



AGENDA ITEM SUMMARY FORM

MEETING DATE: June 27, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.

AGENDA ITEM SECTION: Regular Agenda

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, consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 50 lots, 4 blocks, 6 reserves on a 17.72-acre site.

The preliminary plat for Angleton Park Place, Section 1 was previously approved by the Planning and Zoning Commission and City Council in April, 2023. The applicant, Mike Morgan, purchased the adjacent lot and will construct two entrances on E. Phillips Road. This change triggered the subdivision preliminary and final plats to be resubmitted as revised.

STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

The City Engineering has stipulated:

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system

Otherwise, Engineering has no objections to this Final Plat for Angleton Park Place Section 1.

Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

Planning and Zoning Commission Action:

Motion was made by Commission Member Henry Munson to approve the Final Plat subject to the final approval of the Development Agreement which will address all public improvements; Seconded by Commission Member Michael Hogan. Roll Call vote: (4-0), plat was approved.

RECOMMENDATION:

The Planning and Zoning Commission and Staff recommend approval of the Final Plat for Angleton Park Place Subdivision Section 1 by Council with the noted exception and subject to the final approval of the development agreement.