



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 Model Home Park.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY: This is a request for approval of the Ashland Model Home Park Final Plat. The subject property consists of 3.46 acres, has nine (9) lots of varying sizes 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 Model Home Park was approved September 2022 then extension of the approval was granted in September 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Model Home Park and at the time of agenda posting comments had 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:

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1. Provide bearing and distance of abstract corner tie shown.
2. Provide a note on the plat to notate ownership and maintenance of proposed Reserves A & B.
3. Notate radius of all street knuckles shown.
4. Complete information shown on Plat Note #3.
5. Show complete information for area noted and drawn on the plat (e.g. Street Name, width, Filing information).
6. Notate future phase of development on the plat.
7. Show complete information for the plat area noted and drawn on the plat (e.g. Lots, street names).

8. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets.
9. Provide a Lot and Block table as provided in the Preliminary Plat
10. Update FEMA Firm Map shown: 48039C430K.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.

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1. Show these courses on the plat drawing for the commencing of the metes and bounds.
2. Move signature block closer to the Owner's Acknowledgement.
3. Show the aerial easements on the plat or remove plat dedication if not necessary.

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 Model Home Park 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.