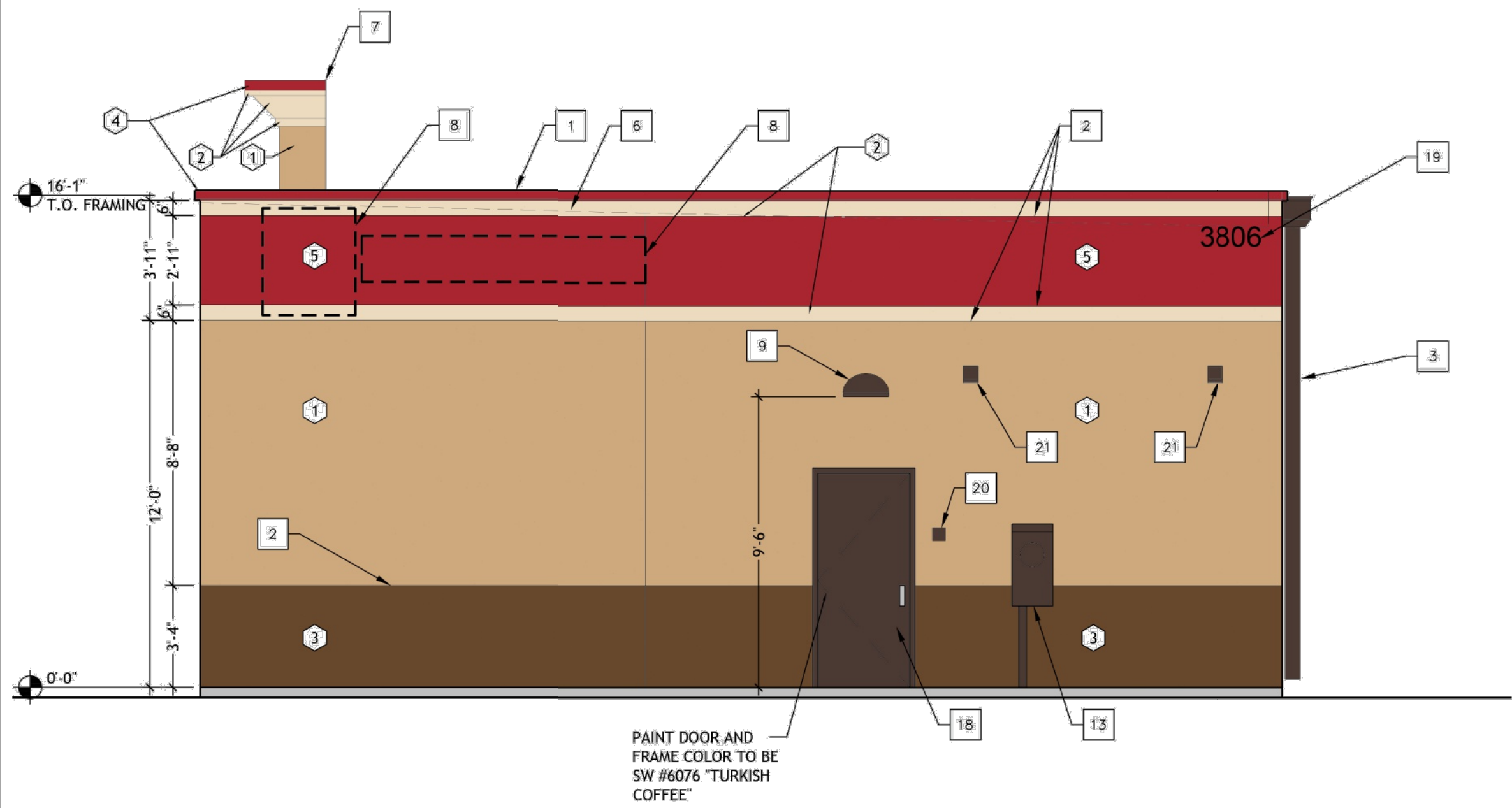
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T: 224.293.6333 | wgroupaec.com

TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515
ARCHITECTURAL SITE PLAN

DRAWN BY JRO	CHECKED BY JRO
ISSUE DATE 06.26.26	
PROJECT NO. D2600019	
SHEET NO.	

