

**PAID**

CASH  CHECK  CREDIT

Memo 850.00 cc



**BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

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

**Applicant:** Marti Davidson Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Address:** 1201 ...

**City:** Angleton **State:** TX **Zip:** 77515

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

**Property owner:** Phil + Sharon Piper Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** Angleton **State:** Tx **Zip:** 77515

Marti Davidson  
Applicant Signature

2/18/26  
Date

Phil Piper  
Owner Signature

2/18/26  
Date

Sharon Piper

**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:** \_\_\_\_\_

**Legal Description:** Fig Farm (A 0341 WM McDermott) BLK 2 LOT 15  
(please provide copy of metes and bounds)

**Present zoning:** \_\_\_\_\_ **Present land use:** residential

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.**

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: PEM Date: 2-18-2026

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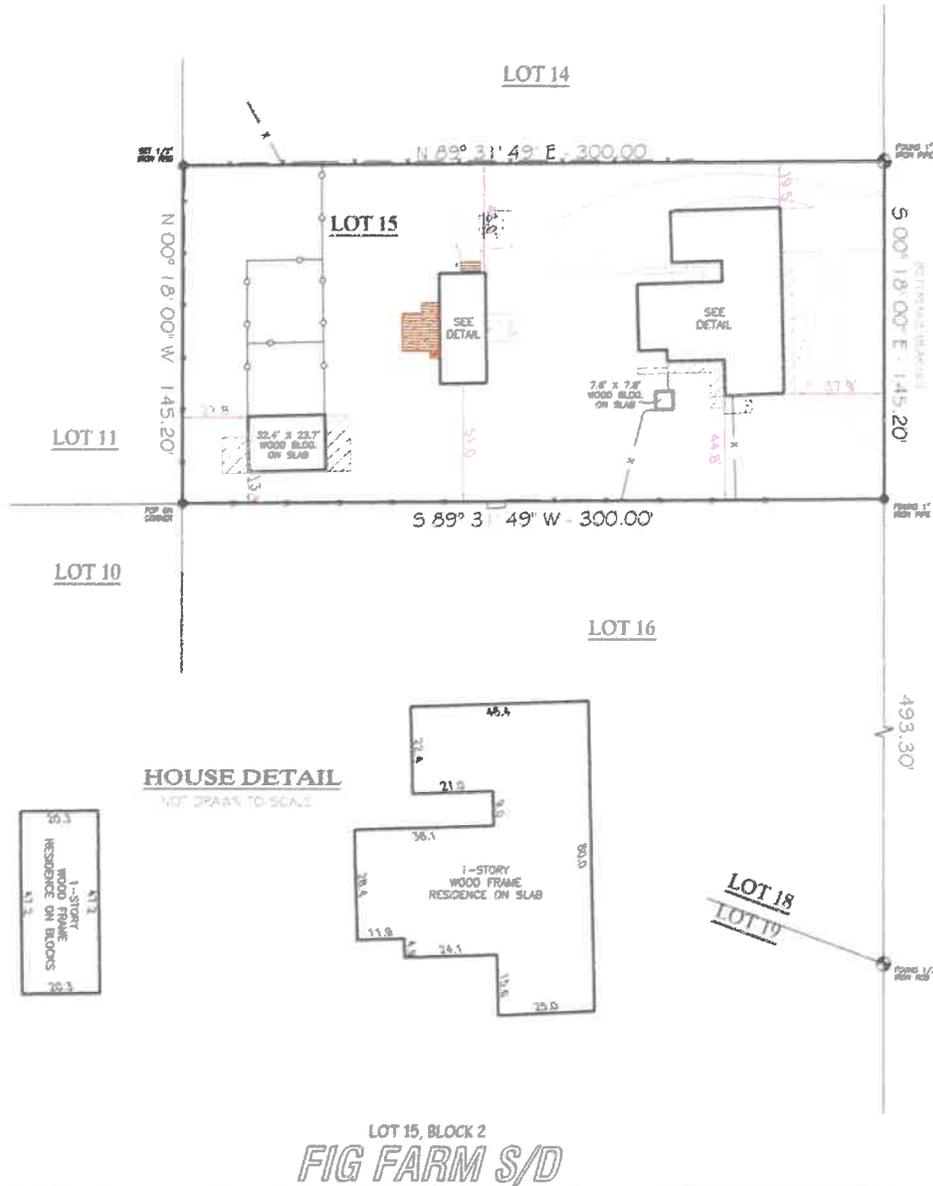
## **Sec. 23-5. Applicability.**

