



BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE

PAID
CASH CHECK
Memo

City of Angleton
121 S. Velasco
Angleton, TX 77515
979-849-4364

Applicant: Joe Sosa Phone: Cell:

Address: 728 West Mulberry

City: Angleton State: TX Zip: 77515

Applicant's Status: (check one) Owner Representative Tenant

Property owner: Beatriz Sosa Phone: Cell:

Address:

City: Angleton State: TX Zip: 77515

Applicant Signature Date 6-8-26 Owner Signature Date 6-8-26

Property Information:

This application must be accompanied by a site plan and any other documents requested, such as plot plans, photographs, topographic contour maps that are necessary to properly review the application.

Street address or location: 728 West Mulberry, Angleton TX 77515

Legal Description: A0180 H H Cornwall Tract 10B-11 Acres .629 (Angleton)
(please provide copy of metes and bounds)

Present zoning: CH - Commercial Present land use: Commercial-Tire Shop

Is a site plan, preliminary or final plat pending on the agenda of the Planning & Zoning Commission or the City Council? Yes No

Have you applied for a building permit? Yes No Date denied:

Has the Board of Adjustments issued an unfavorable ruling on this property within the last six months? Yes No

If yes, when:

Please provide proof of taxes paid on this property.

Request Information:

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary.

1. Describe the variance you are requesting: Wanting to build a canopy at the front of the property so we can get our employees and customers out of the rain and sun.

2. Describe the special or unique condition(s) of your property that exist, such as restricted area, shape, topography or physical features that are peculiar to your property: None

3. Do similar property conditions exist in your area? Explain: They did, torn down by Hurricane Beryl making to build a smaller but really heavy duty canopy in the front. Building was an old gas station and came with a canopy in the front

4. Explain how your need for a variance is unique to those special property-related conditions described above:

5. Are there special conditions affecting your property such that the strict application of the provisions of the Zoning Ordinance would deprive you of the reasonable use of your land? Explain: None

6. Explain why the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area: Original canopy was up for 30+ years, building a heavier duty one with more posts and heavier gauge metal.

7. Describe how strict enforcement of the zoning ordinance creates a hardship that is unique to your property, imposing a hardship above that suffered by the general public: Roof needed to keep customers out of rain and scorching sun

A completed variance application is due 30 days prior to the next Board of Adjustment meeting. Board of Adjustment meetings are held at noon on the third Wednesday of each month. At this meeting, a public hearing will be held. A public hearing notice must be published in the local newspaper (at least 14 days before the meeting) and a notice must be sent to all property owners within 200' of the property where the variance is being requested (the notice must be sent at least 10 days prior to the meeting).

Acknowledgements

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Board of Adjustments hearing.

I understand that in the event that I am not present or represented at the public hearing, the Board shall have the power to dismiss the proposal either at the call of the case or after the hearing, and that such dismissal shall constitute denial.

I reserve the right to withdraw this proposal at any time upon written request filed with the City Secretary's office, and such withdraw shall immediately stop all proceedings. I understand the filing fee is not refundable upon withdraw of the proposal after public notice.

I understand that if the request is approved, I must obtain a building permit from the City before any work is started on the property and that the Board of Adjustment action does not constitute the approval of the building permit.

Applicant's Initials: J. S. Date: 6-8-26

728 W Mulberry St
Angleton, Texas

Google Street View

Apr 2024 See more dates

Share X



Western Atk

Expand

Dickel

35

Google Maps

Street view of old canopy

To Whom it May Concern,

My name is Joe Sosa, I live local, eat local, shop local, pay taxes, raise my family and am a life long resident of Angleton. I also own and operate Angleton Tire Shop, a business proudly serving Angleton since 1996. Our business had a canopy torn down by Hurricane Beryl in 2024 and I simply want to rebuild a newer, nicer and heavier duty one. We currently have 2 bays to serve our customers and these fill up fast and often leaving us to work in our open parking lot and endure the elements, mostly high heat and rain. We also serve a lot of trucks with trailers and these cannot pull into our bays so these are done in the elements. I humbly ask for permission to build this canopy to better serve my customers and protect my employees from the elements. Attached with this application are our plans and if more information is needed please do not hesitate to contact me at any time.

