

ORDINANCE NO. 20260127-000

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, GRANTING THE VOLUNTARY PETITION TO ANNEX APPROXIMATELY 10.646 ACRES INTO THE CITY LIMITS, FOR THE ANGLETON RECREATION VEHICLE (RV) PARK, LOCATED AT 789 & 799 ANCHOR RD./CR 44, ANGLETON, TX; ASSIGNING A ZONING CLASSIFICATION OF “MH” DISTRICT/SUP OVERLAY; AUTHORIZING SAID AMENDMENT OF ALL OFFICIAL BOUNDARY MAPS OF THE CITY OF ANGLETON TO INCLUDE THE SAID ACRES IN THE CITY OF ANGLETON; 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 10.646 acres described herein into the municipal boundaries of the City of Angleton.

WHEREAS, on February 5, 2026, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Zoning of approximately 10.646 acres to “MH” Zoning District/SUP, Specific Use Permit Overlay for the Angleton RV Park LLC Facility, originally within the Angleton ETJ, and

WHEREAS, on February 5, 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 Angleton RV Park LLC Facility; and

WHEREAS, on February 10, 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 assigning of the Zoning Classification of “MH” Zoning District/SUP, Specific Use Permit Overlay, for the Angleton RV Park LLC Facility; 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 10.646 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 at the time designated in the Service Agreement (Exhibit “C”), in order to facilitate full service to the said 10.646 acres; and

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 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.

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 10.646-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 10th day of February 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Michelle Perez, TRMC, CMC
City Secretary