



AGENDA ITEM SUMMARY FORM

MEETING DATE: August 3, 2023

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2 within the Ashland Development. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, on 50.516 acres of land.

City Engineer comments are provided in Attachment 2. There are 14 outstanding comments that are mostly textual in nature. Staff feels confident that the review comments can be cleared prior to Council consideration.

Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Recently, the Angleton ISD School District has coordinated the alignment with the school entrances with the Ashton Gray and Brazoria County, and the recommendations of the traffic impact study have been designed (See Exhibits to follow). Coral Haven Street has been upgraded to a 4-lane collector roadway (#1 on the Exhibits). Coral Haven St. will serve the Elementary School rear entry with adequate queuing. Along with the FM 521 additional improvements, queuing and stacking designed for drop off/pick-up, the concerns of the Planning Commission

noted below should be addressed. The exhibits attached show all of the improvements resulting from the traffic impact study as provided by the Angleton ISD School District representatives.

Planning & Engineering Review and Comments:

This report reflects the various comments initially submitted. The Development Agreement is now complete and approved by City Council.

Recommendation. The planning and zoning commission should approve the preliminary plat conditioned on any outstanding Staff/Engineer's comments being cleared prior to the August 8, 2023 Council meeting.