



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 2, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Ashland Section 2.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Section 2 Final Plat. The subject property consists of 14.26 acres, has 62 (50' X 120' lots) including 3 reserves in 2 blocks and is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development is subject to and is in compliance with the development agreement with the city.

The preliminary plat for Ashland Section 2 was approved September 2022. A revised preliminary plat for Ashland Section 2 was approved in August 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Section 2 and at this time comments have not been addressed by the applicant. Responses to the City Engineer comments are now received and expected to be cleared prior to City Council consideration for approval.

The City Engineering has stipulated:

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73. This includes Brazoria County approval for the proposed subdivision abutting FM 521.

Sheet 1 of 2

1. Provide a note on the plat to restrict driveway access to FM 521.
2. Show total utility easement provided (15') and notate where the 7.5' U.E. is being dedicated with this plat.
3. Notate dimension of the easement shown along the lots (7.5').
4. Fix text overlapping building line shown and clarify if the proposed 10' SSE continues along this area.

5. Verify and update proposed 10' WLE shown to connect to the ROW of Sapphire Springs Trail.
6. Fix plat graphic shown.
7. Notate radius shown on Granite Grove Ct. and Amber Pass Ln.
8. Notate radius of all street knuckles shown.
9. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
10. Provide a Lot and Block table as provided in the Preliminary Plat
11. Update FEMA Firm Map shown: 48039C430K.
12. Show adjacent floodplain information on the final plat.
13. Need to define incidental utility purposes on the plat.

Sheet 2 of 2

1. Provide the metes and bounds legal description on the plat. Show bearing from commencement point to monument on plat drawing.
2. Move signature block closer to the Owner's Acknowledgement.

Note that the Applicant has forwarded a response and corrected plat as of 11/2/2023, pending final Engineering clearing of the above textual comments.

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 Final Plat for Ashland Section 2 conditioned that all staff comments are cleared by the City Engineer, and provided the approval is granted by other referral agencies and forward it to City Council for final action.