

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 11, 2023

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

AGENDA CONTENT: Discussion and possible action on a Final Plat for Riverwood Ranch

Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the

west and Buchta Road to the east.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: N/A FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property consists of approximately Final Plat for Riverwood Ranch Section 3. The proposed final plat consists of approximately 73 single family residential lots on approximately 35.62 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east. Riverwood Ranch Section 3 consists of 73 lots, 4 blocks and 5 reserves, being a portion of a called 73.74 acre tract located in the Theodore S. Lee Survey, abstract No. 318, City of Angleton, Brazoria County, Texas.

The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014; to include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

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

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 3, and the listed (10) comments have been addressed by the applicant since this agenda posting. The comments found in the review were minor and are primarily textual/formatting items noted for correction. Staff has cleared the noted comments.

Commissioner Ellen Eby asked how were the sales going for the subdivision phases 1 and 2.

Michael Foley reported from Riverway spoke on the raised interest rates which have slowed sales. His group is selling at a better pace than others. Lennar does a lot of spec homes and then sells them over a few months. They are not a custom builder.

Recommendation. The Planning Commission should approve the Preliminary Plat for Austin Colony Section 1 A and forward it to City Council for final action.

Commission Action:

Motion was made by Commission Member Bonnie McDaniel to approve of the proposed preliminary plat and recommends it to the City Council for final action. Motion was seconded by Commission Member Munson.

Commission Action:

Chair William Garwood, Aye; Commission Member Deborah Spoor, Nay; Commission Member Regina Bieri- Nay; Commission Member Ellen Eby- Nay; Commission Member Bonnie McDaniel- Nay; and Commission Member Henry Munson- Nay; and Commission Member Michelle Townsend- Nay.

Motion failed to carry, 2 -5 vote recommending denial.

STAFF REVIEW

The City Engineer has reviewed the submitted the Riverwood Ranch Subdivision, Section 3, and has listed (10) comments that need to be addressed by the applicant. The comments found in the review are minor and are primarily textual/formatting items noted for correction. At the time of agenda posting no revisions or resubmittal was received. Staff will update the Commission on the final recommendation during the 4/6/2023 meeting of any and all cleared comments.

RECOMMENDATION:

The Planning and Zoning Commission voted 2-5 denying the Final Plat for Riverwood Ranch Subdivision, Section 3. Staff finds that the plat meets the minimum requirements and should be approved.