



AGENDA ITEM SUMMARY REPORT

MEETING DATE: February 10, 2026

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

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260210-014 granting the voluntary petition to annex approximately 10.646 acres into the City Limits and assigning an "MH" Zoning District/SUP, Specific Use Permit Overlay, originally within the Angleton ETJ, 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 Ordinance assigning Zoning to "MH" Zoning District/SUP, Specific Use Permit Overlay for 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. The annexation will be subject to a Service Agreement, for City of Angleton services including connection to water and sewer utilities.

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.

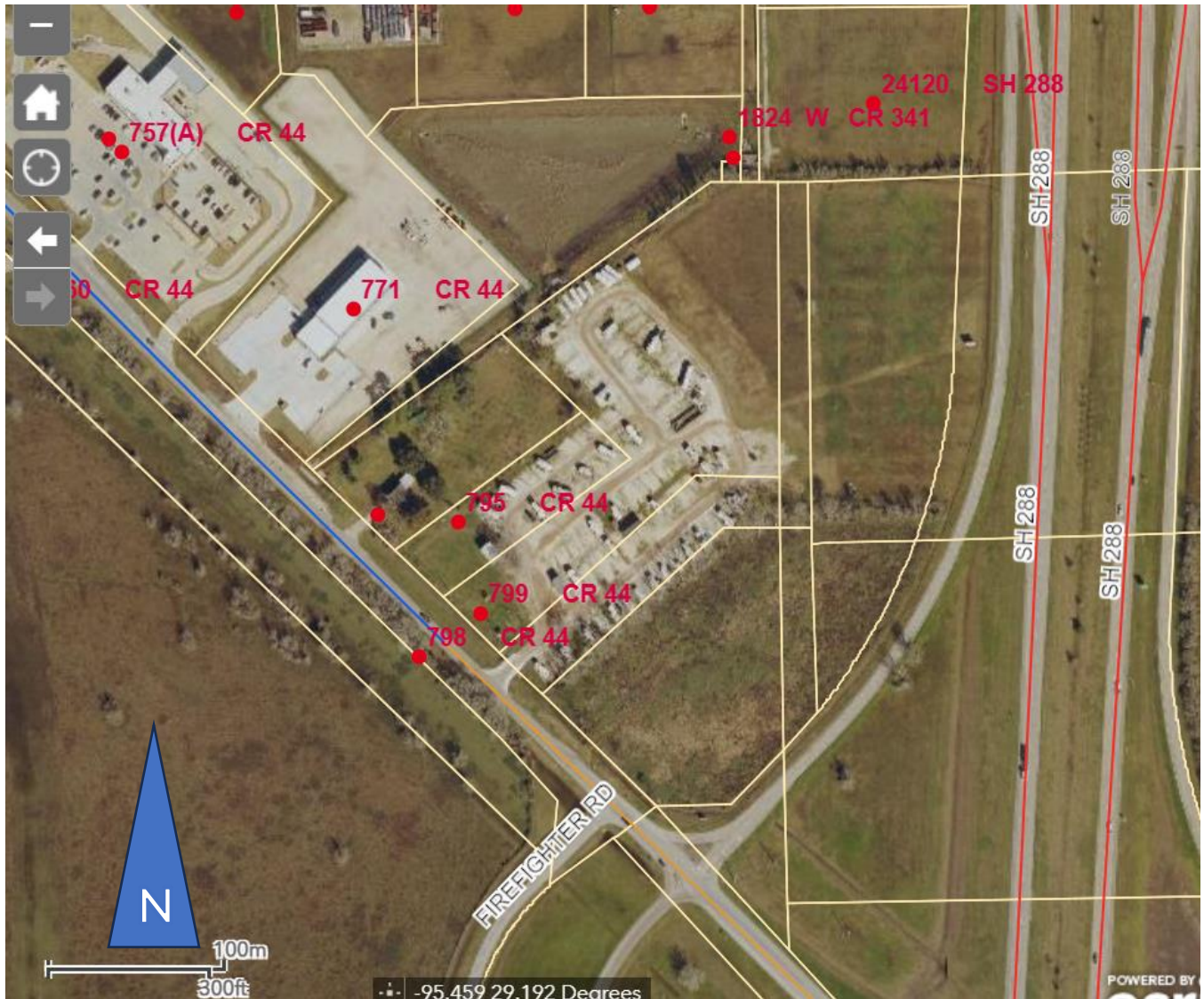
Sec. 14-126. Inspection of parks.

