



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 6, 2023

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

AGENDA CONTENT: Discussion and possible action on the Final Plat of the Ashland Coral Haven Lane Street Dedication

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 Ashland Project Coral Haven Street Dedication Final Plat (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, on 1.2405 acres of land.

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City’s ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City’s ETJ. County’s oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards.

Planning & Engineering Review and Comments:

This report reflects an update to the various comments initially submitted. The Development Agreement is nearing completion but not yet approved by City Council. Therefore, a number of the conditions may result in a conditionally approved final plat.

General

1. Verify review and approval has been made by all referral agencies per Angleton LDC Sec. 23-73.

Sheet 1 of 2

1. Bearings and distances noted for curves C2,7, and 12 in the Curve Table do not match the metes and bounds notes.
2. Notate utility service providers for the proposed subdivision.
3. Note 8. verify FIRM states incorporated however area on the map shows as unincorporated areas.
4. Plat not showing existing floodplain. Update to include existing adjacent floodplain.
5. Show bearing from commencement point to monument.
6. Verify and show location of aerial easements noted in the dedication, onto the plat drawing.

Sheet 2 of 2

1. Correct overlapping text on plat heading.
2. Use Surveyor's Certificate found in the Angleton LDC Sec. 23-114.
3. Acreage value in metes and bounds does not match plat heading.

Recommendation. The planning and zoning commission is asked to consider approving this final plat conditioned on Staff/Engineer's comments being cleared as noted in 10 conditions.