A001

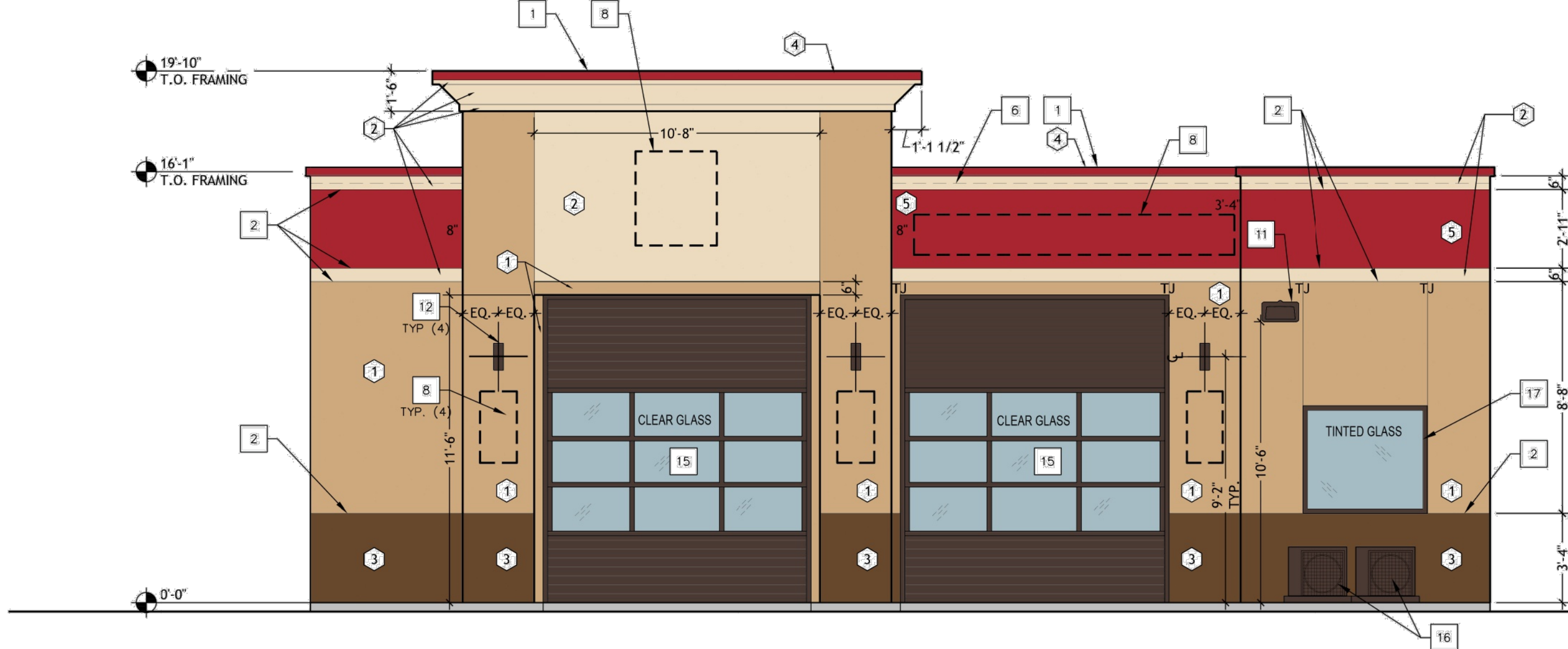
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06-26-2026



EAST ELEVATION

1/4" = 1'-0"

