



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 5, 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 7.

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 7 Subdivision. The subject property consists of 12.062 acres, 62 lots and two reserves within 3 blocks, 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 following comments:

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1. Verify and update plat note 17 for this section and what section is applicable for the detention of this section.
2. Verify if there are additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
3. Update graphics to remove solid hatching on the lot details.
4. Verify and update the engineer of record.

5. Verify and update the surveyor of record.
6. Verify and update plat notes 14-15 to update the design professional(s).

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1. Verify and update land use for Reserve A to include "Drainage".
2. Update plat to include a street name(s).
3. Since Section 6 is only proposed and not platted, the lot numbers should be removed from the plat.
4. Show filing information for Sec. 1 & 3 on the plat. Show filing information for Sec. 4 & 5 once available.
5. Verify and update lot table to remove Lot 39 shown. There is no Lot 39 on the plat drawing.
6. Provide owner and filing information for adjacent lots/tracts.
7. Remove text shown above metes and bounds.
8. Recommend continuation of street name shown for Parks Edge Lane, taken from Section 4.
9. Show Topographic contours at one-foot intervals.
10. Remove bold from existing street name text (Typ.)
11. Provide a corner tie to the original abstract survey.
12. Verify and update spelling to be "Costello" in the metes and bounds.
13. Label point of beginning on the plat drawing in relation to the metes and bounds description.
14. Provide a table for proposed streets/ROW to notate the street name, length, ROW width, and street type (e.g. local, collector, etc).
15. Revise metes and bounds to update bearings to match what is shown on the plat drawing (Typical).

The applicant submitted the responses to the above comments on August 30, 2024. However, the above comments have not been cleared by the City Engineer and Staff prior to Agenda posting; Staff will provide an updated report during the September 5th P&Z session.

Recommendation:

The Planning and Zoning Commission should consider conditional approval of the Preliminary Plat for Windrose Green Section 7, subject to all review comments are cleared by the City Engineer prior to City Council final consideration.