



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** January 5, 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

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**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 will be 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 improvement for Lot 1. A summary of the lot layout is shown on the Plat (PT Estates Subdivision).

### Parkland Dedication Statement

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

### Planning Comments:

1. Correct minor typographical error(s) on plat.
2. Provide review and approval correspondence from Angleton Drainage District (A.D.D). If no approval letter is to be provided by A.D.D., provide correspondence from their office that states the plat/plan was received and that no comments.
3. Properly label reserve and provide "Drainage and Detention" Reserve Table with symbol, description, use and acreage (coordinate all other references in notes).

4. Provide Sidewalk requirement note per LDC Sec. 23.14 Sidewalks and Accessibility.
5. Owner shall satisfy Parkland Dedication requirements and fees.
6. Geotechnical report shall be required to be submitted.
7. The owner shall fully satisfy the Heritage Tree Ordinance.

**Staff/Engineers Review: PENDING**

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