



# AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** April 11, 2023

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

**AGENDA CONTENT:** Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

**AGENDA ITEM SECTION:** Consent Agenda

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**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 is proposing 50 lots, 4 blocks, 6 reserves on a 17.72-acre site.

The preliminary plat was originally approved by the Planning and Zoning Commission and City Council in 2021. The applicant Mike Morgan purchased the adjacent lot and will build two entrances on E Phillips Road. This change triggered the subdivision preliminary plat to be resubmitted as revised.

Pursuant to Section 23-11.I subdivisions containing 30 or more lots must provide two points of 100-year storm compliant public access constructed to ACM standards. The previous planned was approved to have a secondary access off of Gifford Road with the improvements being the responsibility of the Developer. The resubmitted preliminary plat does not entail any new improvements of Gifford Rd.

The second issue is the improvement of Gifford Road on the east side of the property. At one point in time the developer was instructed by staff that half of Gifford Road would have to be constructed as part of this project. Should a variance to Section 23.11.I not be granted with any future phase(s), then the only other plausible point for a second 100-year storm compliant public access would be cul-de-sac bulb on Lalia Loop. Using that as the second access point would require construction of Gifford Road.

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**RECORD OF PROCEEDINGS: Planning and Zoning Commission Meeting held April 6, 2023**

Mr. Spriggs presented Angleton Park Place Subdivision Section 1. He explained the reasoning the resubmitted preliminary was to readjust the 2 entrances off of Phillips Rd. The City Engineer has reviewed the submitted Preliminary Plat, and listed (12) comments which have all been addressed by the applicant after the agenda posting. Staff has cleared all the noted comments.

Recommendation. The Planning Commission should approve the Angleton Park Place Subdivision Section 1 and forward it to City Council for final action.

**Commission Action:**

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed Angleton Park Place Preliminary Subdivision Section 1 and recommend it to the City Council for final action. Motion was seconded by Commission Member Michelle Townsend.

**Commission Action:**

Motion carried unanimously, 7 -0.

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**STAFF REVIEW:**

The City Engineer has reviewed the submitted Preliminary Plat for Angleton Park Place Subdivision, Section 1 and the listed (12) comments have been addressed by the applicant. At Revisions or resubmittal were received prior to the meeting. Staff has cleared all noted comments.

**RECOMMENDATION:**

The Planning Commission recommends approval of the Preliminary Plat for Angleton Park Place Subdivision, and forwards the Preliminary Plat to Council for final action.