



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** July 26, 2022

**PREPARED BY:** Walter E. Reeves Jr., AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on the preliminary replat of Angleton Park Place Section 1.

**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 (Attachment 1), consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. As the Commission will recall, a preliminary replat of this property was recommended for approval by the Commission on September 2, 2021, with the condition that all staff comments be cleared prior to submission of any final replat. City Council approved the preliminary replat on September 28, 2021, with the same condition. The project is a manufactured home subdivision and is not a manufactured home park and at the time of approval in September 2021 was proposing 26 lots with 1 reserve lot and access was taken from Phillips Road (Attachment 2). The new preliminary plat adds additional lots overall and access will now be off of Gifford Road. The reason for these changes are that as the project moves forward into future phases, Section 23-11.I requires that subdivisions containing 30 or more lots must provide two points of 100-year storm compliant access. After approval of the original preliminary replat in September 2021, ongoing discussions about the construction of half of Gifford Road, which would have been necessary to meet the requirements of Section 23-11.I with future phases, has resulted in the requested changes.

Staff comments were forwarded (Attachment 3) and a response to comments has been provided (Attachment 4). At the time of preparation of this agenda summary all City comments had not yet been cleared. Any outstanding comments should be minor and can addressed as a condition of approval.

With the clearance of all staff comments the proposed preliminary replat of Section 1 otherwise meets all other requirements of the Code of Ordinances of the City of Angleton.

The Planning and Zoning Commission voted 4 in-favor/0 opposed/3 absent to recommend approval subject to the condition that all staff comments are cleared prior to submission of any final replat.

**RECOMMENDATION:**

Staff recommends approval of the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.

**SUGGESTED MOTION:**

I move we approve the preliminary replat of Angleton Park Place Section 1 subject to the condition that all staff comments are cleared prior to submission of any final replat.