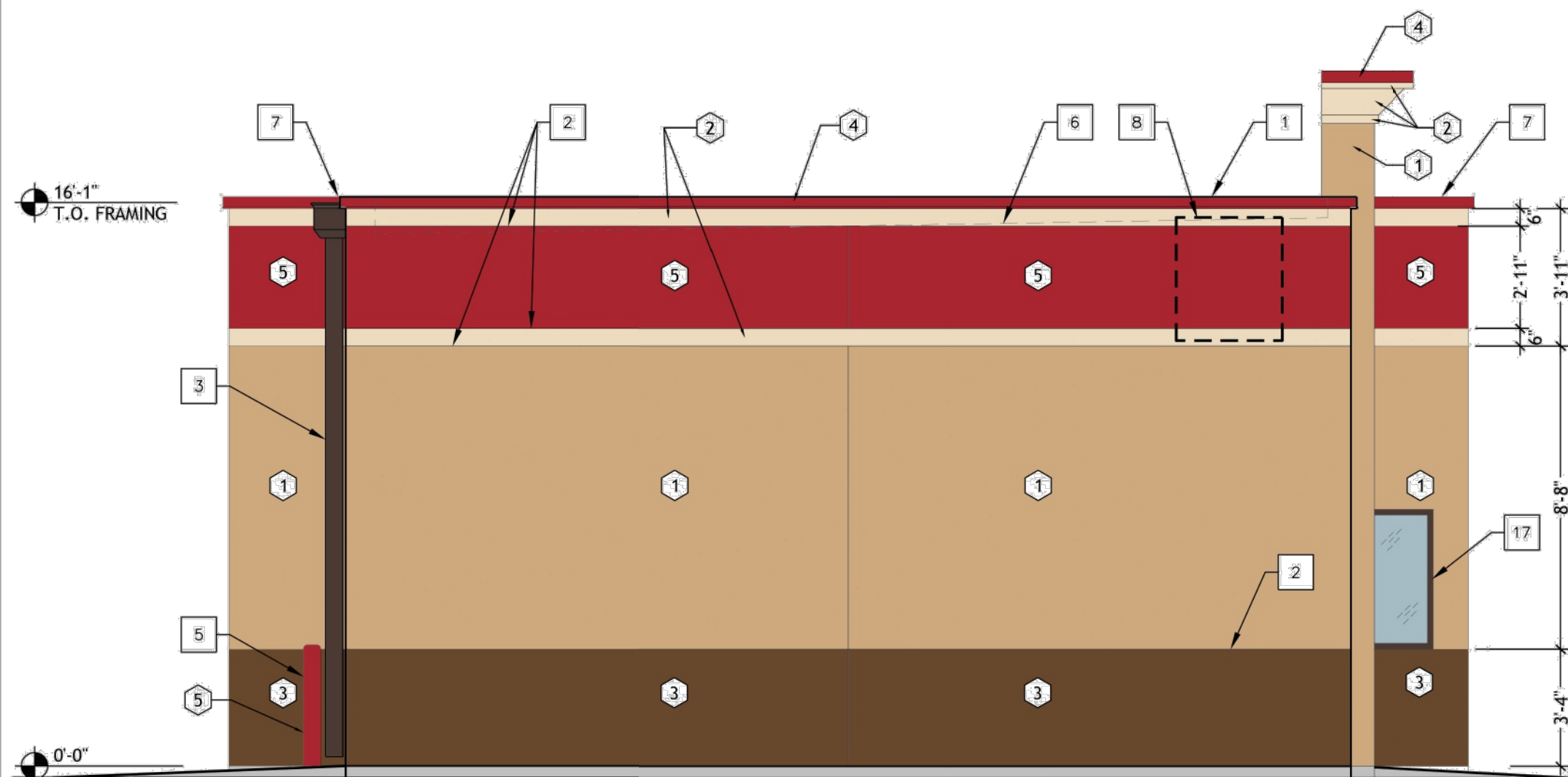
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SOUTH ELEVATION

1/4" = 1'-0"

