



NEW FACILITY FOR

TAKE 5 OIL CHANGE

RETAIL PETROLEUM FACILITY

1216 N. VELASCO STREET
ANGLETON, TX 77515

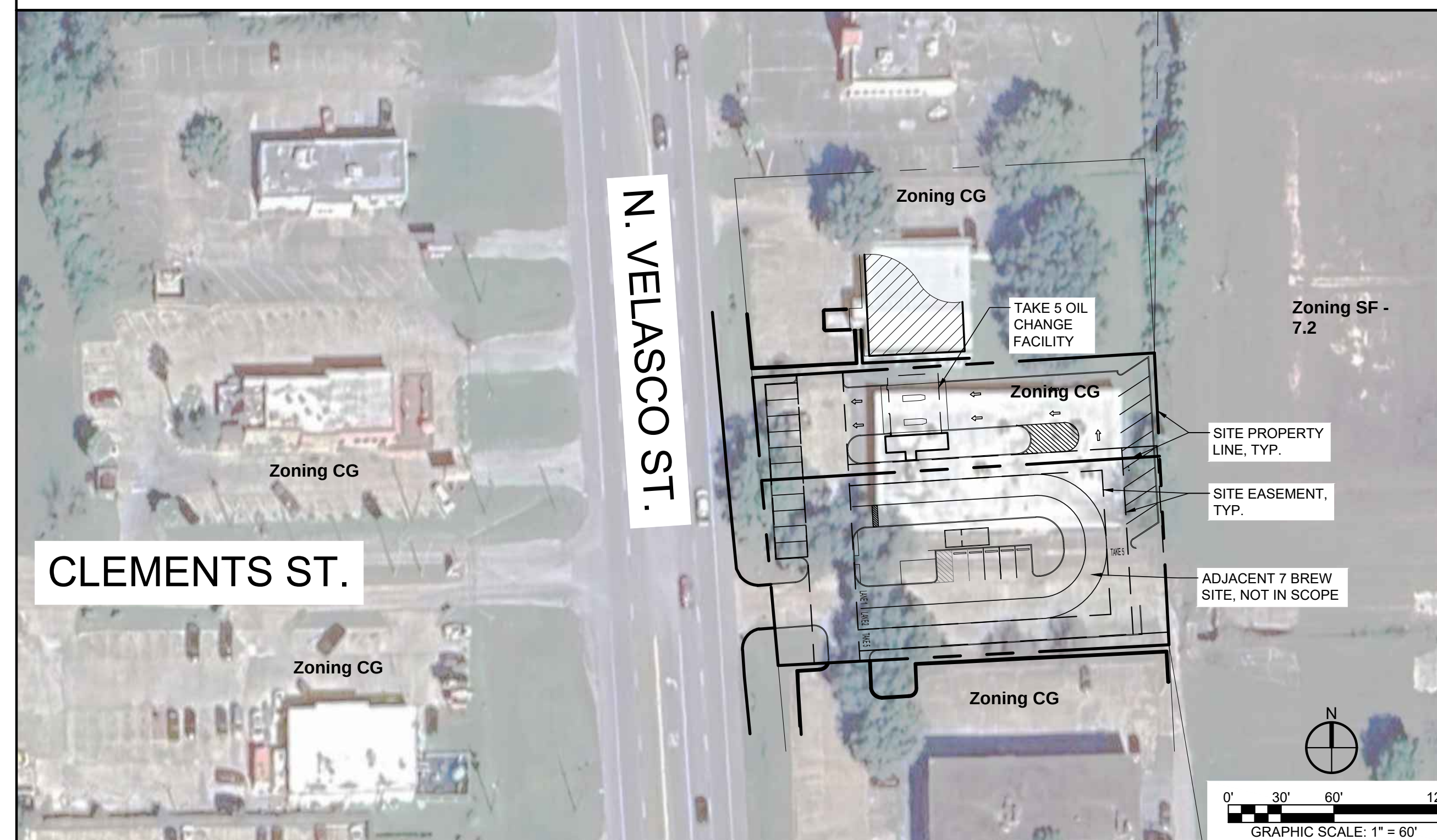
06/26/2026 ZONING VARIANCE SUBMISSION



DRAWING INDEX

G001	COVER SHEET
A001	SITE PLAN
A003	EXTERIOR ELEVATIONS
EXH-1.0	SITE OVERLAY

VICINITY MAP



SCOPE OF WORK

THE PROPOSED PROJECT IS A NEW GROUND UP, ONE STORY 1,327 S.F. EXPRESS OIL CHANGE BUILDING WITH 2 SERVICE BAYS AS WELL AS SITE IMPROVEMENTS. THE BUILDING WILL CONSIST OF A CONCRETE SLAB ON GRADE (INCLUDING RECESSED SLAB AREAS AND OIL CHANGE SERVICE PITS), AND WOOD FRAMED WALLS. EXTERIOR WALLS FINISHED WITH EIFS, AND SINGLE