



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 10, 2023

PREPARED BY: Otis T. Spriggs, AICP

AGENDA CONTENT: Discussion and possible action on 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

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.

Engineering and 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.
8. Textual corrections to be made to plat certificates and drawing
9. Valderas Street is listed as a Major Collector on the City Thoroughfare Plan, where 70'-80' ROW is classified . Existing ROW shown is 60-ft, therefore it is recommended that a minimum 5-ft ROW dedication be provided along the subdivision to meet the Thoroughfare Plan classifications.
10. Verify if additional drainage easement is needed along the north property line of proposed Lot 2.
11. Review and approval of site development plans are pending.

RECOMMENDATION: The Planning Commission voted unanimously to approve the final replat subject to the staff comments and forwards the plat to Council for final consideration.