



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 Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

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 5, Final Plat, consisting of 67 lots, 1 reserve, and 3 Blocks on 13.41 acres of land.

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

Sheet 1 of 3

1. Has all required easements from TNMP been coordinated for electric distribution?
2. Verify and update dimension limits of the 15'WLE shown.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Notate filing information for references noted

on the plat.

Sheet 2 of 3

1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.

Sheet 3 of 3

1. Include the certificate noted for the proposed drainage easements shown on the plat.
2. Provide the Angleton Drainage District plat certificate.

The applicants submitted a response to all of the above comments and a corrected plat on February 26, 2025. The comments are pending final clearance by the City Engineer; however, Staff has found no issues.

RECOMMENDATION:

The Planning and Zoning Commission should approve the Windrose Green Section 5 Final Plat, subject any outstanding Engineering and Staff comments being cleared and satisfied by the applicants, and forward the Plat to City Council for final consideration and approval.