- A. *Generally.* No land shall be developed, redeveloped, or substantially improved, except in accordance with this Code. The following actions are considered to be "development" and subject to the LDC:
1. *Use of land.* The use of any building, structure, or land, including new uses, expansion, and material changes to the operational characteristics of existing uses within the city;
  2. *Grading of land.* Any nonagricultural disturbance of land, soil, vegetation, or drainage ways, excluding landscaping, shall conform to the LDC for all properties in the city and the ETJ; and
  3. *Subdivision.* Any division of land for development, sale, or lease, whether by metes and bounds, subdivision, or other technique, shall comply with the LDC. Deed divisions of land that result in parcels where all resulting tracts have a lot area of five acres are exempt from the subdivision requirements of the LDC, but may be required to file a development plat, as set out in section 23-87, Administrative plats.
  4. *Site development.* Site development, excluding all land use requirements in the ETJ, is subject to all requirements of the Angleton Code of Ordinances to the full extent allowed by V.T.C.A., Local Government Code Ch. 212.
  5. *ETJ development.* The city reserves the right to require the approval of a development plat and site plan for property in the ETJ to ensure that development complies with all applicable LDC requirements and any other ordinances where TLGC Ch. 212 is cited as an "authority".
- B. *Applicability to publicly owned property.* The LDC is applicable to all public agencies and organizations to the full extent allowed under the U.S. and Texas Constitutions, and the laws of each.
- C. *Pending applications.* Development applications shall be governed by the laws and regulations in effect when they were submitted.
- D. *Creation of a building site and permitting.*
1. Construction or building permits may not be issued unless the parcel, lot, or tract:
    - a. Is part of a plat of record, approved by the city council, or Brazoria County, and is filed in the plat records of Brazoria County, Texas;
    - b. Was created prior to the adoption of Ordinance No. 333 on February 11, 1964;
    - c. Was created by a deed division prior to being subject to requirements that required subdivision approval;
    - d. Was lawfully created prior to being annexed into the city or added to city's ETJ;
    - e. Was lawfully created by the action by a court of competent jurisdiction or by the dedication of easements or right-of-way; or
    - f. Was created through a lawful deed division that created parcels that were each five acres in area, or larger.
  2. If any of the conditions for the creation of a building site exists, the property is a legal building site and a building permit may be issued without additional platting being required, unless a development plat is required, as set out in section 23-87, Administrative plats.
- E. *Nonconforming lots.*
1. *Standards.* Existing nonconforming lots may be combined to increase conformity as follows:



PIN REGISTRATION NO. 10156700 REGISTRATION NO. 10156700  
**Surveying & Mapping, LLC**

P.O. BOX 3344 LAKE JACKSON, TEXAS 77566 (878) 299-3373



**FIG LANE**  
 (A.K.A. COUNTY ROAD 597)  
 (60' R.O.W., VOL. 4, PG. 169, D.R.B.C.)

**HOUSE DETAIL**  
 NOT DRAWN TO SCALE

LOT 15, BLOCK 2  
**FIG FARM S/D**

COMMUNITY NO. ~~4865~~ PANEL NO. ~~8445~~ SURVEY E. ZONE - I. DATE: ~~11/14/19~~ REVISED: **12/20/20**  
 I have consulted the F20-F24 Flood Hazard Boundary Map in the above described property and a **3.5** FOOT is a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The size and dimensions of said property being as indicated by the plat; the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and back and distance from property lines are as indicated. There are no encroachments, conflicts, or provisions, except as shown.

