



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 1, 2024

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

AGENDA CONTENT: Discussion of a Preliminary Plat for Mark Brown Preliminary Plat for 10 acres out of a 35.19-acre tract located at the Northwest corner of FM523 and SH-35. Application incomplete and tabled, no action is required.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the located at the Northwest corner of FM523 and SH-35, consists of 10.0 acres out of a 35.19 acre tract. With this project, the owner/developer hopes to develop the property for mini-truck stop with additional separate shopping strip, a QSR (fast-food) site, and separate pad sites.

The property is partially within the City of Angleton City Limits (Currently zoned Commercial General District (C-G), but the majority of the tract is within the Extra-territorial Jurisdiction (E.T.J.) area.

STAFF REVIEW:

The City Engineer has reviewed the submitted Preliminary Plat and provided multiple comments. The Applicants Authorized Agent has submitted a 30 day waiver letter to acknowledge that application will be considered incomplete until the additional information or clarifying details that demonstrate compliance is provided. Application will remain "tabled and incomplete" for a period not to exceed 6-months from date of request, to allow Applicant extended time to address the outstanding (23) comments. Below are all the noted City Engineer comments.

The City Engineering has stipulated:

Plat Review

1. Review and include all submittal items found under the preliminary plat requirements noted in LDC Sec. 23-117.
2. Provide all plat notes taken from LDC Sec. 23-115.

3. Show: City limits and ETJ boundaries and any other regulatory boundaries, such as a floodplain per LDC Sec. 23-117.
4. Provide all applicable certification blocks taken from LDC Sec. 23-114 and 23-115
5. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23-117.
6. Show plat area, in acres, area devoted to open space, common areas, parks, the number of lots and blocks, and project density per LDC Sec. 23-117.
7. Proposed blocks, lots and parks. Proposed blocks, lots, parks, and open space shall be identified with a logical numbering and sequencing order per LDC Sec. 23-117.
8. How will the property be served for water and wastewater?
9. Provide contour lines at 1-ft intervals on the plat area.
10. Provide owner names of adjacent tracts per LDC Sec. 23-117.
11. Adjacent property. The plat shall show: a. The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117.
12. Adjacent property. The plat shall show: a. The name and location of any adjoining subdivision, including property lines, easements, rights-of-way, and how the proposed plat relates to an existing plat; per LDC Sec. 23-117.
13. Verify and update text to be "80' Angleton Drainage District" for the existing easement shown.
14. A 20-ft public utility easement along SH 35 and FM 523 frontage is requested for potential future utilities.
15. Verify TxDOT requirements for proposed subdivision. Plan and Plats Review and Referral. Plans and plats shall be referred to City staff, the City Engineer; each utility provider; and Angleton Volunteer Fire Department for review and comment. Plats will also be referred to TXDOT and Brazoria County, or other agencies, when applicable. Per Angleton LDC 23-22 E.2 - Where a subdivision is adjacent to or served by a TXDOT highway, the City, in collaboration with TXDOT, shall determine whether developer participation in the "fair share" cost of any improvements, or if the dedication of right-of-way or any other improvements, such as, but not limited to, drainage or utility relocation, is required.
16. Provide all applicable certificate forms from LDC Sec. 23-114.
17. Plat to be provided in Texas State Coordinate Plane. X, Y coordinates projected to NAD 83 State Plane Texas South Central FIPS 4204 Parameter (NAD83 Datum). Verify and provide notation on plat.
18. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
19. Provide scale bar text to indicate sheet scale of the plat.
20. Provide Angleton Drainage District certification block on plat.
21. Verify drainage for the tract and applicable detention reserves required to serve the subdivision.
22. Provide a metes and bounds description of the plat on.
23. Verify and include all building setbacks for the proposed subdivision.

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."

RECOMMENDATION:

No Action is Requested