



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 INFORMATION**

Project Name/Address/Location: Orange Angleton Acreage: 1.69
Brief Description of Project: Rezone, and build housing 1400sqft - 2000sqft
Is property platted? ☒ No ☐ Yes Subdivision name: _____ No. of Lots: _____
Recordation #: _____ Parcel(s) Tax ID#: 170806
Existing Use: _____ Proposed Use: Residential housing
Current Zoning: LI light industrial Proposed Zoning: SF 6.3
Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: Mount Pleasant Group LLC Contact Name: Kevin Kandler
Address: _____ City/State/ZIP: Angleton TX 77515
Phone: _____ Email: _____

APPLICANT INFORMATION

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

KEY CONTACT INFORMATION

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

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

Signature: Kevin Kandler Date: 6-30-25
(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 Base fee: \$1000.00 + \$25.00/each zone - 0 to 5 acres. 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

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)

0 Orange street, 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: Kewen Kandler (Mount Pleasant Group LLC)

ADDRESS: _____

APPLICANT PHONE # _____ E-MAIL: _____

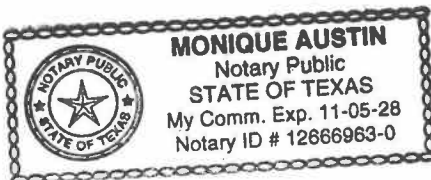
PRINTED NAME OF OWNER: Kewen Kandler

SIGNATURE OF OWNER: [Signature] DATE: 6-30-25

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 30 day of June, 2025.

(SEAL)



[Signature]

Notary Public for the State of Texas

Commission Expires: 11/05/28

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and being situated in Brazoria County, Texas, and being 1.69 acres of land, more or less, out of Tract 12, of the Bryan & Kiber Subdivision, I.T. Tinsley Survey, Abstract 375, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 29, Page 75, of the Deed Records of Brazoria County, Texas, said tract being described by metes and bounds as follows, to-wit:

Beginning at the southwest corner of the tract of land described in the deed from Bryan and Kiber to A.G. Follett, Jr., dated October 5, 1895, and recorded in Volume 32, Page 497, of the Deed Records of Brazoria County, Texas, on the east line of Tract 109 of said subdivision;

Thence east along the north side of the old Angleton-Freeport Highway a distance of 355.27 feet to a stake for the southeast corner of this tract;

Thence north 280 feet to a stake for corner;

Thence west 87.27 feet to a stake in the southeast boundary line of the railroad right-of-way;

Thence southwesterly along the said railroad right of way a distance of 328.8 feet to a stake in the east line of Tract 109 of said Bryan & Kiber Subdivision.



