



AGENDA ITEM SUMMARY FORM

MEETING DATE: October 3, 2024

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

AGENDA CONTENT: Discussion and possible action on the TNMP Preliminary Plat, of property located north of 3343 E. Mulberry St/ HWY 35, Angleton, TX 77515

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City of Angleton City Council discussed and acted upon the request for approval of Electrical Power Distribution Substations Specific Use Permit (SUP), in their regular session on Tuesday, July 23, 2024 (Agenda Item #13). The City Council unanimously voted (5 in-favor/0-opposed) to approve the application.

The Electrical Power Distribution Substations, to be located at 3319 E. Mulberry St., within the "C-G", Commercial General District are now permitted, as established by the following public hearing held on July 23, 2024 under Ordinance No. 20240723-013 approving a Specific Use Permit to allow a TNMP Electrical Power Distribution Substation (White Oak Substation) on a 15.70-acre site, and a TNMP Electrical Power Distribution Substation (CenterPoint) on a 16.72-acre site, out of a 41.8759 acre tract of land within the "C-G", Commercial-General District, located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515 (PID No. 168906) and legally described as A0318 T S LEE BLOCK 42 TRACT 39A-40-41-41C-41D-46A1-47A (OLIVER & BARROW SD) ACRES 41.8759, Brazoria County, Texas.

The applicants are now requesting approval for the TNMP Preliminary Plat to accommodate the construction of the power substations references above.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments were forwarded to the project engineer for correction:

Plat Review

1. Provide all plat notes taken from LDC Sec. 23-115
2. Provide owner name on the plat.
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 proposed block information for this subdivision.
6. Provide one corner of the plat to reference the corner of the abstract survey per LDC Sec. 23- 117.
7. Notate point of beginning to match the metes and bounds.
8. Label the pre-existing conditions of lots including previous numbering
9. 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.
10. Provide all applicable certificate forms from LDC Sec. 23-114
11. Verify floodplain information for the tract and provide statement of FEMA FIRM information on plat.
12. Provide Angleton Drainage District certification block on plat.
13. Provide additional information on plat drawing as noted on the metes and bounds description.

The applicant has not submitted the responses to the above comments at the time of agenda posting; however, staff will coordinate final review and will update the Commission during the next regular session.

The above comments need to be cleared by the City Engineer and Staff prior to City Council final consideration.

Recommendation:

The Planning and Zoning Commission should consider conditional approval of the TNMP Preliminary Plat, subject to all review comments being cleared by the City Engineer prior to the City Council's final consideration.