



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 11, 2025

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

AGENDA CONTENT: Discussion and possible action on the Windrose Green Section 5 Final Plat, located near Parks Edge Ln. and future Atlas Point Lane.

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 Windrose Green, Section 5, Final Plat, consisting of 67 lots, 1 reserve, and 3 Blocks on 13.41 acres of land.

PLANNING STAFF & ENGINEERING REVIEW:

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

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1. Has all required easements from TNMP been coordinated for electric distribution?
2. Verify and update dimension limits of the 15'WLE shown.
3. Recommend distinguishing the reserves outside of the subdivision with a different linetype such as that done with the blocks.
4. Notate filing information for references noted

on the plat.

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1. Provide the following on the plat: A "typical interior lot" and "corner lot" detail showing all setbacks and the building envelope.

Sheet 3 of 3

1. Include the certificate noted for the proposed drainage easements shown on the plat.
2. Provide the Angleton Drainage District plat certificate.

The applicants submitted a response to all of the above comments and a corrected plat on February 26, 2025. All review comments have now been cleared by Staff and the City Engineer.

The Planning and Zoning Commission considered the Windrose Green, Section 5, Final Plat on March 6, 2025, and accepted the Staff's recommendation.

Action: Planning Commission Member Will Clark made a motion to approve the Windrose Green, Section 5, Final Plat, subject to the final approval of the City Engineer, and the P&Z Commission forwards the Final Plat to the City Council for final consideration and approval. The motion was seconded by Commission Member Deborah Spoor; the Final Plat was approved with a 5-0 Vote.

Recommendation: City Council should approve the Windrose Green, Section 5, Final Plat, subject to the final approval of the City Engineer.