



April 17, 2023

Renissa M. Garza Montalvo, AICP, CPRP, Plat Coordinator
Costello Engineering & Surveying
2107 CityWest Blvd., 3rd Floor
Houston, TX 042

RE: Windrose Green Section 3 Final Plat

Dear Renissa,

The City of Angleton City Council discussed and acted upon the request for approval of the Windrose Green Section 3 Final Plat in their regular session. On Tuesday, April 11, 2023 (Agenda Item #4), the City Council voted (2 in-favor/3-opposed) to disapprove the filed Windrose Green Section 3 Final Plat.

Pursuit to **Texas Local Government Code, Sec. 212.0091**, I am required to provide the above decision of disapproval by articulating each specific condition for the reason for disapproval. Final Plats are required to completely satisfy the requirements of the City of Angleton, Code of Ordinances **Section 23-95C(1)** and **Section 23-118, Final Plats** provisions. The applicant is also obligated to adhere to Code of Ordinances **Section 23-98 Public improvement acceptance** and timing of required improvements at the time of final plat approval and recordation.

I am forwarding to you the following reasons and conditions that needing addressing:

1. Correction is needed on references of 2 adjoining properties, i.e. Good Shepherd Lutheran Church (SW) and the Angleton Drainage District ditch on the west side, drainage ditch 1986 acquired deed references should be referenced to "Deeds filed for record in Brazoria County". Please insure this coordinated on metes and bounds description and the drawing showing the area.
2. The final plat shall conform substantially to the approved preliminary plat and phasing plan and any conditions imposed. Questions and drainage concerns over grading were raised, including final grading/drainage and dirt materials currently being stored are handled due to staging and hauling. This final construction needs to be completed to avoid any negative impact as it relates to Section 3 and any future sections. (Questions were asked by City Council of where the water would outfall in relationship to the associated ditch and detention pond).

If you should have any questions, feel free to contact me.

Cordially,

Otis T. Spriggs, AICP, Development Services Director

Cc: Chris Whittaker, City Manager
Judith ElMasri, City Attorney
John Peterson, HDR/ City Engineer

Mayor Jason Perez

**John Wright,
Mayor pro-tem,
Position 3**

**Christiene Daniel
Council Member,
Position 1**

**Travis Townsend
Council Member,
Position 2**

**Cecil Booth
Council Member,
Position 4**

**Mark Gongora
Council Member,
Position 5**

**Chris Whittaker
City Manager**

**Michelle Perez
City Secretary**

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