Thank you,

Joe K Sosa

A handwritten signature in black ink, appearing to read "Joe K Sosa", is written over a faint, illegible printed name. The signature is written in a cursive style with a long horizontal stroke at the end.

Metes + Bounds of Property

SCHEDULE A (Continued)

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF BRAZORIA, CITY OF ANGLETON, STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a tract or parcel containing 0.6283 acres (27,367 square feet) of land situated in the H. H. Cornwall Survey, Abstract Number 180, Brazoria County, Texas, said 0.6283 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the southwest corner of the herein described tract in the north right-of-way (R.O.W.) line of State Highway Number 35 (also known as West Mulberry, 100.00 feet wide) from which a found one inch iron pipe bears East 0.6 feet and from which a found concrete monument for the southeast corner of the Shady Acres Subdivision bears West, 62.22 feet;

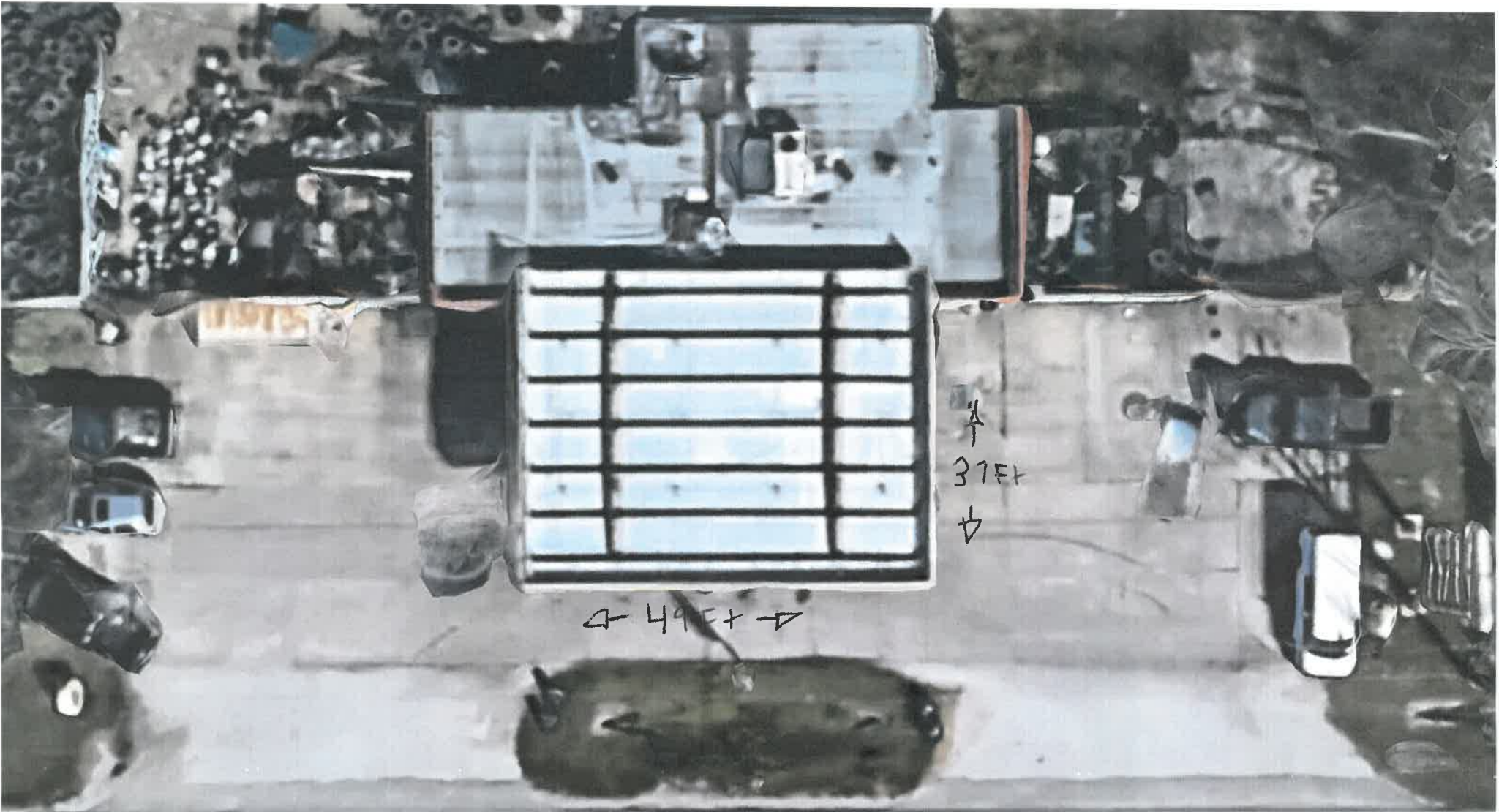
THENCE, North 00 deg. 01' 00" West, 150.00 feet to a found 1/2 inch iron rod for the northwest corner of the herein described tract;