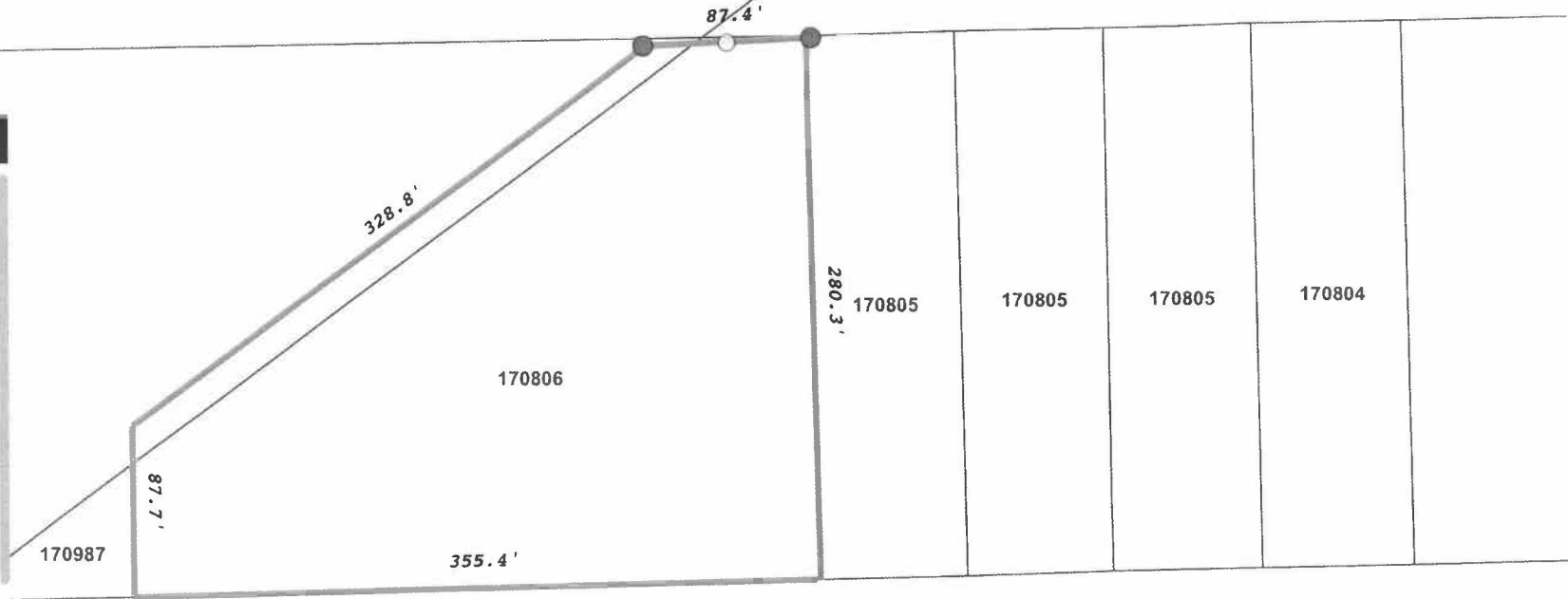
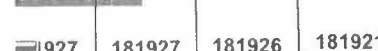
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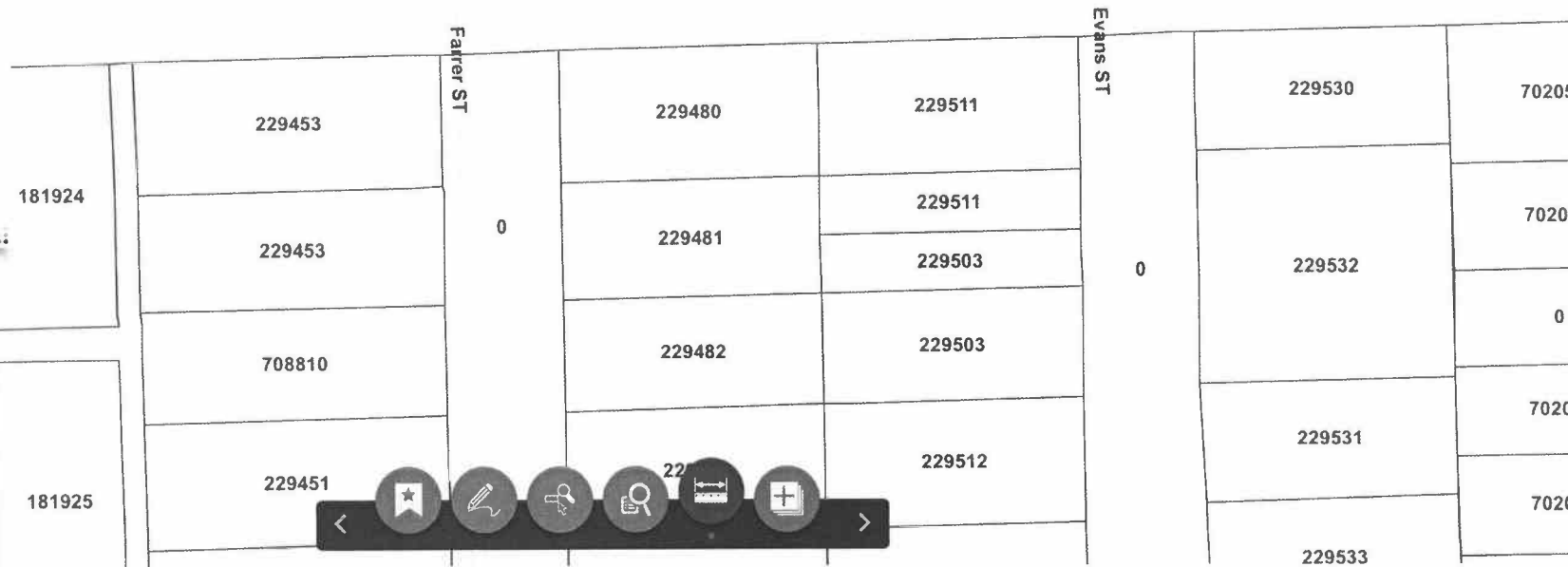
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