

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.
- 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.
- 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)



DEVELOPMENT SERVICES DEPARTMENT

Permits & Inspections Division

121 S. Velasco, Angleton, TX 77515 979-848-5665 (Office)

planning@angleton.tx.us (email)

DAWG Pre-application Conference Request Form

1. Proposed Project Name:			
Angleton North Shopping Center			
2. Property Location (Closest Intersections or Address):			
728 - 744 Henderson Road - Angleton, TX 7755 (Between Valderas St and Downing Rd)			
3. Legal Description of Property, Plat or Brazoria County Central Appraisal District ID No. & Approximate size of the area:			
A0380 J DE J Valderas Tract 110A7 (1 Acre)			
4. Existing Zoning District Classification (Staff may complete):			
C-OR			
5. Applicant(s) Contact Information (Include name, email address and daytime phone number):			
Dale Felder Jonell Wilcox			
6. Requested Day and Time:			
First Choice: Second		1st: June 12th, 1:30pm	
Choice: Third Choice:		2nd: June 12th, 2:30pm	
		3rd: June 19th, 1:30pm	
7. Please check all that will attend the meeting:			
Property Owner	Engineer/Developer	Land Planner	Architect / Designer
Dale Felder			
General Contractor	Other (Please indicate):		
8. Please provide a purpose for the meeting (Please include on separate sheet, if needed)			
a. New development/construction Please explain:		b. Existing development/building Please explain:	
		REQUESTING ADDITIONAL RE-ZONING CODES	
9. Anticipated project schedule including construction start date:			
No Construction is needed			
10. Please provide a concept, site plan or proposed subdivision plat as an attachment to this form			
Such plan should show the entire property with at least approximate locations of buildings, as applicable; public and private rights-of-way and open spaces, planting areas, as applicable, parking and loading areas, as applicable.			



DEVELOPMENT INFORMATION

Project Name/Address/Location: Joray One - Angleton North Shopping Center Acreage: 3 Acres
Brief Description of Project: Re-zoning of the 3 acres on Henderson Road
Is property platted? No Yes Subdivision name: Angleton North Shopping Center No. of Lots: _____
Recordation #: 171352, 171353, 171354 Parcel(s) Tax ID#: 03800159000, 03800160000, 03800160110
Existing Use: Shopping Center Proposed Use: n/a
Current Zoning: C-OR Proposed Zoning: C-N, C-MU, C-G, CBD, LI
Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
Water System Well Public Flood Zone: Yes No Sewer System: Septic Public

PROPERTY OWNER INFORMATION

Owner: Joray One, LLC Contact Name: Dale Felder / Jonell Wilcox
Address: _____ City/State/ZIP: Angleton, TX 77516
Phone: _____ Email: _____

APPLICANT INFORMATION

Applicant/Developer: Joray One, LLC Contact Name: Dale Felder or Jonell Wilcox
Address: _____ City/State/ZIP: Angleton, TX 77516
Phone: _____ Email: _____

KEY CONTACT INFORMATION

Name of the Individual: Dale Felder or Jonell Wilcox Contact Name: Dale Felder or Jonell Wilcox
Address: _____ City/State/ZIP: Angleton, TX 77516
Phone: _____ Email: _____

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

Signature: Date: 6/11/2024
(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 of \$150 must accompany this application. For Planned Unit Developments or Special Districts see additional deposit fees required on the Master Fee schedule.

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

121 S. Velasco, Angleton, Texas 77515
979-849-4364 – Fax: 979-849-5561
<http://www.angleton.tx.us>



E Henderson Rd

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823

171553

770

171552

171554

736

731

737

741

2866

749

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
Joray One LLC

3 Acres on Henderson Road (Tract #'s 110A5, 110A6, 110A7) Angleton, TX 77515

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

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Dale Felder or Jonell Wilcox

ADDRESS:

APPLICANT PHONE # E-MAIL:

PRINTED NAME OF OWNER: Dale Felder / Jonell Wilcox

SIGNATURE OF OWNER: *D. Felder* DATE: 6/11/2024

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 11th day of June, 2024.

(SEAL)



Nora Lennon
Notary Public for the State of Texas
Commission Expires: 10/27/2026