



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 25, 2023

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

AGENDA CONTENT: Discussion and possible actions on Austin Colony Section 1A Final Plat and the First Amendment to the Development Agreement.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, for Section 1A Final Plat. PD No. 3 was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to a reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie in to CR 44, Anchor Road. The developer will upon approval of Section 1A, will be prepared to receive bids from contractors for the first fifty lots.

The developer was approved a quantity of 100 lots at the minimum 50 ft width, which equates to approximately 17.67% of the total of 562 lots approved in the PD. In Section 1A, 50- 50' lots are being proposed, with 4 blocks, and 5 reserves.

Development Agreement:

This First Amendment to Development Agreement between the City of Angleton, Texas and Tejas-Angleton Development, LLC, the developer, is attached and ready for final consideration of City Council, subject to any final additions or textual corrections.

City Staff, Legal, our bond counsel Bracewell, LLP, and the City Engineer have been in review and have coordinated necessary updates and modifications to refine the document as attached for Council consideration.

Key bullet points of areas amended and refined include:

- Project Amenities (Premium Fencing Plan (Exhibit D & J) and Park Land Fees-in-Lieu
- Land Plan (Exhibit B) Modifications and Lot Mix and Maximums & Summary per Subdivision Section as approved by Ordinance No. 20230110-009.
- Sewer and Water C.A.F. adjustments
- PID Bonds/Public Improvement Reimbursements as included in the SAP.

- Any adjustments to the Public Improvement of Tigner Street.

CITY OF ANGLETON PLANNING AND ZONING COMMISSION

Record of Proceedings

THURSDAY, JULY 06, 2023 AT 12:00 PM

DS Director Otis Spriggs presented Austin Colony Section 1A. Specifically, you're being asked this afternoon to consider this plat. We have forwarded Austin Colony to the city engineer, who has had an opportunity to review Section 1A, there were some conditions and comments that were initially given to us in which we've had an opportunity to bring those before the developer.

Most of the comments have now been cleared by the city engineer in which you've been copied on all of those, pending final approval of the construction drawings subject to satisfaction of ADD requirements for drainage and right of way connection approval by Brazoria County for CR44 tie-in.

DS Director Otis Spriggs added that this Plat would meet the requirements of the Planned District approval, which was recently approved by Council of the developer's request to make minor modifications to the traffic flow in terms of the designation of Austin Colony Blvd. as a local subdivision street. As a result, some of the lots had to be reconfigured or relocated.

Section 1A will comply with the lot mix approval with both 60 feet, and a few 50 feet lots, but it meets the thresholds that were originally approved by council as part of the documents mentioned.

So as part of this, we're recommending that the Planning Commission approve this, send it on the Council for final action with those stipulated conditions of the city engineer and also subject to the DA, which has to be approved by City Council.

Commission Member Townsend: So, if I am hearing you correctly, the development agreement has not been changed to reflect the changes that need to be made for?

DS Director Otis Spriggs stated that legal and staff have the document draft under review of the PID, and requirements of Parkland, and we're coordinating to make sure it meets the threshold of the original DA. The DA draft is out, we're about to forward it back to the applicant and we hope to have it negotiated through Council soon.

Commission Action:

Commission Member Townsend made a motion that we recommend approval of the final plat for Section 1A of Austin Colony and forward to City Council for final consideration and action. Motion was seconded by Commission Member Shawn Hogan.

Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor-Aye, Commission Member Michelle Townsend- Aye, and Commission Member Shawn Hogan- Aye.

Action: (4-0 Vote): Windrose Green Section Austin Colony Section 1A Final Plat, was approved with conditions.

PLANNING STAFF & ENGINEERING REVIEW:

The City Engineer has reviewed the submitted plat and offers the following comments:

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1. Verify including temporary drainage easements wide enough to encompass location of temporary conditions which includes an outfall channel.
2. Show/label easement for area outside of Drainage Reserve "D".
3. Leave contour information on plat.
4. Need to verify other options for proposed routing of sanitary sewer main. The proposed main would be routed under future detention pond area.

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1. Verify this statement in Plat Note 3 with the recordation found in Document 2021067765. There appears to be other easements and interests that may be applicable to the proposed subdivision.

RECOMMENDATION:

1. The Planning and Zoning Commission and Staff recommends approval of the final plat for Section 1A of Austin Colony, PD#3, subject any outstanding comments being cleared and satisfied by the applicants.
2. Staff and Legal recommend approval of the First Amendment to Development Agreement between the City of Angleton, Texas and Tejas-Angleton Development, LLC, the developer.