



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** February 11, 2025

**PREPARED BY:** Otis T. Spriggs, AICP

**AGENDA CONTENT:** Conduct a public hearing, discussion, and take possible action on a request for approval of the 2nd Replat of PT Estates, relocating an easement, and modifying a lot line, as recorded with Brazoria County Clerk Document No. 2023042763. The proposed replat is located at 2001 N. Valderas St. on 7.732 acres.

**AGENDA ITEM SECTION:** Public Hearing

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### **EXECUTIVE SUMMARY:**

The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north.

The 7.732 acre tract is being subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self-service storage facility. Lot 2 is zoned as residential (SF-7.2) (*Rezoned May of 2022, ORD\_20220524-024*). Lot 2 is currently under residential use.

The current request is to relocate a 16-ft. Water Line Easement (W.L.E.), shifting the rear line of Lot 1 to a new location approximately 47.43 ft. due west, thus reducing the rear drainage & detention reserve from 2.021 acres to 1.649 acres in size.

Patrick Thomas Estate Final Replat was recorded on September 21, 2023 with Brazoria County Clerk, Instrument No. 2023042763 (Exhibit Attached).

**Staff/Engineers Review:** The City Engineer reviewed the proposed replat and has documented the following comments and conditions:

Final Replat:

1. Verify drainage/detention updates to the site (reduction in detention area and increased building area) are approved by Angleton Drainage District.
- 

**Record of Proceedings: Planning and Zoning Commission Meeting held February 6, 2025:**

1. *Conduct a public hearing, discussion, and possible action on a request for approval of the P. T. Estates 2nd Replat to relocate an easement and modify a lot, BEING THE REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2 LOT, 1 RESERVE. The proposed replat is zoned Single Family Residential- 7.2 DISTRICT and COMMERCIAL-GENERAL -C-G DISTRICT is located at 2001 N. Valderas St.*

*D.S. Director Otis Spriggs introduced the item, noting that the replat will relocate a 16-ft. Water Line Easement (W.L.E.), shifting the rear line of Lot 1 to a new location approximately 47.43 ft. due west, thus reducing the rear drainage & detention reserve in size. Patrick Thomas Estate Final Replat was recorded on September 21, 2023.*

*Chair Garwood entertained a motion to open the Public Hearing.*

*The motion was made by Commission Member Michelle Townsend, to open the Public Hearing; seconded by Commission Member Deborah Spoor. The public hearing was opened.*

**Public Input:** *None.*

*The motion was made by Commission Member Deborah Spoor, to close the Public Hearing; seconded by Commission Member Michelle Townsend. The public hearing was closed.*

**Commission Action:**

*After no further deliberation, a motion was made by Commission Member Michelle to approve the Replat as recommended with the condition regarding the Angleton Drainage District and forward it to Council for final consideration and approval, seconded by Commission Member Regina Bieri.*

**Roll Call Vote:** *Commission Member Deborah Spoor- Aye; Commission Member Andrew Heston- Aye; Commission Member Michelle Townsend- Aye; Commission Member Regina Bieri- Aye; Commission Member Jeff Roberson- Aye; Commission Member Will Clark- Aye; Chair William Garwood- Aye. 7-0, vote. The Replat was approved.*

---

**RECOMMENDATION:** The Planning and Zoning Commission adopted this as its final report and recommends approval of the Replat subject to all conditions being satisfied by the Angleton Drainage District as noted by the City Engineer and voted 7-0 unanimously to recommend it to the City Council for final consideration and approval.