



AGENDA ITEM SUMMARY REPORT

MEETING DATE: April 14, 2026

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

AGENDA CONTENT: Discussion and possible action on Resolution No. 20260414-009 authorizing the approval of water and utility service to Angleton RV Park, located at 799 County Road 44.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Previously Bhavin Divecha, Managing Partner of Angleton RV Park, petitioned for annexation of the facility located at 799 County Road 44, and requested to connect to the City of Angleton's water and sewer services.

Mr. Divecha expressed that the Angleton RV Park land is facing frontage 288 with a sanitary spray field in a visible site for 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.

Mr. Divecha has withdrawn his petition for annexation into the City Limits and opted to only connect to City utilities (Water and Sewer).

The amenities at the RV Park include the following:

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.

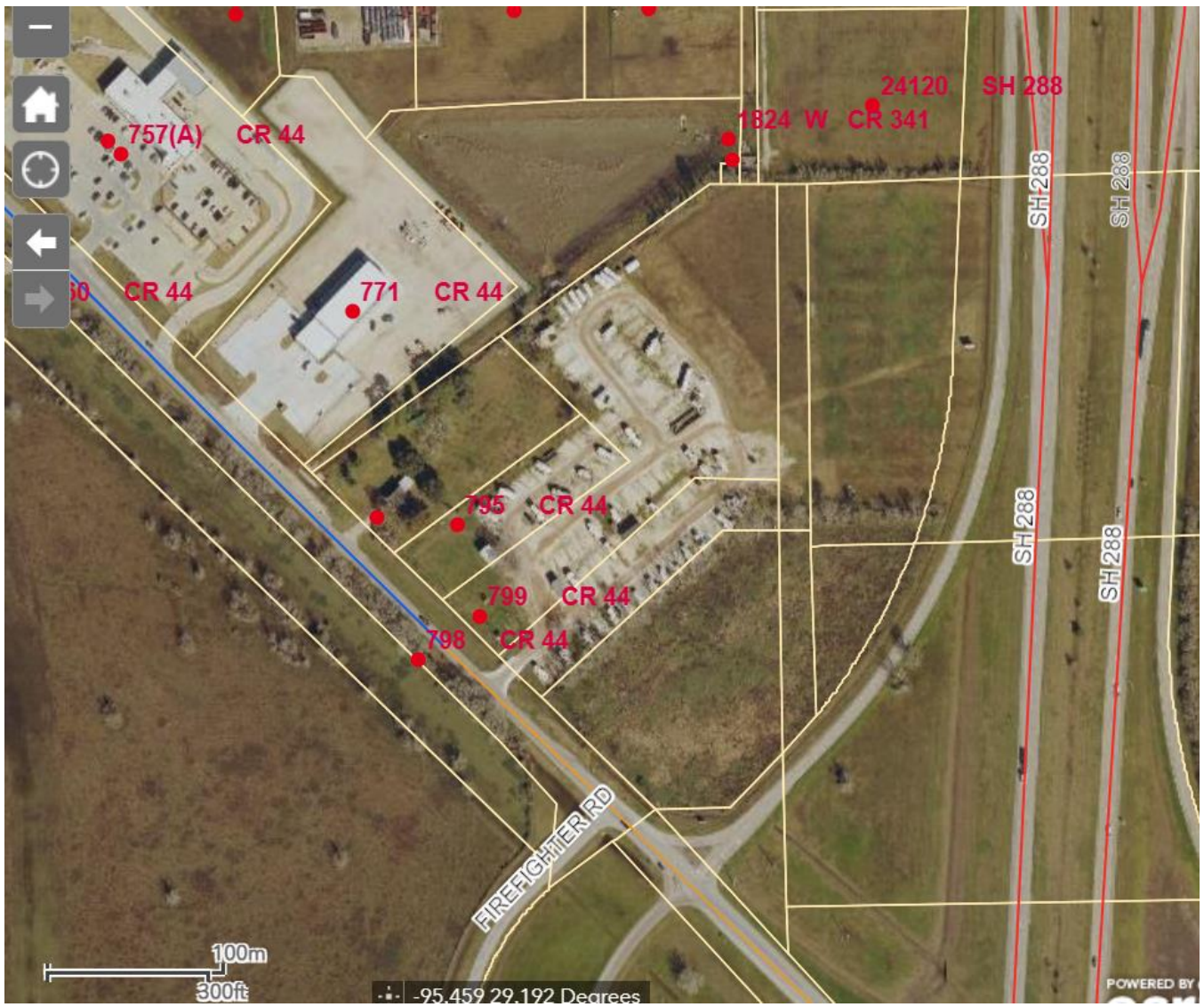
In April 2024, Angleton RV received a quote from Clements Plumbing, estimating \$39.5 K to install a lift station next to the existing septic system and run a 2" discharge line from the

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.

The Property Owner desires to connect to the City water and sewer system, with connection to be at the Owner's expense. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

The Property Owner understands and acknowledges that the City will not provide Solid Waste Trash Pick Up (by separate contract), or any other City Municipal Services other than Water and Sewer as part of this Resolution.

The most current Fee Schedule for Out of the City customers is attached in Exhibit B.



Aerial Map

