



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** August 22, 2023

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

**AGENDA CONTENT:** Discussion and possible action on: 1. A Preliminary Plat for Angleton Park Place Subdivision Section 2; and 2. Approval of the Development Agreement

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** None.

**FUNDS REQUESTED:** None.

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 5.184 acres in Section 2 and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 32 lots, 2 blocks.

The preliminary plat for Angleton Park Place, Section 1 was approved by the Planning and Zoning Commission and City Council in June, 2023. The Development Agreement has been drafted and is pending approval by City Council (final version is attached for consideration).

The development agreement has been reviewed and tracked with a number of changes and corrections and is being presented recommended for final council consideration and approval to ensure that the public improvements and amenities are implemented in accordance with the approved plats.

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## RECORD OF PROCEEDINGS: PLANNING AND ZONING COMMISSION MEETING

ANGUST 3, 2023

### ROLL CALL:

#### Present were:

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

#### Absent were:

Commission Member Ellen Eby, Commission Member Shawn Hogan.

#### 1. **Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.**

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were **unanimously approved**.

### REGULAR AGENDA

#### **Agenda Item #3: Item 3 discussion and possible action on a preliminary plat for Angleton Park Place Subdivision Section 2:**

Mr. Spriggs presented the staff summary findings for this preliminary plat for Angleton Park subdivision, Section 2, noting that the developer Mike Morgan is ready for construction of section one which has received final plat approval.

This second section gives us the remaining 32 lots /units on this pre-manufactured subdivision. The homes on the property would be set up for purchase with, with the notion that they would be a completed home on that particular lot, having a driveway and landscape requirements which are subject to the development agreement which is pending Council's final approval. This is the preliminary plat which is consistent in terms of what you've seen for this particular subdivision. They will have two access points off Phillips Rd. and the property is fully within the city limits, and zoned appropriately MH. Staff is recommending approval.

DS Director Otis Spriggs added that the plat has gone before the city engineer for review and we have received and cleared all of the responses to the comments. As noted in the report, and it's being recommended for approval to Council.

#### **Commission Action:**

Commission Member Michelle Townsend made a motion to approve the preliminary plat for the Angleton Park Place subdivision section 2 and that we forward it to City Council for final action, subject to the final approval of the development agreement; motion was seconded by Commission Member Regina Bieri.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.**

**Action: (5-0 Vote): was approved.**

### **STAFF AND THE CITY ENGINEERING PLAT REVIEW:**

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

#### ***The City Engineering has stipulated:***

1. Revise heading to "Dedication Statement" where noted on the attached plat.
2. Revise Owner heading to "Owner".
3. Dedication Statement-Update subdivision name to Angleton Park Place Section2.
4. Show topographic contour information on the plat.
5. Existing Detention Reserve-Reference filing information here to mark as existing.
6. Abandonment of Access Easement-Need to verify how City Planning wants this to be processed.
7. Notate ROW width for "existing" Park Place Blvd.
8. Notate PUEs in the typical lot details.

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 and Staff recommend approval of *1. The Preliminary Plat for Angleton Park Place Subdivision Section 2, and 2. Approval of the development agreement.*