PLY MEMBRANE ROOFING OVER RIGID INSULATION ON PLYWOOD DECK OVER WOOD FRAMED TRUSSES. THE INTERIOR SPACES WILL INCLUDE SERVICE BAYS, AN OFFICE, WAITING ROOM, BACK ROOM AND RESTROOM. INTERIOR WALLS WILL BE WOOD FRAMED.

THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, SITE LIGHT FIXTURES & POLES WITH BASES, AND A 121 S.F. TRASH ENCLOSURE LOCATED ON ADJACENT PROPERTY WITH AN EASEMENT ACCESS. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.



WT Group AEC

2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wtgroupaec.com

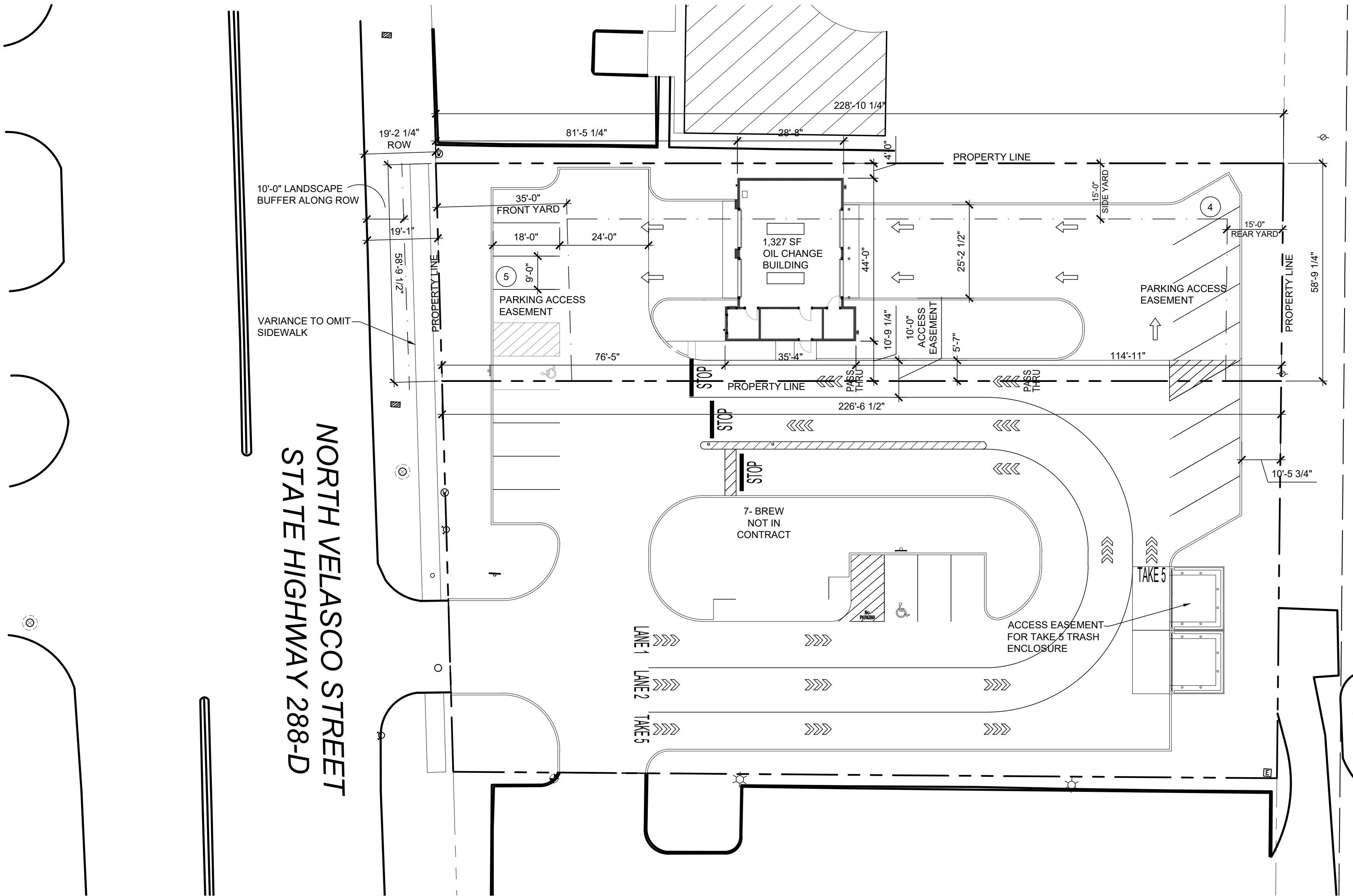
TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515

