



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 5 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 the Preliminary Plat for Windrose Green Section 5 Subdivision. The subject property consists of 13.41 acres, The purpose of the requested plat is to create 67 lots and one reserve, 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.

This development is subject to the terms of the Development Agreement with Concourse Development, LLC.

Except as otherwise noted in the City Engineer's memo which are textual and general note corrections, the proposed final plat meets all City of Angleton requirements.

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.)

4. Verify and include restrictions in plat notes (e.g. no structures, no trees, shall not reduce grade, etc.) found within the existing 60-ft pipeline easement as noted in the document file no. 200800450 in the O.P.R.B.C.

Sheet 2 of 2

1. Verify if a utility easement is provided within the reserve "A" for future extension of the City of Angleton water line that runs along the south right of way of FM 523. Label accordingly on the plat.
2. Show phase line of Proposed Section 4 and future development.
3. Show ownership information for adjacent Windrose Green tract/future phase.
4. Verify and update plat to label lines running parallel with the right-of-way and offset approximately 5-feet. (Typical)
5. Since Section 4 is only proposed and not platted, the lot numbers should be removed from the plat.
6. Dimension existing 60-ft pipeline easement shown.
7. Verify and update plat to include and label this potential easement shown adjacent to the 60-ft pipeline easement.
8. Verify if line type shown is a utility easement. It is noted that a portion of the line traverses through proposed lots 10 and 11.
9. Verify and update file number to be 2008000450 for the 60-ft pipeline easement.
10. Verify and include if drainage is to be a use within the Reserve A area.
11. Update spelling of "length" in the Curve Table.
12. Show survey commencement on the plat drawing.
13. Bearings and distances noted for lines L4,5,7,8,9,and 12 do not match the line table information.
14. All distances shown on the line table shall include all decimals as presented in the metes and bounds field notes.
15. All distances shown on the curve table shall include all decimals as presented in the metes and bounds field 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. The Applicants have 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 5, subject to any outstanding comments, and recommend it to the City Council for final approval.