



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 8, 2024

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for Windrose Green Section 8.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Windrose Green Section 8 Subdivision. The subject property consists of 6.469 acres +/-, 36 lots and one reserve within 1 block, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

Note that this Development, while in the ETJ is subject to the previously approved Strategic Partnership Agreement (SPA) executed by and between Rancho Isabella MUD on November 11, 2020 and the City of Angleton. The Development Agreement was executed with by the Developer, Concourse Development, LLC and the City of Angleton on March 10, 2020 which defined and restricted that the single family lots be a minimum of 40 ft. (40) wide in accordance with the attached General Plan.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the attached letter of no objection with all of the conditions corrected and cleared.

The applicant submitted the responses to the review comments on August 30, 2024. All of the comments have now been cleared by the City Engineer and Staff. P&Z Record of Proceedings are attached.

Recommendation:

The Planning and Zoning Commission in its September 5, 2024 voted 6-0 granting conditional approval of the Preliminary Plat for Windrose Green Section 8, and forwards it Council for final action. City Council should approve the attached Preliminary Plat for Section 8 as corrected.