COVER SHEET

DRAWN BY JRO	CHECKED BY JRO
ISSUE DATE 06.26.26	
PROJECT NO. D2600019	
SHEET NO.	

G001

PROGRESS PRINT
NOT FOR CONSTRUCTION
06-26-2026



ZONING INFORMATION			
SITE ZONING (SECT 28)	MUNICIPALITY / JURISDICTION: CITY OF ANGLETON, TX. EXISTING ZONING: C-G COMMERCIAL GENERAL PROPOSED USE: AUTOMOBILE REPAIR (MINOR) - PERMITTED VARIANCE REQUEST: RELIEF FOR SIDE YARD REQUIREMENT ON NORTH SIDE OF PROPERTY RELIEF FOR MINIMUM LOT WIDTH RELIEF FOR PUBLIC SIDEWALK REQUIREMENT		
SITE AREA (SECT. 28-57)	LOT AREA:	ALLOWED 10,000 SF MIN	PROPOSED 13,377 SF 0.307 ACRE
	LOT COVERAGE:	80% MAX	10,568 SF/ 79%
BUILDING HEIGHT (SECT. 28-57)	MAIN BUILDING:	ALLOWED 80'-0"	PROPOSED 19'-10"
BUILDING SETBACKS (SECT. 28-57)	FRONT YARD (VELASCO):	REQUIRED 35'-0"	PROPOSED 54'-4"
	SIDE YARD (NORTH):	15'-0"	4'-0"
	SIDE YARD (SOUTH):	0'-0"	11'-4"
	REAR YARD:	15'-0"	119'-7"
LANDSCAPE SETBACKS (SECT. 28-102)	RIGHT OF WAY (VELASCO)	REQUIRED 10'-0"	PROPOSED 19'-1"
	SIDE YARD (NORTH):	0'-0"	VARIES
	SIDE YARD (SOUTH):	0'-0"	0'-0"
	REAR YARD:	0'-0"	10'-5"
STACKING (SECT. 28-101)	STACKING:	REQUIRED 3 PER SERVICE BAY	PROPOSED 3 PER SERVICE BAY
PARKING (SECT. 28-101)	STALL SIZE:	REQUIRED 9' X 18'	PROPOSED 9' X 18'
	"9'x18" STALL ALLOWED WHEN POSSIBLE FOR A VEHICLE TO OVERHANG THE FRONT OF THE PARKING SPACE THAT IS LANDSCAPED WITH GRASS, MULCH OR SIMILAR LANDSCAPING MATERIAL , NOT INCLUDING SIDEWALKS SECT 14.04.003, (2),(d), (3), (B)		
	MOTOR VEHICLE SALES (1) SPACE / 500 SF + 1 PER SERVICE BAY:		3+2 5