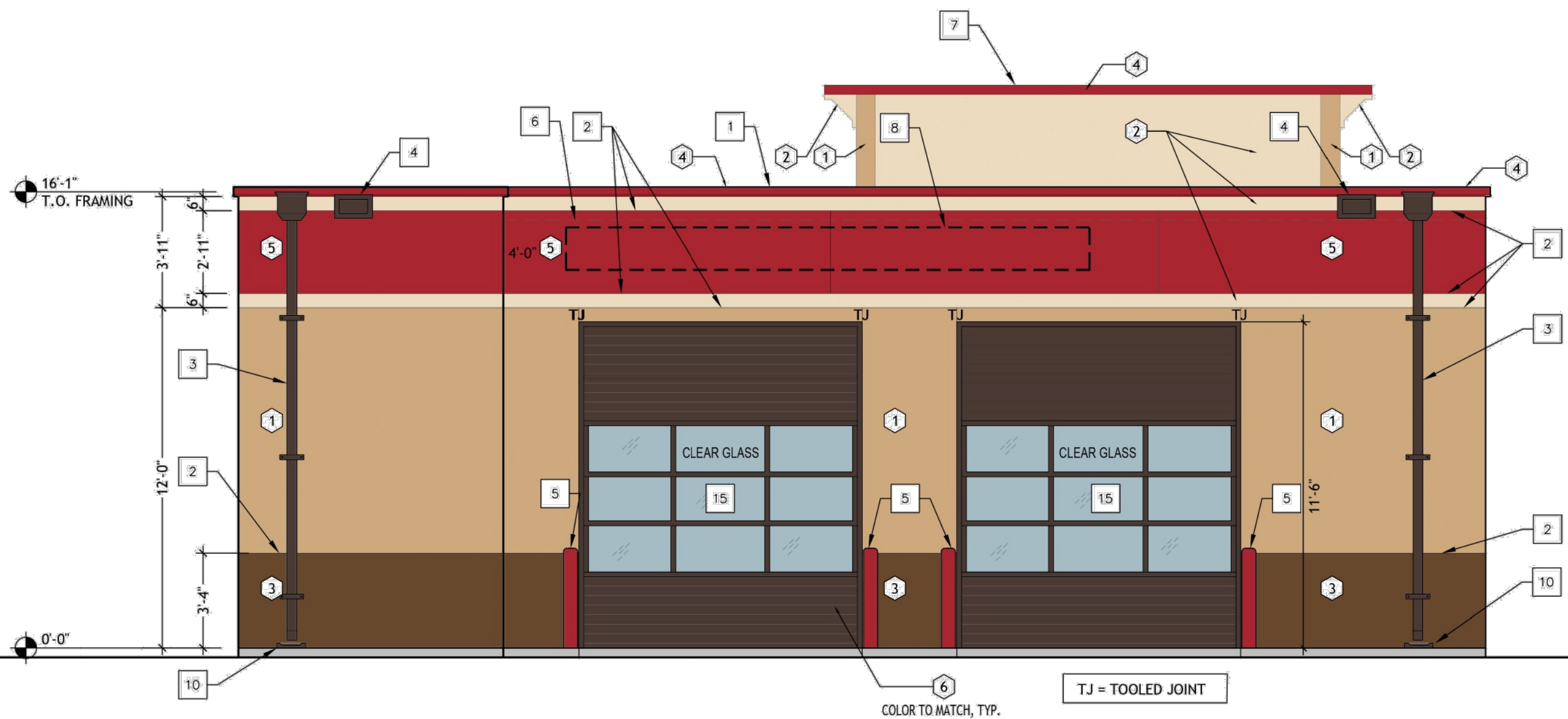
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WEST ELEVATION

1/4" = 1'-0"

2



NORTH ELEVATION

1/4" = 1'-0"

1

KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.
2. 'V' JOINT IN EIFS, REFER TO DET. 2/A7.00
3. PREFINISHED DARK BRONZE MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00
4. PREFINISHED DARK BRONZE MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00
5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50
6. ROOF LINE BEYOND.
7. BUILDING BEYOND.
8. SIGNAGE, BY OTHERS.
9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
14. NOT USED.
15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO SHERMAN, TX FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE' METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE. OR EQUAL.
20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY SHERMAN, TX FIRE PREVENTION STAFF. ALL PER SHERMAN, TX FIRE DEPT. REQUIREMENTS.
21. EXHAUST VENT, REFER TO MECH DWG'S.

EIFS
MANUFACTURER - DRYVIT
SYSTEM - OUTSULATION PLUS MD SYSTEM
FINISH - SAND BLAST FINISH
INSTALL PER MFG'S RECOMMENDATIONS AND
REQUIREMENTS.

EXTERIOR FINISH SCHEDULE #

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	GARAGE DOORS	-	DARK BRONZE, SEE MANUF. DRAWINGS

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06-26-26

EXTERIOR FINISH SCHEDULE



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T: 224.293.6333 | wtgroupaec.com

TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515
EXTERIOR ELEVATIONS

DRAWN BY JRO	CHECKED BY JRO
ISSUE DATE 06.26.26	
PROJECT NO. D2600019	
SHEET NO.	

