



# AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** June 1, 2023  
**PREPARED BY:** Otis T. Spriggs, AICP  
**AGENDA CONTENT:** Consideration of approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.

**AGENDA ITEM SECTION:** Regular Agenda

---

**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. There are no proposed improvements for Lot 1. A summary of the lot layout is shown on the Plat (PT Estates Subdivision).

The latest action by City Council, after the recommendation of approval by the Planning Commission, the Council on January 24, 2023, voted (5-0) to approve the preliminary plat subject to the waiver of the right of way preservation requirement; however, for the submission of the Final Plat, the applicant is asking that the 5 ft. of right of way dedication be approved in order to accommodate sidewalks within the right of way.

**Parkland Dedication Statement**

There is no land dedication on the property for parks. The owner requests parkland fees in lieu of parkland dedication.

**Staff/Engineers Review:** The City Engineer reviewed the final plat and documented 2 textual comments in which they have been corrected and resubmitted by the applicant. Staff was able to clear said comments; however, due to A.D.D.'s meeting schedule, obtaining an updated approval will be delayed and Staff is recommending approval conditioned upon the applicant meeting A.D.D. final approval.

**RECOMMENDATION:** The planning commission should approve the final replat subject to the staff comments and subject to City Engineer's review comments requiring final Angleton Drainage District approval.