THENCE East 182.58 feet to a found 1/2 inch iron rod for the northeast corner of the herein described tract;

THENCE, South 00 deg. 05' 00" West, 150.00 to a found 1/2 inch iron rod in the north R.O.W. line of the aforementioned State Highway Number 35 for the southeast corner of the herein described tract;

THENCE, along said north R.O.W. line of State Highway Number 35, West 182.27 feet to the **POINT OF BEGINNING** and containing 0.6283 acre (27,367 square feet) of land.

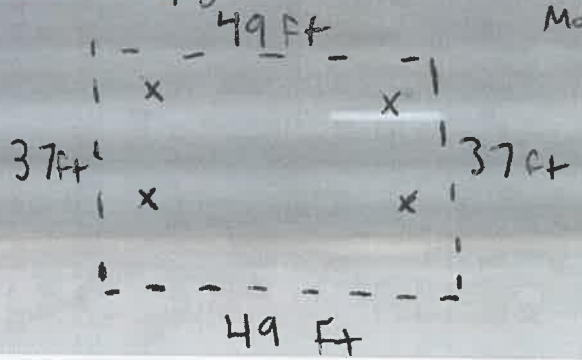
NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

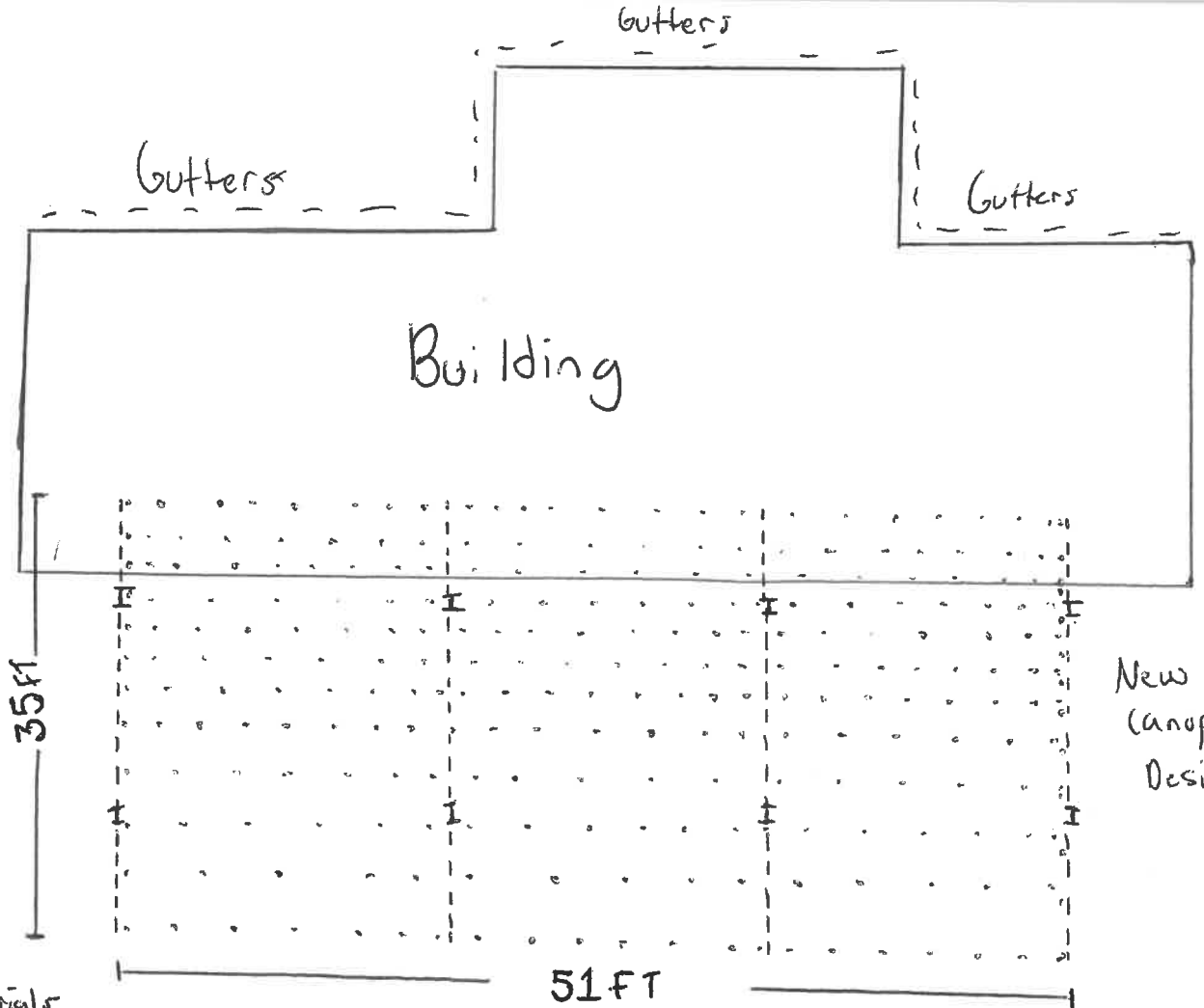


⊙ Aerial view of Canopy before Hurricane Beryl

Old Canopy Measurements Per google Maps

Old X-Posts





- * 8 Posts instead of 4
- * 15 Ft ^{total} to allow safe clearance for 18 wheelers, trucks, travel trailers
- * Provide much needed shade from Texas sun for customers and employees
- * Heavy duty commercial grade materials ^{and overhang}
- * Roof will slope onto building and drain from gutters like previous canopy
- * 3/4" x 6" concrete anchored to the ground



KRISTIN BULANEK
 BRAZORIA COUNTY TAX ASSESSOR/COLLECTOR
 237 E. Locust St. Suite 104
 ANGLETON, TX 77515
 (979) 864-1320

Original Receipt

Property Account Number:
01800034110

Statement Date: 1/30/26
 Owner: SOSA BEATRIZ
 Mailing Address: 122 BRYAN CT
 ANGLETON TX 77515-8153

Property Location: 0000728 W MULBERRY ST HWY 35
 Acres: 0.629
 Legal: A0180 H H CORNWALL TRACT 10B-11 ACRES
 .629 (ANGLETON)