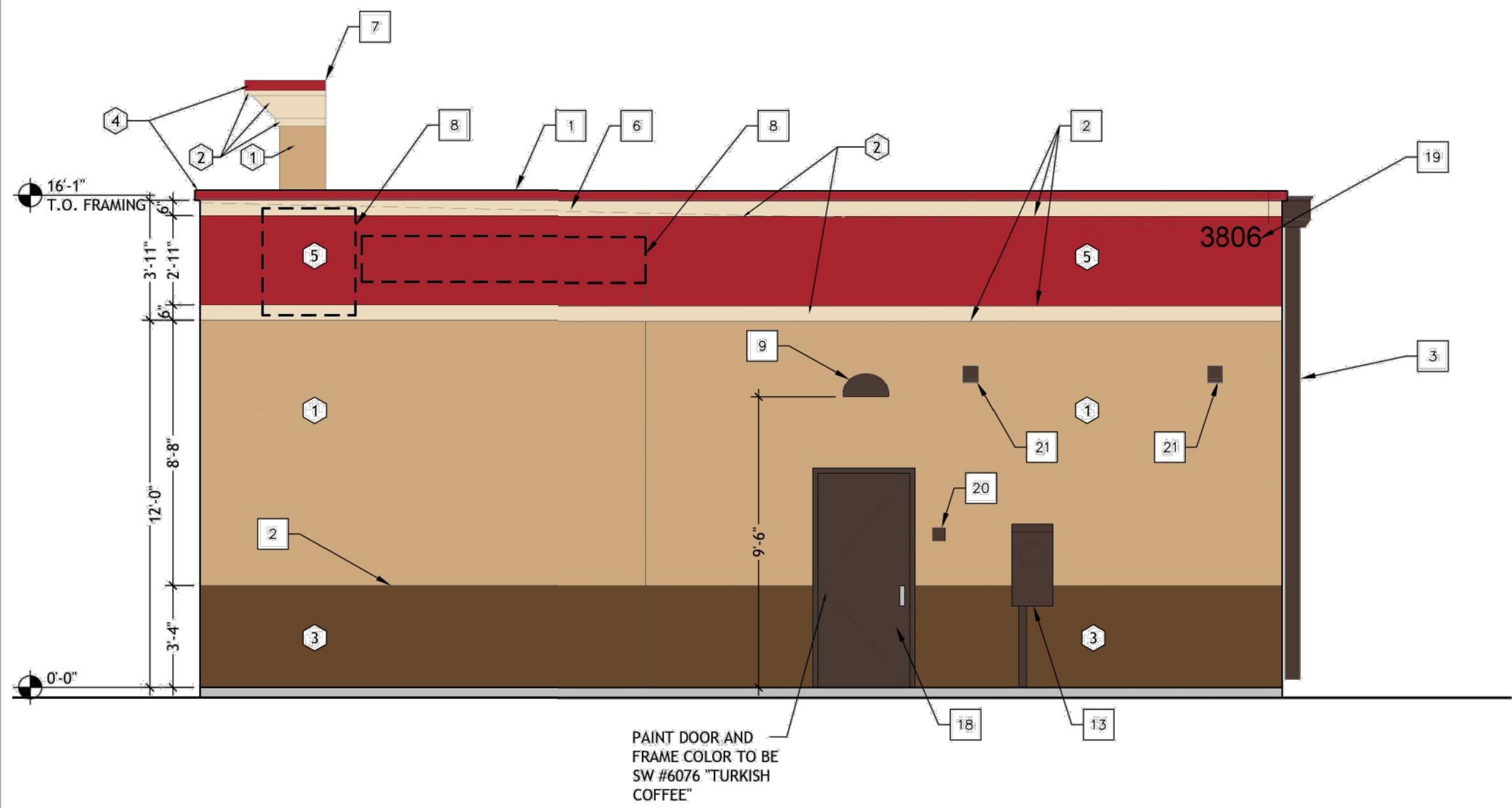
WT Group AEC

2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wgroupaec.com

TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515
ARCHITECTURAL SITE PLAN