A003

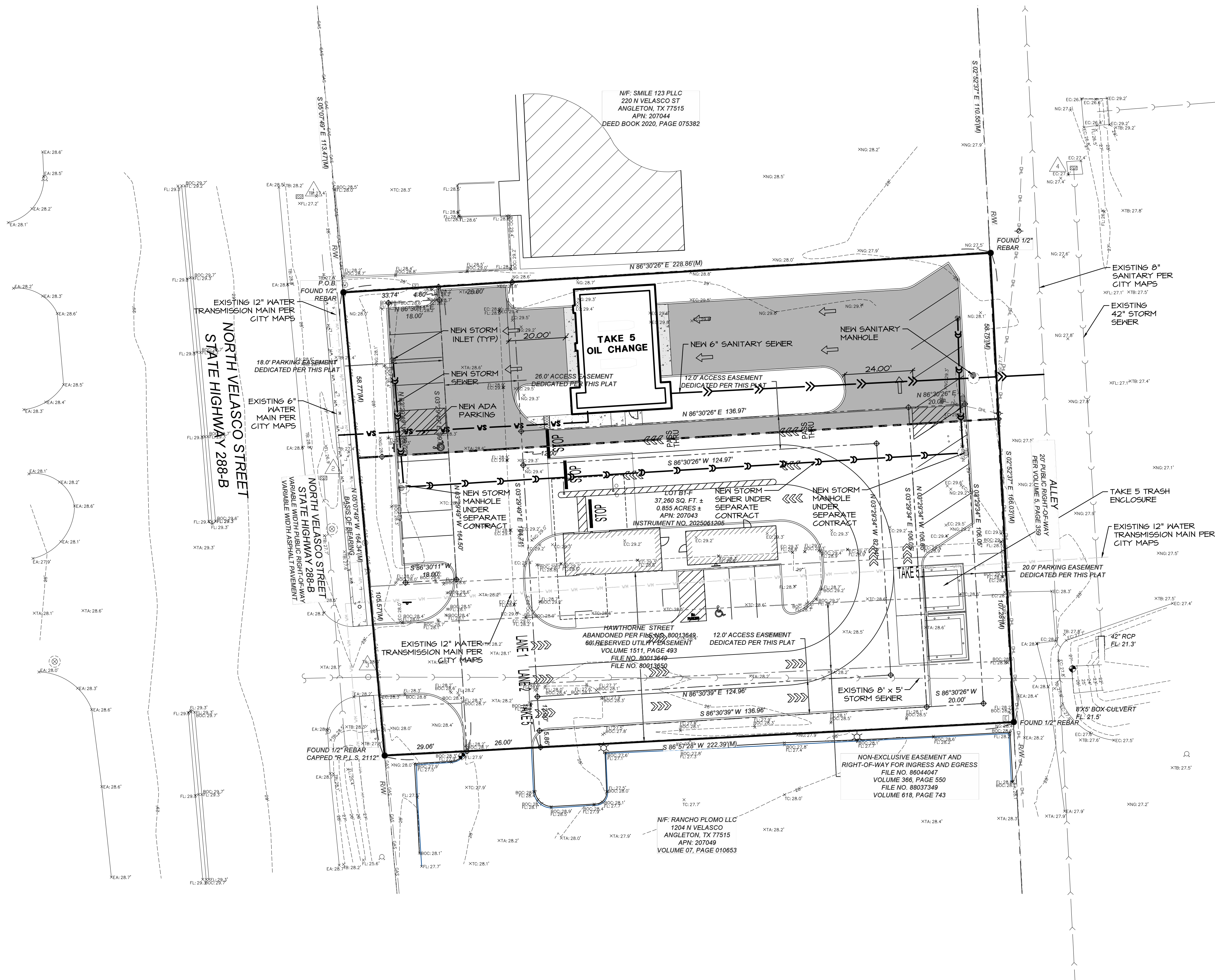
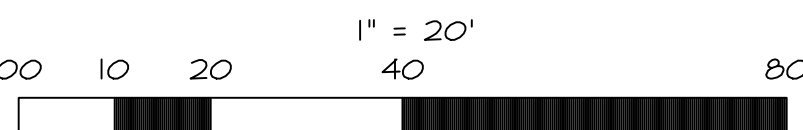
DRAWN BY: AC
CHECKED BY: JPG
ARCH. PROJECT NO.: D2600019
SHEET NAME:

