



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 a Preliminary Subdivision Plat for Yaklin Auto, on property located north of 3100 State Hwy 288, Angleton, TX 77515.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of a Preliminary Plat for Yaklin Auto. The subject property consists of 9.438 acres, 1 lot, 1 reserve, 1 block, and is located within the City of Angleton ETJ and is located on the east side of SH 288, Feeder Rd., directly north of the Gulf Coast Ford Dealership.

Note that this Development, while in the ETJ is has expressed an interest to connect City utilities in terms of water and sewer. No utility agreements nor petition for annexation has been filed to-date by the applicant.

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 (Sheet 1 of 1)

1. If shown within plat boundary, this easement should be dedicated with the plat. For off-site easements, those are to be recorded by separate instrument.
2. Remove additional text from Engineer's Certificate.
3. Surveyor's Certificate to use language taken from the Angleton LDC Sec. 23-114.
4. Update heading to label plat type (e.g. Preliminary Plat).
5. Revise heading to Dedication Statement.

6. Verify TxDOT requirements for both building line setback along SH 288 (see publication under TTI:

<https://static.tti.tamu.edu/tti.tamu.edu/documents/0-4429-P1.pdf>) and if dedication of additional

ROW is required for future identified projects along SH 288

7. Utility easement shown is to be 20-ft along TxDOT ROW (SH 288).

8. Show Topographic contours at one-foot intervals

The applicant submitted the responses to the above comments at the time of agenda posting; however, staff is coordinating final review and will update the Commission during the next regular session.

However, 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 Preliminary Plat for Yaklin Auto, subject to all review comments being cleared by the City Engineer prior to the City Council's final consideration.