DRAWN BY JRO	CHECKED BY JRO
ISSUE DATE 06.26.26	
PROJECT NO. D2600019	
SHEET NO. A001	

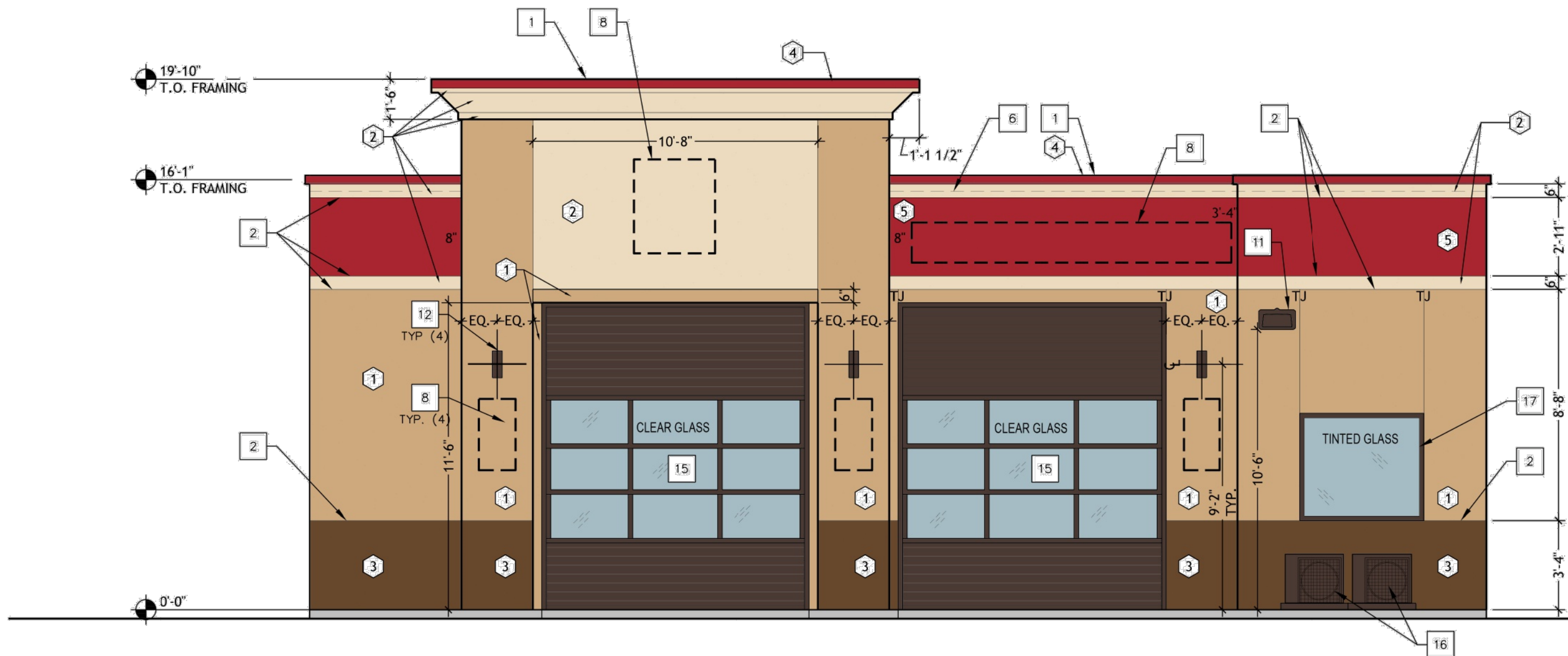
PROGRESS PRINT
NOT FOR CONSTRUCTION
06-26-2026



