



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023
PREPARED BY: Kandice Haseloff-Bunker, Development Coordinator
AGENDA CONTENT: Consideration of approval of a Preliminary Plat for Windrose Green Section 4 Subdivision.

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 Windrose Green Section 4 Subdivision. The subject property consists of 13.54 acres, 65 lots and two reserves within 3 blocks, is in the City of Angleton ETJ and is located on the south side of FM 523 approximately 2,500 feet west of the FM 523/SH 35 intersection.

PLANNING STAFF AND ENGINEERING COMMENTS:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced subdivision and offers the following comments:

Sheet 1 of 2

1. Verify if there additional easements required by private utility companies such as Texas New Mexico Power required for this subdivision.
2. Update NFIP statement with latest mapping/FIRM panel information.
3. Provide a note to reference detention provided for this section has been dedicated within the applicable sections (i.e. section 1,2, etc.)

Sheet 2 of 2

1. Show ownership information for adjacent tract shown (future development, Windrose Green).
2. Provide a lot and block table for the proposed subdivision showing the square footage of each lot within each block.
3. Show Topographic contours at one-foot intervals.

4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet.
5. Verify and update the point of beginning shown on the plat. The metes and bounds shows this location near proposed Lot 27, Block 2 as the point of beginning.
6. Information shall match metes and bounds information.
7. Bearing or distance noted does not match the plat drawing or tables.
8. Verify arc distance for curve C2. The value shown does not match the plat.
9. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field notes.
10. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
11. Verify arc distance for line L13. The value shown does not match the plat.
12. Bearing or distance noted for line L1 does not match the plat drawing or metes and bounds notes.

At the time of agenda posting the above comments had not been cleared however revisions were being finalized. Staff will update the Commission on the status of the listed comments.

RECOMMENDATION:

The City Engineer reviewed the plat and offered 15 comments. Applicants responded to the initial review and minor textual changes to the resubmittal of the Preliminary Plat are still pending.

The Planning and Zoning Commission should approve the proposed preliminary for Windrose green Section 4, subject to any outstanding Engineering comments, and recommend it to the City Council for final approval.