

AGENDA ITEM SUMMARY FORM

MEETING DATE: August 25, 2026

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

AGENDA CONTENT: Discussion and possible action on a request for extension on the approval of a final plat for Smart Storage and reconsideration of a variance on the extension of utility services, for a 12.390-acre subdivision.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: An application has been submitted for consideration of the extension on a Final Subdivision Plat approval for Smart Storage, 12.390 acres in the J. De J. Valderas Survey, Abstract No. 380 into two lots with variances. The subject property is located on the northwest corner of Henderson Road and Galaznik Road (Attachments 1 & 2) and consists of 12.390 acres in the Commercial General (CG) zoning district.

BACKGROUND: The final plat was submitted and considered at the planning and zoning commission meeting on September 1, 2022 and later approved by City Council on 12/13/2022. (Expiration 12/13/2024).

Video Recording Link: <https://angletontx.new.swagit.com/videos/191165> (Click Agenda Item 19)

Motion by Councilman Booth for approval of the Public Improvement variances for Smart Storage; Second by Councilman Townsend.

Transcript excerpt:

Otis Spriggs: *This is a final subdivision plan for smart storage, as noted here on 12.39 Acres, Two lots, one block, the final Subdivision Plat, submittal and approval based on variances noted in which I think you've seen that before, whereas they're asking for the utilities as well as infrastructural related items and the heritage tree preservation being complied with as well as the Geotech report to be submitted and approved prior to any type of construction.*

Otis Spriggs: *So we will hold back the recording of the final plat and make sure any public improvements are bonded and the proper procedures are taken care of. This is recommended by the Planning Commission 6 to 0 for approval.*

Mayor: *Council, any discussion on this?* **Council Member Cecil Booth:** *This has been before Council and discussed a couple of times, and the owner or owners*

bought a couple of pieces of property and pretty well kept them in the same configuration that they were. Just if there's one owner now rather than two and they're looking at putting some sort of a storage facility out there on water, one or more lots so. They asked to not have to extend the water and sewer lines out to the facility until they got ready to build. They are providing additional right of way along Galaznik Rd. on the east side and Henderson Rd. On the South side that's in conformance with the overall transportation study by the county to support any possible widening.

Action:

To Approve the final plan of SMART storage, 12.390 acres subdivision: Subject to the variances that are presented here in the item tonight.

Motion by Councilman Booth for approval of the Public Improvement variances for Smart Storage; Second by Councilman Townsend.

Roll Call Vote: *All in favor; motion carried.*

In 2023, Mr. Clark requested that the Development Services record the plat absent the variances being satisfied, which would complete the utilities extension. This was later referred to legal at the time, and Judith ElMasri, stated that the recordation could not occur without addressing the utilities extension.

One possibility may be to approve the plat extension and require a performance construction bond in-lieu of the cost to extend the utilities, and grant the permission to record the plat with that condition.

A performance/construction bond (or, if the City agrees, an irrevocable letter of credit) would be a legitimate option to present to City Council as a substitute for having utilities physically installed before the final plat is recorded, provided:

- The bond is issued by a corporate surety authorized to do business in Texas, sized to 100% of the engineer's estimated cost of the required utility improvements;*
- The City Council/staff (city engineer, city attorney) could approve the form and amount of the bond and enter into a subdivision improvement/construction agreement with the landowner; and,*
- The bond stays in force until the utilities are actually completed, inspected, and accepted by the City.*

RECOMMENDATION: The City Council should consider the plat extension for final action on the Smart Storage Final Plat, direct staff on how to proceed with plat recordation requirement.