EAST ELEVATION

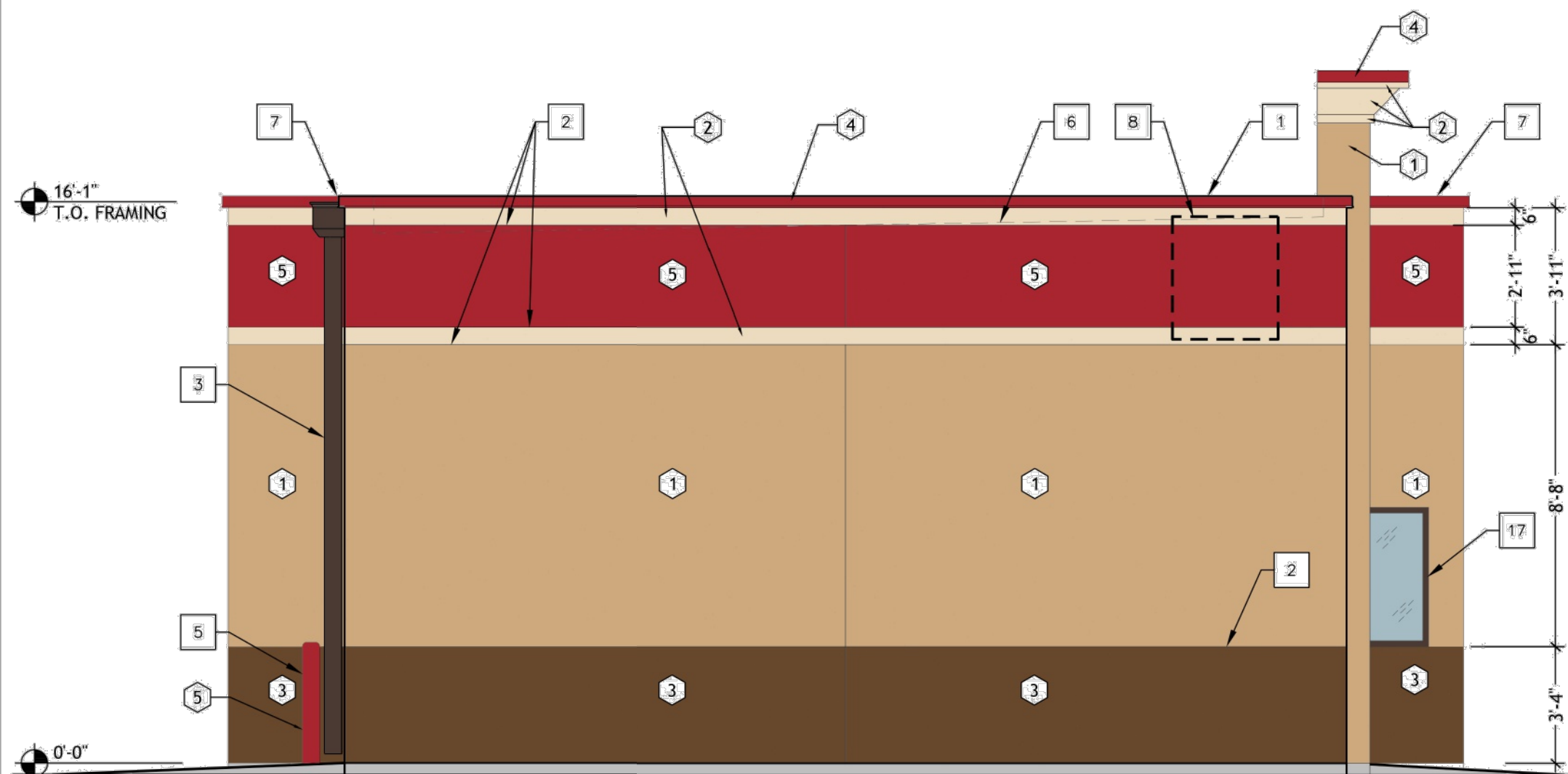
1/4" = 1'-0"

4 SOUTH ELEVATION



1/4" = 1'-0"

