



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 1.

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 1 Final Plat. The subject property consists of 17.02 acres and has 58, 60' X 120' lots, Four Reserves in Three Blocks 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 1 was approved September 2022. A revised preliminary plat for Ashland Section 1 was approved in August 2023.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Ashland Section 1 and at this time comments have not been addressed by the applicant. Responses to the City Engineer comments are 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 and Ashland Blvd.
2. Show total utility easement provided; however, where the 7.5' U.E. is shown outside plat, provide notation with the applicable plat where the U.E. is being dedicated.
3. Notate radius of all street knuckles shown.
4. At least one corner referencing a survey (abstract) corner per Angleton LDC Sec. 23-117 B.1.a.

5. Verify and update total reserves shown. Four reserves are shown on this plat and on the preliminary plat
6. Verify and update total lots shown. 58 lots were provided on the preliminary plat.
7. Provide a street table noting the street name, length (centerline), and street type of all proposed public streets
8. Provide a Lot and Block table as provided in the Preliminary Plat
9. Update FEMA Firm Map shown: 48039C430K.
10. Verify and include Reserve D in Note 17.
11. Show adjacent floodplain information on the final plat.
12. Need to define incidental utility purposes on the plat.
13. Use black/monochrome text on the plat and update colored text.

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 1 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.