Exemptions:
 Receipt #: 4102337

Deposit #: 202601301545-2025/KBarnhill@br

| YEAR | TAXING ENTITIES | TAXABLE VALUE | TAX RATE PER \$100 | DATE PAID | BASE TAX PAID | PENALTY & INTEREST PAID |
|------|------------------------------|---------------|--------------------|-----------|---------------|-------------------------|
| 2025 | BRAZORIA COUNTY | \$205,600.00 | 0.262548 | 1/30/26 | \$539.80 | \$0.00 |
| 2025 | SPECIAL ROAD & BRIDGE | \$205,600.00 | 0.042210 | 1/30/26 | \$86.78 | \$0.00 |
| 2025 | ANGLETON ISD | \$205,600.00 | 1.021900 | 1/30/26 | \$2,101.03 | \$0.00 |
| 2025 | ANGLETON - DANBURY HOSPITAL | \$205,600.00 | 0.074685 | 1/30/26 | \$153.55 | \$0.00 |
| 2025 | ANGLETON DRAINAGE DIST. NO 1 | \$205,600.00 | 0.052816 | 1/30/26 | \$108.59 | \$0.00 |
| 2025 | CITY OF ANGLETON | \$205,600.00 | 0.515246 | 1/30/26 | \$1,059.35 | \$0.00 |

BASE TAX \$4,049.10

TOTAL PAID \$4,049.10

Remitted By: ANGLETON TIRE SHOP
 728 WEST MULBERRY STREET
 ANGLETON TX 77515

Payment Type: CHECK
 Reference # 1902

Remaining Amount Due As of 1/30/26
0.00

17,018⁴⁵
1/30/26

Receipt 1/30/26

ANGLETON TIRE SHOP
 728 WEST MULBERRY STREET
 ANGLETON TX 77515

Steel Supply, L.P.
10600 Telephone Road, Houston, TX 77075
14130 West Road, Houston, TX 77041
713-991-7600
www.steelsupplylp.com

Term ID: 002

Sale - Approved

17:17

Amount **\$5,615.00**

Thank you for your business!

Merchant Copy



STEEL SUPPLY, L.P.

Steel Supply, L.P.
10600 Telephone Road
Houston, TX 77075
Phone: 713-991-7600 Fax: 713-991-0022
Website: <https://www.steelsupplylp.com>

May 14, 2026
1:28:10PM
Page 1 of 1

Material ordered + Receipt

Sales Order: 227203

Bill To: ANGLETON TIRE SHOP
728 WEST MULBERRY
ANGLETON, TX, 77515

Ship To: ANGLETON TIRE SHOP
728 W MULBERRY ST
ANGLETON, TX, 77515-4240
Attn: JOE SOSA
Phone#: (

Customer P.O. #: VERBAL
Terms :: AMEX
Sales 1: Jason Gunn

F.O.B.: Origin

Due Date: 5/15/26
Order Date: 5/14/26
Ship Via: 2 Our Truck

| Line# | Pcs Description | Width | Length | Weight | Price | UM | Extension | Tax |
|-------|--|-------|--------|----------|-----------|----|------------|-----|
| 1 | 7 W6 X 15 Wide Flange CS HR Beams A992 | | 40' 0" | 4,200.00 | \$585.000 | E | \$4,095.00 | E |
| 2 | 24 CEE-6" X 14GA RED OXIDE PURLINS METAL BUILDING COMPONENTS RO CEE | | 30' 0" | 1,893.60 | \$52.500 | E | \$1,260.00 | E |
| 3 | 1 PL.250 CS HR A36 Decoil Plate A36 | 48" | 96" | 327.00 | \$260.000 | E | \$260.00 | E |

32 Totals 6,420.60

Paid By: 1008 Subtotal Non taxable \$5,615.00

Total \$5,615.00

Unloading Instructions

Heavy duty Commercial grade material

Messages

DELIVER
PAID IN FULL VIA ORBITAL# 242877

Company policy prohibits shipment of additional materials or service on open account whenever a past due balance exists.
Finance charge of 1-1/2% per month on past due accounts. Annual rate is 18%.

Minimum 15% restocking charge on all returned items. No material returned without prior authorization. No returns after 30 days. Freight claims must be made within 5 days of receipt of goods.