



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2025

PREPARED BY: Otis T. Spriggs, AICP

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of the Barrera Subdivision Replat to create 4 lots, and 1 Block Subdivision out of a Called 1.776 Acre Tract out of Tract 121 of the New York and Texas Land Company's Subdivision (unrecorded). The proposed replat is zoned Single Family Residential- 7.2 District is located on Hickman Lane at N. Valderas St., Angleton, Texas.
(Requesting Withdrawal of this Item).

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of N. Valderas St. and Hickman Ln., consists of 1.776 acres in the J De J Valderas Survey, Abstract 380, located in Single Family Residential 7.2 (SF-7.2) zoning district. This project is presented as a proposed replat of Barrera Subdivision previously platted and recorded under in 2021-063713 in Brazoria County Clerk records.

The property owner is proposing further division of Lot 2, a 1.364 acre lot into 4 additional lots, resulting of a total of 5 lots. **Angleton LDC, Sec. 23-87. - Administrative plats, Subsection E. Minor subdivision plats.** *Minor subdivision plats or replats may be filed if:*

States: *Minor subdivision plats or replats require proposed property to be subdivided into no more than four lots.*

Staff/Engineers Review: The City Engineer reviewed the proposed replat and has documented the following comments and conditions:

The proposed plat is incomplete.

Final Replat:

1. Coordination shall be made with the City Development Services for all requirements

regarding building on new lots created through this subdivision. This includes but is not limited to: new utility service, lot grading and drainage activities associated with construction on the newly created lot(s).

2. Coordination shall be made with the Angleton Drainage District regarding drainage and development of the subdivision. Requirements were set forth in a letter dated April 15, 2021 for development of then Lot 2 and now currently the entire proposed replat area (see attachment for reference).

3. Verify if the subdivision name is to be updated to reflect the second replat of this lot or if it is a new subdivision.

4. An existing structure is located within proposed Lot 3 area. Verify proposed lot lines and building line correspond with existing zoning requirements.

5. Revise metes and bounds description and bearings and distances noted to match the plat drawing where noted on the plat PDF.

6. Revise Plat Date Shown to current month/year.

7. Verify and update acreage shown in the plat heading title to match current subdivision.

8. Verify if drainage for the proposed subdivision been reviewed/considered for any necessary drainage easements.

9. Revise Lot 2 numbering to be updated to Lot 2a. Page 2 of 2

10. Sewer line to be located in the field. In previous Barrera Subdivision this was shown, please update. It is possibly within the buildable area of the proposed lot. Has consideration been made to adjust the lot line to allow buildable area to shift east? 10- ft minimum build line per zoning, however, a wider minimum will need to be considered. This might also change with zoning building setbacks with front lot being area on Hickman and rear being the east property line.

11. Front build line to be taken from location fronting ROW.

12. Verify if applicant is looking to provide voluntary ROW dedication here to extend Hickman and avoid irregular lot shape on Lot 5.

13. Need to verify if water (including fire hydrant and larger diameter line) and sewer main along Hickman are required to be extended to service lots.

The above review by the City Engineer confirms that the submitted replat application is incomplete and the above comments and conditions need to be addressed by the applicants.

Staff is unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Barrera Subdivision Replat be Revised and Resubmitted.

RECOMMENDATION: The Planning and Zoning Commission should accept staff's withdrawal of the proposed replat until the application details (*incomplete submittal*) recommended by the City Engineer are addressed.

SUGGESTED MOTION:

I move we accept the withdrawal of the proposed replat of the Barrera Subdivision.

