

ORDINANCE NO. 20260811-005

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING THE VOLUNTARY PETITION TO ANNEX APPROXIMATELY 5.234 ACRES TRACT INTO THE CITY LIMITS, FOR PROPERTY LOCATED AT FARM TO MARKET (FM523) AND THE STATE HIGHWAY 288 (SH288) SOUTHBOUND OFF-RAMP, ANGLETON, TX; ASSIGNING A ZONING CLASSIFICATION OF “C-G” COMMERCIAL GENERAL DISTRICT; AUTHORIZING SAID AMENDMENT OF ALL OFFICIAL BOUNDARY MAPS OF THE CITY; PROVIDING FOR AN OPEN MEETINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code § 43.003 authorizes the City of Angleton, as a home-rule municipality, to extend its City limit boundaries through the annexation of area adjacent to those boundaries; and

WHEREAS, Section 1.03 of the City Charter of the City of Angleton provides that the City Council has authority by ordinance to fix the City limit boundaries, provide for the alteration and extension of said boundaries, and annex additional territory lying adjacent to said boundaries in any manner provided by law; and

WHEREAS, Texas Local Government Code § 43.0671 provides authority for municipalities to annex an area if each owner of land in the area requesting annexation; and

WHEREAS, the owner(s) of the said property, of their own free will and accord, did voluntarily request that the City of Angleton incorporate the 5.234 acres described herein into the municipal boundaries of the City of Angleton.

WHEREAS, on August 6, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Zoning of approximately 5.234 acres to “C-G” Commercial General Zoning District for the Angleton RV Park LLC Facility, originally within the Angleton ETJ, and

WHEREAS, on August 6, 2026, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the property located as described and as graphically depicted in Exhibits “A” and “B”; and

WHEREAS, on August 11, 2026, the City of Angleton City Council held a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed annexation and assigning of the Zoning Classification of “C-G” Commercial General Zoning District, and

WHEREAS, said tract of land is contiguous and adjacent to the City of Angleton, Texas, and is located in the Extraterritorial Jurisdiction of the City of Angleton; and

WHEREAS, the 5.234 acres described in Exhibits “A”, and “B”, herein satisfies all requirements of Texas Local Government Code §§ 43.0671 - 43.0673; and

WHEREAS, notice of the public hearing was published in The Facts and posted on the City’s Internet website pursuant to Texas Local Government Code § 43.0673; and

WHEREAS, the City Manager has prepared the Service plan directed by the City Council as required and described in Exhibit “C”, which stipulates the property, upon annexation, will be entitled for full City services and that the City is make available water or sanitary sewer lines at the owner’s expense to the said property in accordance with the Service Agreement (Exhibit “C”).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The voluntary annexation petition as filed by Bhavin Divecha on behalf of Angleton RV Park, LLC, for the voluntary annexation of 10.646 acres into the City Limits and the Zoning to “MH” Zoning District/SUP, Specific Use Permit Overlay, for the Angleton RV Park LLC Facility, for property located at 788 and 789 Anchor Rd./CR44, Angleton, TX 77515, as graphically depicted in Exhibit “A” and “B”, into the City of Angleton is hereby granted subject to the following conditions:

1. This Zoning classifying of “C-G”, Commercial General Zoning District is subject to the successful granting of the annexation of the subject 5.234 acres.

SECTION 2. All official maps that depict the boundaries of the City Limits of the City of Angleton, Texas be revised to include the subject 5.234-acre tract within the City of Angleton, as depicted on Exhibits “A” and “B”.

SECTION 3. The City Manager is hereby directed to implement the annexation service plan described in Exhibit “C” to provide full municipal services to the area that is annexed as detailed in the Service Agreement.

SECTION 4. The meeting at which this Ordinance was approved was a regular meeting of the City Council, and in all things, was conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. This Ordinance shall become effective from and after its passage.

PASSED AND APPROVED this 11th day of August, 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary