



APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 12/6/2021

TYPE OF PLAT APPLICATION

ADMINISTRATIVE

MINOR ☐

AMENDING/REPLAT ☐

PRELIMINARY

RESIDENTIAL ☒

COMMERCIAL ☐

FINAL

RESIDENTIAL ☐

COMMERCIAL ☐

Address of property: 710 W. Mulberry St.

Name of Applicant: Ryan Moeckel - Platting Manager

Phone: 832-595-7926

Name of Company: McKim and Creed

Phone: 281-491-2525

E-mail: rmoeckel@mckimcreed.com

Name of Owner of Property: Mulberry Fields, LLC Attn: Corey Boyer

Address: 12618 Rolling Valley Drive, Cypress, Texas 77429

Phone: 832.525.1633

E-mail: corey@bhgccllc.com

I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) 

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 6th day of December, 2021.

(SEAL)




Notary Public for the State of Texas

Commission Expires: 8.3.2024

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description)
710 W. Mulberry St., Angleton, TX

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

Ryan Moeckel

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Ryan Moeckel

ADDRESS: 12718 Century Drive, Stafford, Texas 77477

APPLICANT PHONE # 281-491-2525 E-MAIL: rmoeckel@mckimcreed.com

PRINTED NAME OF OWNER: Corey Boyer w/ Mulberry Fields, LLC


SIGNATURE OF OWNER:  DATE: 12/6/21

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this 6th day of December, 2021.

(SEAL)




Notary Public for the State of Texas
Commission Expires: 8.3.24

PROJECT SUMMARY FORM

Address of property 710 W. Mulberry St, Angleton, TX

The subject property fronts 60 feet on the north side of Mulberry St.

Depth: 910 feet Area: 566,471 sq.ft. Acres: 13.0044 acres square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

Proposed single family residential development

Is this platting a requirement for obtaining a building permit? X YES NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

The purpose of submitting this preliminary plat is to make sure we have an approved subdivision through the City of Angleton before committing too much time/money into the project. Saying this, there are a few items on the checklist the we are not including. We are fully aware that pending the approval of this preliminary plat, we will submit all the items required before or at time of the final plat being submitted.

Name: Ryan Moeckel

Date: 12/06/2021

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPEN_DIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

- M&C** 1. A completed application form and application fee; **No issues.**
- M&C** 2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat; **No issues.**
- ADICO** 3. A preliminary utility plan showing all existing and proposed utilities; **No issues.**
- N/A** 4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat; **No required size of development per trip count.**
- ADICO** 5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision; **No issues.**
- ADICO** 6. A drainage report, as set out in section 23-15, Drainage and utilities; **No issues.**
- N/A** 7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report; **This has not been completed. We are awaiting approval on the preliminary plat to confirm the location of the utilities will be acceptable prior to completing the geotech report. Can this be provided with the construction plans?**
- M&C** 8. A current tax certificate(s); **No issues.**
- N/A** 9. Construction plans may be submitted at the option of the applicant; **This will be submitted at a later date.**
- N/A** 10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C; **N/A**
- M&C** 11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid; **Developer will pay for in lieu of park dedication.**
- M&C** 12. Heritage tree survey and a tree preservation plan; **Can this be provided with the construction plans at a later date. We anticipate full tree mitigation offsite (within city**
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
- N/A** 14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat. **This will be submitted at a later date.**

PLAT FEES:

ADMINISTRATIVE PLAT

\$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	\$800.00 plus \$6.00 per lot
More than 200 Lots	\$4.00 per additional lot over 200
Plan Review Fee by City Engineer	\$1,000.00
deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	\$1,000.00
More than Two Acres	\$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer	\$1,000.00
deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)	

$44 \text{ lots} \times 6 = 264$
 $800 + 264 = \$1064$

OFFICE USE ONLY:

Date received: _____ By: _____

Type of Plat: _____

Description of individual charges:

Total Fee Received: _____ By: _____

Proof of taxes received: _____ Yes If no, explain: _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

Received Preliminary Plat on: _____ by _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

FINAL PLAT MEETINGS:

Received final plat on _____ by _____

Reviewed by Staff on _____ by _____

Planning & Zoning meeting date: _____

City Council meeting date: _____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____