



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 6, 2024

PREPARED BY: Otis T. Spriggs, AICP

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of the P. T. Estates 2nd Replat to relocate an easement, and modify a lot, BEING THE REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2 LOT, 1 RESERVE. The proposed replat is zoned Single Family Residential- 7.2 DISTRICT and COMMERCIAL-GENERAL -C-G DISTRICT is located at 2001 N. Valderas St.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north.

The 7.732 acre tract is being subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self-service storage facility. Lot 2 is zoned as residential (SF-7.2) (*Rezoned May of 2022, ORD_20220524-024*). Lot 2 is currently under residential use.

The current request is to relocate a 16ft. Water Line Easement (W.L.E.): shift the rear line of Lot 1 to a new location at approximately 47.43 ft. due west, thus reducing the rear drainage & detention reserve from 2.021 acres to 1.649 acres in size.

Patrick Thomas Estate Final Replat was recorded on September 21, 2023 with Brazoria County Clerk, Instrument No. 2023042763 (Exhibit Attached).

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

Final Replat:

1. Verify drainage/detention updates to the site (reduction in detention area and increased building area) are approved by Angleton Drainage District.

RECOMMENDATION: The Planning and Zoning Commission should approve the Replat subject to all conditions and requirements of the City Engineer and recommend it to the City Council for final consideration and approval.