

AGENDA ITEM SUMMARY FORM

(Revised)

MEETING DATE: January 24, 2023
PREPARED BY: Otis T. Spriggs, AICP
AGENDA CONTENT: Discussion and possible action on a Preliminary Replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve, formally known as Vera Subdivision.

AGENDA ITEM SECTION: Consent Agenda Item

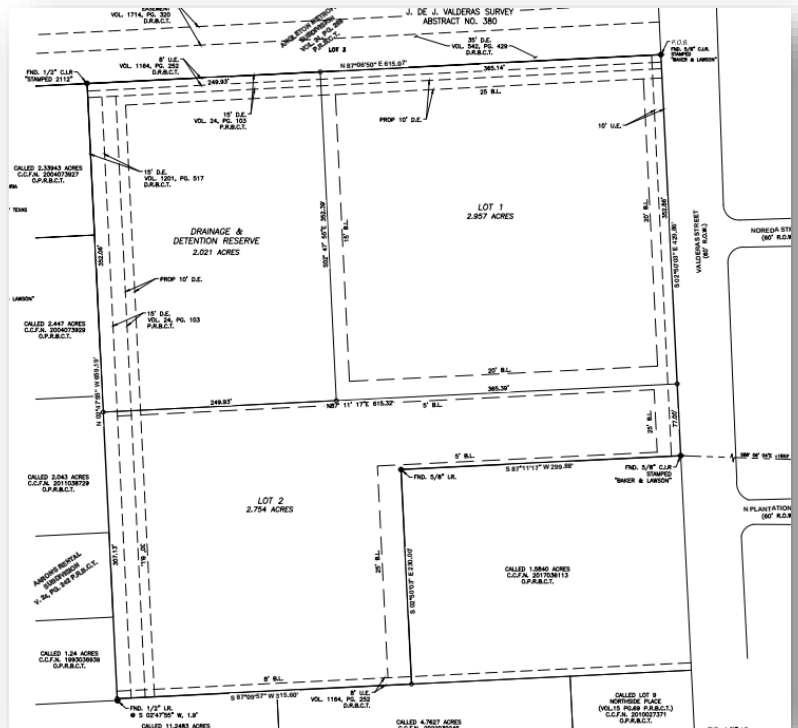
BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The 7.732 acre tract is located in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north. The 7.732 acre tract will be subdivided into 2 lots and 1 detention reserve.



PROPOSED PRELIMINARY PLAT

Property History:

City historical records in Laserfiche reflect the subject 7.736 acres were platted as Vera Subdivision Plat and approved by Council on November 21st 2003.

Action: Motion by Councilman Collins; Seconded by Council man Henry; 0 against; 2 absent.

Unofficial image/record of filed plat of 2003 is below:

| Document Type | | |
|---------------|--|--|
| PLAT | | |

| Recording Information | |
|--------------------------------|---|
| Document Number: 2003079681 | Recording Date: 12/19/2003 12:00:00 AM |

| Book Page | | |
|-----------|--------|------|
| Book | Volume | Page |
| QPR | 24 | 103 |

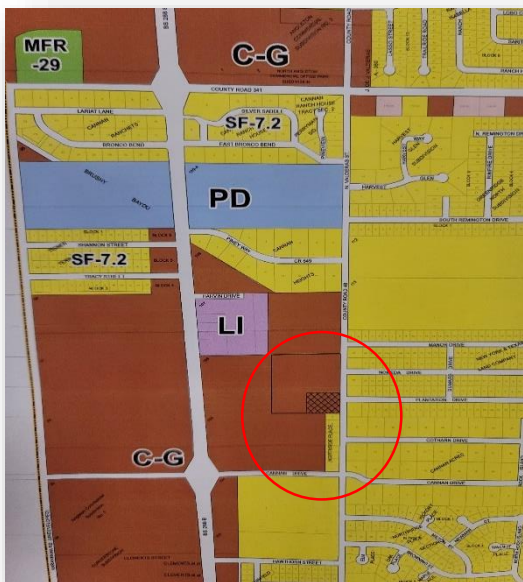
| Names | |
|-----------|------------------|
| Grantor: | VERA SUBDIVISION |
| Grantee: | VERA JAIME |
| VERA ELIA | |

| Legal | |
|--|--|
| 7.736A NY & TX LAND CO SD A380 V24 P103 PLAT RECORDS | |

| Document Remarks: | |
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| 7.736A NY & TX LAND CO SD A380 V24 P103 PLAT RECORDS | |

| County Notes: | |
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| 7.736A NY & TX LAND CO SD A380 V24 P103 PLAT RECORDS | |

| Related Documents - 1 Total Results | |
|-------------------------------------|------------|
| ASSUMED NAME WIT... 10/08/1980 | 1980023237 |



Staff has referenced the Zoning Map-2009 (at left), as adopted on April of 2009, reflecting the entire acreage of this subject tract as zoned C-G, General commercial during that period.

Zoning Map-2009

Lot 1 and the detention reserve remain zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to be develop a self-service storage facility (proposed improvement drawings are attached), which is a permitted use within the existing C-G, Commercial General Zoning District. Lot 2 was rezoned to residential (SF-7.2) (Rezoned May of 2022, ORD_20220524-024). Lot 2 remains currently under residential use since May of 2022.

The public hearing was conducted and upon a motion by Mayor pro-tem Wright and seconded by Council Member Booth, Council closed the public hearing. The motion passed on a 6-0 vote.

Upon a motion by Council Member Booth and seconded by Mayor pro-tem Wright, Council approved Ordinance 20220524-024. The motion passed on a 6-0 vote.

Action

On January 10, 2023, City Council voted to table this Preliminary Plat agenda item, at the agreement of the applicant requesting a 30-day extension on the consideration of approval; Motion by Mayor pro-tem Wright; 2nd by Council Member Booth. All Ayes, Motion carried to table pending further classification on the zoning and council comments.

Parkland Dedication Statement:

There is no land dedication on the property for parks. The owner requests parkland fees in lieu of parkland dedication.

Engineering and Planning Comments:

1. Provide review and approval correspondence from Angleton Drainage District (A.D.D). If no approval letter is to be provided by A.D.D., provide correspondence from their office that states the plat/plan was received and that no comments.
2. Provide Sidewalk requirement note per LDC Sec. 23.14 Sidewalks and Accessibility.
3. Owner shall satisfy Parkland Dedication requirements and fees.
4. Geotechnical report shall be required to be submitted.
5. The owner shall fully satisfy the Heritage Tree Ordinance.
6. Textual corrections to be made to plat certificates and drawing
7. Valderas Street is listed as a Major Collector on the City Thoroughfare Plan, where 70'-80' ROW is classified . Existing ROW shown is 60-ft, therefore it is recommended that a minimum 5-ft ROW dedication be provided along the subdivision to meet the Thoroughfare Plan classifications. **(Council discussed consideration of a waiver of this requirement due to no need to expend roadway in this area in the future).**
8. Verify if additional drainage easement is needed along the north property line of proposed Lot 2.

RECOMMENDATION: The Planning Commission voted unanimously to approve the final replat subject to the staff comments and forwards the plat to Council for final consideration.

SAMPLE MOTION: I move to approve the Preliminary Plat for PT Patrick Thomas Estate subject to all pending staff comments, except we waive the thorough-fare right of way recommendation and requirement, due to a lack of need to widen this segment of Valderas Street in the future.