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.

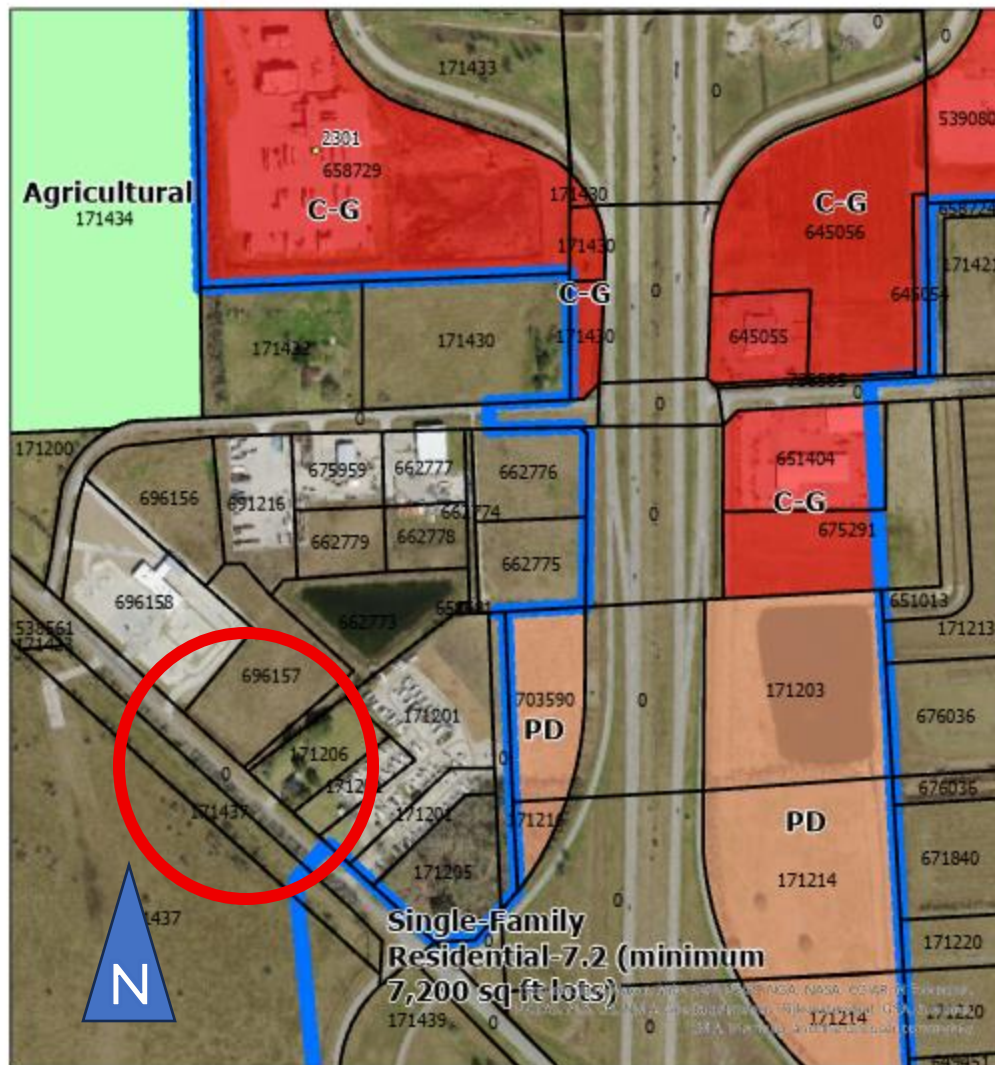
To avoid violations, or suspensions, inspections of any recreational vehicle park, is subject to the building official, the health officer, the fire chief, or the police chief of the city or their respective designee evaluating conditions or practices existing at such park which are in violation of any 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 25percent were responded by Law Enforcement.



Aerial Map



Zoning Map

Sec. 28-6. Zoning upon annexation.

- (a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council.

RECOMMENDATION:

City Council should conduct the public hearing, hear all public input, and consider the Ordinance for annexation and Zoning of the RV Park property as "MH" Zoning District/SUP, Specific Use Permit for an RV Park, and consider the Utility Service Plan, 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.