



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the Serenity Oaks Section 1 Preliminary Plat, located on CR28, just west of the SH35 exit/intersection, off SH288 Interstate.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Serenity Oaks Section 1 Preliminary Plat, consisting of 131 lots, 8 reserves, and 6 Blocks on 133.613 acres. Serenity Oaks, formerly known as Stasney Ranch, is planned to be solely single-family larger lot developed homes to be served off CR 28, which is situated just west of the SH35 ramp off SH288 interstate.

The associated land that remains within the city limits (west of SH288) will contain land associated with the drainage reserve as noted on the preliminary plat.

HISTORY:

March 26, 2024: Council considered: Angleton 300 Res Dev LP, and Angleton Stasny Land LP petitioned for release of an area from a Municipality's Extraterritorial Jurisdiction (ETJ) in accordance with SB2038, being a tract containing 303.96 acres and the second petition to de-annex 29.90 acres of land within the City Limits. Both petitions were denied by City Council.

PLANNING STAFF & ENGINEERING REVIEW:

The submitted application packet did not provide information to review regarding the impact of the development on the *City's Parkland* capacity, nor does it address any heritage tree survey results or findings for the development. Note also that the plat as part of this submittal is particularly for Section 1 Preliminary Plat. An overall concept plan should be submitted for review to determine if there is a need for a development agreement to coordinate any infrastructural, recreation, and traffic impact analysis, and public safety impacts of the project.

Parkland/Heritage Tree Ordinance Code Sections:

1. Section 23-117.A.11 requires a statement if parkland will be dedicated or fees-in-lieu of parkland paid as part of the preliminary plat submittal requirements.
2. Section 23-117.A.12 requires a heritage tree survey and tree preservation plan as part of the preliminary plat submittal requirements.

The City Engineer reviewed the Preliminary Plat and offered the plat comments below to be addressed. Upon Agenda posting, comments were not received but should be cleared prior to consideration by City Council.

Sheet 1 of 3

1. Provide typical plat notes taken from Angleton LDC Sec. 23-115. - Standard language for special plat elements
2. Provide typical plat certifications taken from Angleton LDC Sec. 23-114&115. - Standard language for special plat elements
3. Provide plat notes regarding how water and wastewater will be provided (e.g.

MUDXX).

Sheet 2 of 3

1. Verify what this easement is for and label.
2. Verify why dimensions are shown on plat. Not a typical element shown.
3. Drawings of future planned phases not typically shown on plats as they do not exist. A phasing plan shall be submitted to depict this information.

Sheet 3 of 3

1. Was a wider ROW verified for traffic/TIA on Serenity Oaks?
2. Is there a proposed well for the water plant? Has this location been verified with use of groundwater and pumping?
3. Has a WWTP location been identified with this plat?
4. Has the proposed subdivision been reviewed for proposed PUEs for utilities such as TNMP?
5. Label reserve areas on this portion of the plat for the pipeline area.
6. Has plat been reviewed by fire and emergency services for comments?
7. Bearings and distances to be provided on all lots. Typical bearings can be provided for lines containing same bearings
8. Provide a corner tie to the original survey (abstract) the subdivision is a part of
9. Provide a point of beginning on the plat that matches the metes and bounds
10. Verify and provide locations of iron rods and monuments used in the metes and bounds description.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission considers the proposed Preliminary Plat of Serenity Oaks Subdivision, Section 1, conditioned that all of Staff and the City Engineer's comments and concerns be addressed prior to the City Council's final action and consideration.

Sample Motions:

Sample 1: I move that the Planning and Zoning Commission has considered the staff and Engineer's review comments and finds that the Preliminary Plat as submitted is incomplete and is hereby tabled until all above-referenced comments and conditions are addressed.

Sample 2: I move that the Planning and Zoning Commission has considered the staff and Engineer's review comments and finds that the Preliminary Plat as submitted is incomplete and is hereby denied based on the above-referenced comments and conditions.