

AGENDA ITEM SUMMARY FORM

MEETING DATE: October 28, 2025

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

AGENDA CONTENT: Discussion and possible action to consider the Angleton Estuary LLC Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction (ETJ), being a tract containing 107.483 acres of land located in John W. Cloud League, A-169 & the J.DE J. Valderas Survey, A-380, Brazoria County, Texas out of a 338.705 acre tract recorded in C.C.F. No. 2004075629, O.R.B.C.T. Pursuant to the provisions of Subchapter D, Chapter 42 of the Texas Local Government Code.

AGENDA ITEM SECTION: Regular Agenda

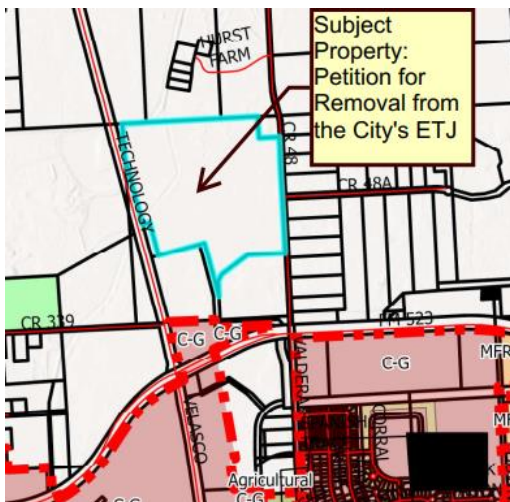
BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

EXECUTIVE SUMMARY. This is a request for approval of a petition filed originally on December 16, 2024, requesting release of approximately 107.483 acres of land from the extraterritorial jurisdiction (ETJ) of the City of Angleton enabled by new legislation known as Senate Bill 2038. The request is from the owners of the property, Angleton Estuary LLC.



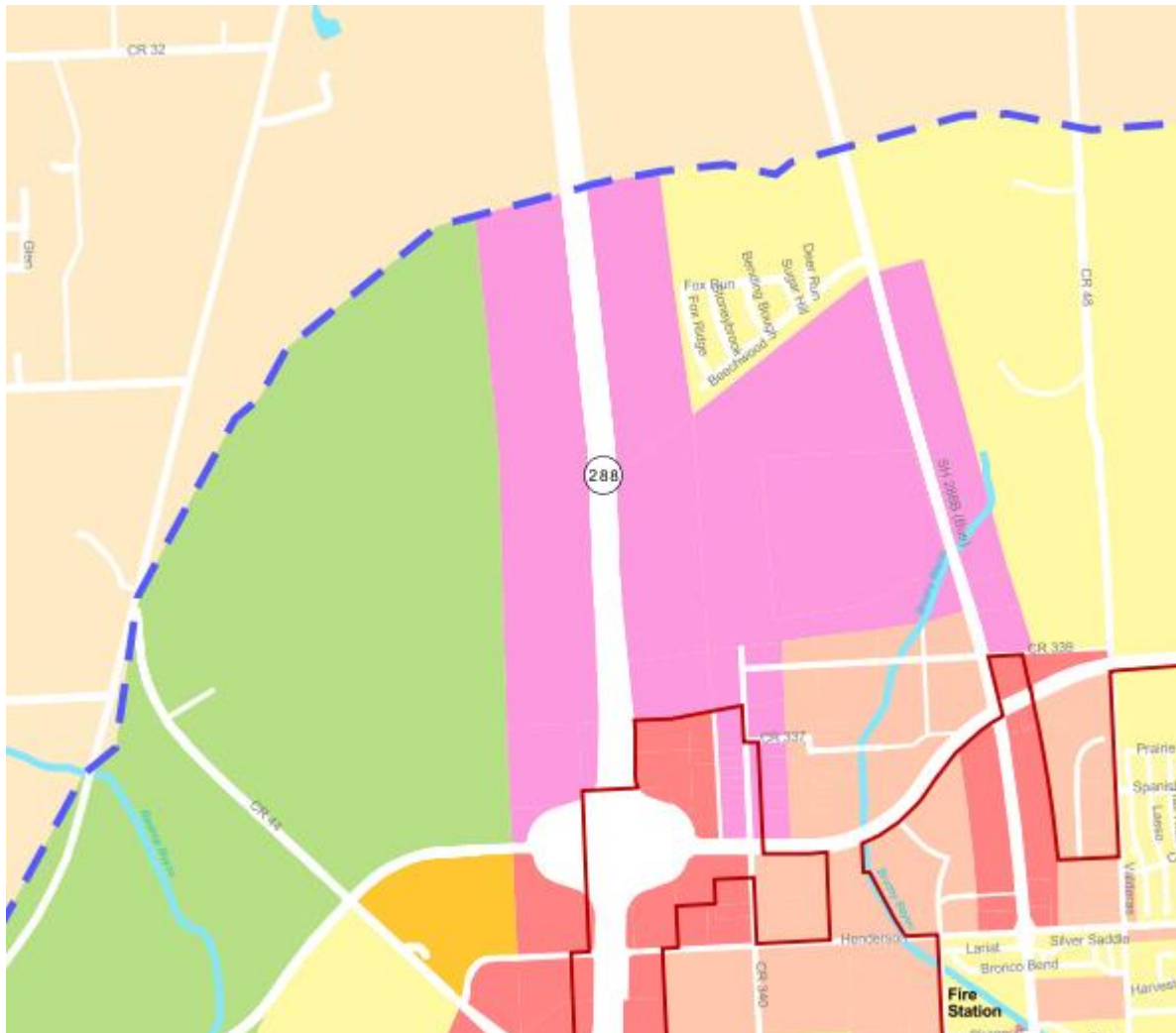
BACKGROUND:

Enacted state law allows landowners or residents to submit a written petition to a city to release their property from the city's extraterritorial jurisdiction (ETJ). In the 88th (Regular) Texas legislative session, Senate Bill 2038 was passed and is effective as of September 1, 2023. The newly enacted Local Government Code, Chapter 42, Subchapters D and E codified and established a petition and election process for releasing property from a city's ETJ.

Comprehensive Plan/Land Use Plan:

Staff has reviewed the property status that is subject to this petition for ETJ removal, as it relates to the long-range Comprehensive Land Use Plan. As shown below, the land use plan recognized this study area as a commercial node/gateway into the City

that recommends Industrial and Commercial uses along the SH288-B corridor. While this property lies within a distance of approximately 390 ft. to the City Limits line, its removal could affect the core planning consistency for that region. An appropriate mix of both commercial and industrial uses are recommended for this area with good access to highways and major arterials.



City Council voted to deny this request on January 28, 2028, of the petition requesting removal from the Extraterritorial Jurisdiction. If no action is taken, the removal is automatically approved by operation of law.

Recommendation. City Council is asked to review and reconsider a denial (January 28, 2028) of the petition requesting removal from the Extraterritorial Jurisdiction of the City of Angleton, Texas for property totaling approximately 107.483 acres of land located on the east side of SH 288B, north of the intersection of FM523 and SH288.