**NOTES:**  
 1) BUILDING LINES AND EASEMENTS PER PLAT.  
 2) BEARINGS ARE GIVEN ON THE EAST LINE OF LOT 15 THRU 18, BEING - S 0° 11' 00" E.

**NEAREST IMPROVED PUBLIC HIGHWAY IS BELIEVED TO BE SUPERIOR AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OF PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.**

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VIEWED BY BUYER BEFORE COMMENCING CONSTRUCTION.

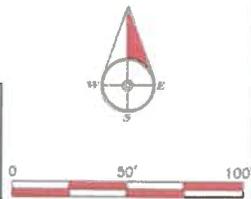
PREPARED EXCLUSIVELY FOR: PHILIP & SHARON PIPER  
 This is to certify that I have made an on the ground survey of the property located at:  
 (58) FIG LANE (A.K.A. COUNTY ROAD NO. 597) NEAR THE CITY OF ANGLETON, TEXAS,  
 Lot 15, Block 2 of the Fig Farms Subdivision of the Wm. C. McDermott Survey and the G. R. Huebner Survey, Abstract 341 and Abstract 201, respectively, Brazoria County, Texas, according to the Map or Plat recorded in Volume 4, Page 169, of the Plat Records, Brazoria County, Texas.

Drawn by: **ASMF**  
 Job No.: **2025-0732**  
 Request: **M. DAVIDSON**  
 Book No.: **PPO221**  
 Scale: **1" = 50'**  
 Date: **07/15/2025**

LEGEND	
	— CLEAR-LINE
	-X- SPOD FENCE
	— IRON FENCE
	— C.E.
	— A.E.
	— B.L.
	— CONTROLLING DISCREPANT
	— CHIMNEY
	— U.E. UTILITY EASEMENT
	— A.E. AERIAL EASEMENT
	— B.L. BUILDING LINE
	— R.O.W. RIGHT-OF-WAY
	— I.E. IRON PIPE
	— I.P. IRON PIPE
	— P.F.D. PAVED



Borrower(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
**George K. Lane, R.P.L.S.**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6068



**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: code sec. 23-5 lot frontage  
is insufficient.

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: Two homes on one  
property

3. Do similar property conditions exist in your area? Explain: need to set Subdivide 2  
tracts for children

4. Explain how your need for a variance is unique to those special property-related conditions described above: for health and sanitation, because of need for 2 meters

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: preexisting lot configuration to create this lot.

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: current code will not permit lot split.

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: No flexibility in code

**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.



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

## Duplicate Receipt

**Statement Date:** 2/1/26  
**Owner:** PIPER PHILIP E & SHARON M  
**Mailing Address:**

**Property Location:** 0001581 FIG LN / COUNTY ROAD 597  
**Acres:** 0  
**Legal:** FIG FARM (A0341 WM MCDERMOTT) BLK 2 LOT 15

Exemptions: GENERAL HOMESTEAD, OPTIONAL HOMESTEAD, OVER 65  
 Receipt #: 4105708 Deposit #: 202512309355-2025/latoyam

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2025	BRAZORIA COUNTY	\$211,535.00	0.262548	12/29/25	\$555.38	\$0.00
2025	SPECIAL ROAD & BRIDGE	\$211,535.00	0.042210	12/29/25	\$89.28	\$0.00
2025	ANGLETON ISD	\$134,530.00	1.021900	12/29/25	\$1,221.74	\$0.00
2025	ANGLETON - DANBURY HOSPITAL	\$236,535.00	0.074685	12/29/25	\$176.66	\$0.00
2025	BC EMERGENCY SERVICES #3	\$349,530.00	0.079229	12/29/25	\$276.93	\$0.00
2025	ANGLETON DRAINAGE DIST. NO 1	\$236,535.00	0.052816	12/29/25	\$124.92	\$0.00

**BASE TAX \$2,444.91**

**TOTAL PAID \$2,444.91**

Remitted By:

Payment Type: CHECK  
 Reference # WIRE

**Remaining Amount Due As of 2/1/26**  
**0.00**

Receipt 2/1/26