



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 3, 2023

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Plat for Angleton Park Place Subdivision Section 2.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None. **FUNDS REQUESTED:** None.

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 5.184 acres in Section 2 and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 32 lots, 2 blocks.

The preliminary plat for Angleton Park Place, Section 1 was approved by the Planning and Zoning Commission and City Council in June, 2023. The Development Agreement has been drafted and is pending approval by City Council.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

The City Engineering has stipulated:

1. Revise heading to "Dedication Statement" where noted on the attached plat.
2. Revise Owner heading to "Owner".
3. Dedication Statement-Update subdivision name to Angleton Park Place Section2.
4. Show topographic contour information on the plat.
5. Existing Detention Reserve-Reference filing information here to mark as existing.
6. Abandonment of Access Easement-Need to verify how City Planning wants this to be processed.
7. Notate ROW width for "existing" Park Place Blvd.
8. Notate PUEs in the typical lot details.

Local Government Code (LGC) Section 212.005 “Approval by Municipality Required,” states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.”

RECOMMENDATION:

The Planning and Zoning Commission should approve the Preliminary Plat for Angleton Park Place Subdivision Section 2, and forward it to City Council for final action, subject to the final approval of the development agreement.