



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 25, 2023

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

AGENDA CONTENT: Discussion and possible action on a Preliminary Subdivision Plat for Windrose Green Section 5.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of the Preliminary Plat for Windrose Green Section 5 Subdivision. The subject property consists of 13.41 acres, The purpose of the requested plat is to create 67 lots and one reserve, within 3 blocks, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

This development is subject to the terms of the Development Agreement with Concourse Development, LLC.

Except as otherwise noted in the City Engineer's memo, which has textual and general note corrections, the proposed final plat meets all City of Angleton requirements.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

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1. Verify if there are additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

4. Verify and include restrictions in plat notes (e.g. no structures, no trees, shall not reduce grade, etc.) found within the existing 60-ft pipeline easement as noted in the document file no. 200800450 in the O.P.R.B.C.

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1. Verify if a utility easement is provided within the reserve "A" for future extension of the City of Angleton water line that runs along the south right of way of FM 523. Label accordingly on the plat.
2. Show phase line of Proposed Section 4 and future development.
3. Show ownership information for adjacent Windrose Green tract/future phase.
4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet. (Typical)
5. Since Section 4 is only proposed and not platted, the lot numbers should be removed from the plat.
6. Dimension existing 60-ft pipeline easement shown.
7. Verify and update plat to include and label this potential easement shown adjacent to the 60-ft pipeline easement.
8. Verify if line type shown is a utility easement. It is noted that a portion of the line traverses through proposed lots 10 and 11.
9. Verify and update file number to be 2008000450 for the 60-ft pipeline easement.
10. Verify and include if drainage is to be a use within the Reserve A area.
11. Update spelling of "length" in the Curve Table.
12. Show survey commencement on the plat drawing.
13. Bearings and distances noted for lines L4,5,7,8,9, and 12 do not match the line table information.
14. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
15. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.

The above comments have all now been cleared by the City Engineer and Staff.

Recommendation:

The Planning and Zoning Commission and Staff recommend that City Council approve the Preliminary Plat for Windrose Green Section 5.