



## AGENDA ITEM SUMMARY FORM

EDITED

**MEETING DATE:** December 7, 2023

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

**AGENDA CONTENT:** Discussion and possible action on a request to approve the Final Plat for Mulberry Fields Subdivision, for 41 Single Family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property consists of 13.0044 acres, having 41 lots, 2 reserves acres with two points of access (N. Walker and SH 35). The project shall be limited to the development of single-family dwellings and uses as permitted by the SF-6.3 zoning district.

City Council approved the Development Agreement on September 26, 2023 which outlined the provisions set forth to regulate the development of the single-family subdivision, outlining the agreement to be made between the owners, developers and the City. The Developer agreed to pay the City fees in lieu of dedication of park acres as well as the CAF/ (Capacity Acquisition Fees). A Homeowner's Association is required of the Developer with detailed Deed Restrictions and maintenance of open space areas.

The civil and construction plans have been reviewed by staff and the City Engineer as of March, 2023 and a letter of no objection is on file. The Final Subdivision Plat was filed and submitted for final consideration.

The City Engineer has reviewed the final plat and offered the following textual changes that were submitted but not cleared prior to Agenda posting. The attached 2<sup>nd</sup> Review by the City Engineer reflects that the following comments have all been addressed by the applicants:

## **City Engineer Review Comments:**

### General

1. Verify proposed plat incorporates required easements from private utility companies.
2. Plat is subject to approval from Referral Agencies such as TxDOT and Angleton Drainage District.

### Sheet 2 of 2:

1. Provide a graphics legend to show items such as iron rods, benchmarks.
2. Notate "P.L.E" in plat legend.
3. Notate point of beginning in field notes description.
4. Field Notes, Paragraph 14 - Verify and update bearings shown. The field notes do not match the drawing.
5. Remove text shown if not needed (Lot Area Table).
6. For streets being dedicated, include a table that details the street names, lengths and type on the plat.
7. No graphic/xy shown for TBM A,B, and D.
8. Contours can be removed from Final Plat.
9. Remove RPLS seal from Sheet 2.

### **RECOMMENDATION:**

Staff recommends approval of the final plat for Mulberry Fields Subdivision subject to final approval of the City Engineer and approval of all referral agencies and that the Planning and Zoning Commission forwards the plat to City Council for final consideration.