- A. EXISTING CONDITIONS AND TOPOGRAPHY: SURVEY REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SHOWY LAST DATED 12-4-25, PREPARED BY BLEW INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER IDENTIFIED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
- E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
- G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- H. PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO TxDOT STANDARD SPECIFICATIONS.
- I. CONTRACTOR SHALL PROTECT ALL EXISTING DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
- J. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT , CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- K. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
- L. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- M. ALL "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
- N. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- O. EXISTING PAVEMENT SUBGRADE BASE COURSE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

1. BUILDING SETBACK- 35' FROM MAJOR THOROUGHFARE, 15' FROM MINOR STREET AND PRIVATE ACCESS DRIVE, 15' AT SIDE AND 0' REAR WHERE ADJACENT TO COMMERCIAL PROPERTY
HEIGHT REGULATIONS: 20'
2. PARKING REGULATIONS(A)OFF-STREET DRIVEWAYS AND PARKING AREAS SHALL BE CURBED, PAVED, TEXAS SPECIFICATIONS
3. REQUIRED FENCING, SCREENING ELEMENTS (IF ANY)
YES WHERE ADJACENT TO RIGHT-OF-WAY OR LANDSCAPE EASEMENT, PROVIDE BERM 30 MIN, 4:1 SLOPES (OR FLATTER), A 3-FOOT LANDSCAPE SHRUB PLANTING OR COMBINATION AS REQUIRED TO ACHIEVE 36" HEIGHT. SHRUBS TO BE PLANTED AT 36" INCH O.C. MAX.
4. MAX BUILDING HEIGHT: 80'-0"
5. ARCHITECTURAL GUIDELINES: SECTION 5 OF THE ANGLETON COMMERCIAL RETAIL GUIDELINES.

1. STORMWATER DETENTION NOT ANTICIPATED TO BE REQUIRED ONSITE.
2. ANGLETON DRAINAGE DISTRICT TO REVIEW.
3. ON-SITE STORMWATER TO BE MANAGED VIA CONCRETE CURB AND GUTTER, STORM INLETS, AND STORM SEWER. STORM SEWER WILL CONNECT TO NEW STORM SEWER SYSTEM TO THE SOUTH.
4. TOTAL IMPERVIOUS COVER: 0.218 ACRES
5. TOTAL PERVIOUS COVER: 0.084 ACRES

	EXISTING STORM SEWER
	NEW STORM SEWER
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	EXISTING WATER TRANSMISSION MAIN
	EXISTING WATER MAIN
	NEW WATER SERVICE
	NEW OPEN RIM PRECAST CONCRETE STORM MANHOLE
	NEW CONCRETE CURB AND GUTTER
	NEW OPEN RIM PRECAST CONCRETE STORM INLET
	NEW CLOSED RIM PRECAST CONCRETE MANHOLE



APPLICATION REZONING/ FUTURE LAND USE MAP (FLUM) AMENDMENT

Sec. 28-24 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.
- ☒ Payment of all applicable fees. Refer to Appendix B of the Administrative Development Procedures Manual. **Provide invoice for payment**
- ☒ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the request. If the property is platted, a copy of the plat shall be provided.
- ☒ Location/vicinity map showing the location and boundaries of the proposed zoning. 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. **Owner has signed affidavit**
- ☒ 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. (Email us: planning@angleton.tx.us)

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

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of
1216 North Velasco Street, Angleton, Texas 77515

which is the subject of the attached application for a variance and is shown in the records of Brazoria County, Texas.

I authorize the person named below in all matters related to the preparation, submission, and processing of applications for a variance and permits for the subject property.

NAME OF APPLICANT: Driven Brands, Inc

ADDRESS: _____

APPLICANT PHONE # _____

PRINTED NAME OF OWNER: LANCE MANNING, MGR MANSHIRE TX LLC

SIGNATURE OF OWNER: [Signature] DATE: MAY 19, 2026

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 19 day of May, 2026.

(SEAL)

Chris C Dance
Notary Public for the State of Texas
Commission Expires: 04/11/2030