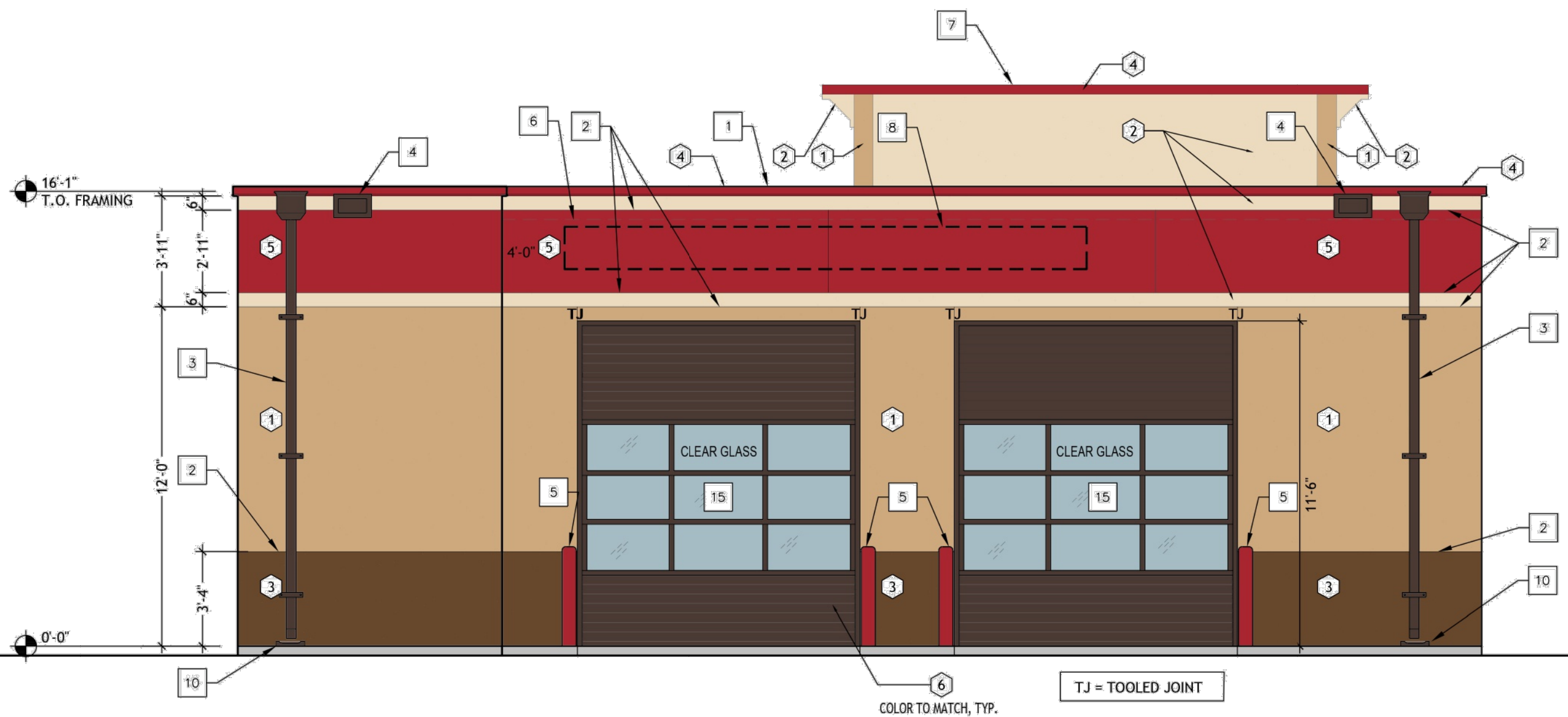
3



WEST ELEVATION

1/4" = 1'-0"

2 NORTH ELEVATION



1/4" = 1'-0"

1

KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.
2. 'V' JOINT IN EIFS, REFER TO DET. 2/A7.00
3. PREFINISHED DARK BRONZE MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00
4. PREFINISHED DARK BRONZE MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00
5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50
6. ROOF LINE BEYOND.
7. BUILDING BEYOND.
8. SIGNAGE, BY OTHERS.
9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
14. NOT USED.
15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.

19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO SHERMAN, TX FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE' METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE. OR EQUAL.
20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY SHERMAN, TX FIRE PREVENTION STAFF. ALL PER SHERMAN, TX FIRE DEPT. REQUIREMENTS.
21. EXHAUST VENT, REFER TO MECH DWG'S.

EIFS
MANUFACTURER - DRYVIT
SYSTEM - OUTSULATION PLUS MD SYSTEM
FINISH - SAND BLAST FINISH
INSTALL PER MFG'S RECOMMENDATIONS AND
REQUIREMENTS.

EXTERIOR FINISH SCHEDULE #

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	GARAGE DOORS	-	DARK BRONZE, SEE MANUF. DRAWINGS

PROGRESS PRINT
NOT FOR CONSTRUCTION
06-26-26

KEYNOTES



WT Group AEC

2000 Center Drive Suite B411 | Hoffman Estates, IL 60192
T: 224.293.6333 | wtgroupaec.com

TAKE 5 OIL CHANGE
1216 N VELASCO, ANGLETON, TX 77515

EXTERIOR ELEVATIONS

DRAWN BY JRO CHECKED BY JRO
ISSUE DATE 06.26.26
PROJECT NO. D2600019
SHEET NO.

A003



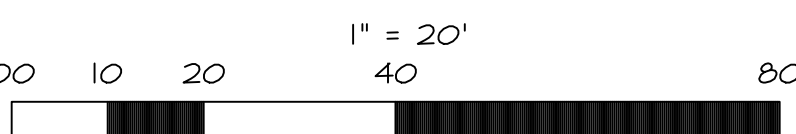
EX-1.

- A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE BOUNDARY AND TOPOGRAPHIC SURVEY LAST DATED 12-4-25, PREPARED BY BLENN INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
- C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
- D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
- E. CONSTRUCTION SURVEY AND TAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
- G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- H. PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO TxDOT STANDARD SPECIFICATIONS.
- I. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BUNKET.
- J. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT , CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- K. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
- L. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
- M. ALL "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
- N. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
- O. EXISTING PAVEMENT SUBGRADE BASE SHALL NOT BE RE-USED AS AGGREGATE BASE COURSE FOR THE NEW PAVEMENT SECTION.

1. BUILDING SETBACK: 35' FROM MAJOR THOROUGHFARE, 15' FROM MINOR STREET AND PRIVATE ACCESS DRIVE, 15' AT SIDE AND 0' REAR WHERE ADJACENT TO COMMERCIAL PROPERTY
HEIGHT REGULATIONS: 20'
2. PARKING REGULATIONS:(A)OFF-STREET DRIVEWAYS AND PARKING AREAS SHALL BE CURBED PER TEXAS SPECIFICATION.
3. REQUIRED FENCING, SCREENING ELEMENTS (IF ANY)
YES WHERE ADJACENT TO RIGHT-OF-WAY OR LANDSCAPE EASEMENT, PROVIDE BERM 30 MIN. 4:1 SLOPES (OR FLATTER), A 3-FOOT LANDSCAPE SHRUB PLANTING OR COMBINATION AS REQUIRED TO ACHIEVE 36" HEIGHT. SHRUBS TO BE PLANTED AT 36 INCH O.C. MAX.
4. MAX BUILDING HEIGHT: 80'-0"
5. ARCHITECTURAL GUIDELINES: SECTION 5 OF THE ANGLETON COMMERCIAL RETAIL GUIDELINES.

1. STORMWATER DETENTION NOT ANTICIPATED TO BE REQUIRED ONSITE.
2. ANGLETON DRAINAGE DISTRICT TO REVIEW.
3. ON-SITE STORMWATER TO BE MANAGED VIA CONCRETE CURB AND GUTTER, STORM INLETS, AND STORM SEWER. STORM SEWER WILL CONNECT TO NEW STORM SEWER SYSTEM TO THE SOUTH.
4. TOTAL IMPERVIOUS COVER: 0.218 ACRES
5. TOTAL PERVIOUS COVER: 0.084 ACRES

	EXISTING STORM SEWER
	NEW STORM SEWER
	EXISTING SANITARY SEWER
	NEW SANITARY SEWER
	EXISTING WATER TRANSMISSION MAIN
	EXISTING WATER MAIN
	NEW WATER SERVICE
	NEW OPEN RIM PRECAST CONCRETE STORM MANHOLE
	NEW CONCRETE CURB AND GUTTER
	NEW OPEN RIM PRECAST CONCRETE STORM INLET
	NEW CLOSED RIM PRECAST CONCRETE MANHOLE



SITE OVERLAY