



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** August 8, 2023

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

**AGENDA CONTENT:** Discussion and possible action on the Preliminary Plat of the Angleton Independent School District (ISD) Elementary No. 7 and Junior High No. 2.

**AGENDA ITEM SECTION:** Regular Agenda

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2 within the Ashland Development. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, on 50.516 acres of land.

City Engineer comments are provided in Attachment 2. There are 14 outstanding comments that are mostly textual in nature. Staff feels confident that the review comments can be cleared prior to Council consideration.

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.

Recently, the Angleton ISD School District has coordinated the alignment with the school entrances with the Ashton Gray and Brazoria County, and the recommendations of the traffic impact study have been designed (See Exhibits to follow). Coral Haven Street has been upgraded to a 4-lane collector roadway (#1 on the Exhibits). Coral Haven St. will serve the Elementary School rear entry with adequate queuing. Along with the FM 521 additional improvements,

queuing and stacking designed for drop off/pick-up, the concerns of the Planning Commission noted below should be addressed. The exhibits attached show all of the improvements resulting from the traffic impact study as provided by the Angleton ISD School District representatives.

### **Planning & Engineering Review and Comments:**

This report reflects the various comments initially submitted. The Development Agreement is now complete and approved by City Council.

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## **RECORD OF PROCEEDINGS: PLANNING AND ZONING COMMISSION MEETING**

**ANGUST 3, 2023**

### **ROLL CALL:**

#### **Present were:**

Chair William Garwood, Commission Member Deborah Spoor, Commission Member Michelle Townsend, Commission Member Henry Munson, and Commission Member Regina Bieri.

#### **Absent were:**

Commission Member Ellen Eby, Commission Member Shawn Hogan.

#### **1. Approval of the July 6, 2023 minutes for the Planning and Zoning Commission meeting.**

Motion was made by Commission Member Henry Munson; Seconded by Commission Member Deborah Spoor.

Action: (5-0 Aye-Vote), The minutes were **unanimously approved**.

### **REGULAR AGENDA**

#### **Agenda Item #4. Discussion and possible action on the Preliminary Plat of the Angleton ISD Elementary No. 7 and Junior High No. 2.**

DS Director Otis Spriggs presented this item noting that the preliminary plat for Angleton Elementary and Junior High School, is part of the Ashland Development within our ETJ. As noted in the report, this item is subject to the executed development agreement.

The proposed plat falls in alignment with the approved Ashland Concept Plan. There are other plats that accommodate the school development in terms of street dedications, drainage and utility reserves. Coral Haven Lane is one of the major streets that connects from FM 521, in which the Commission had an opportunity to review that particular plat proposal last

month. Since then, there's been other pending agreements considered between the applicant, the school district, as well as Brazoria County.

We have finally received to date, the interlocal agreement for the Brazoria County roads that are part of this development between the County, the MUD and the Developer (A copy was made available). Angleton ISD is very involved in the project location here. They've considered the Traffic Impact Study (TIS), in which we had recent discussions on traffic flow. All of the recommendations of that TIS have been incorporated into this layout (Exhibits were shown).

The traffic queuing into the school campus was shown, which would keep all of the out-flowing traffic from stacking onto the rights-of-way. Mr. Spriggs introduced Mr. Tim Richard to give comments on behalf of the school district, as well as Abraham (Abe) Nimroozi, Plat Coordinator from West Belt Surveying.

Commission Member Regina Bieri asked if the queuing lane/loop is larger than West Side Elementary. He confirmed, yes.

Mr. Tim Richard, Angleton ISD Bond Program Manager gave comments on the traffic flow from FM 521: The westerly loop (off FM521) is strictly for buses. New turn lanes are added, as well as the 2 new signal lights on FM521. The elementary school and the junior high school bus drop-offs are separated, as well as parking for after-school hours for parents who want to come visit. Now, if you are dropping off your kids to the elementary school, you would enter off Coral Haven Ln. which shows the lane stacking and directions of travel. The junior high school and the elementary school entrances are separated.

Mr. Tim Richard also noted that the sports fields are not game fields; They are practice fields, so there won't be any organized football games here.

Commission Member Henry Munson asked if TxDot has seen this plan and given their approval?

Mr. Tim Richard responded- no, but they are working with the entities through Quiddity Engineers, the traffic impact analysis consultant; but they have submitted the package to TxDot, which is still under review, but they expect a timely approval.

Commission Member Henry Munson: So you do feel confident that changing the four lane highway, adding turn lanes, and traffic lights will be approved by TxDOT?

Commission Member Henry Munson also asked who will be responsible for the upgrades on the road?

Tim Richard, Angleton ISD Bond Program Manager responded: Great question; yes. With the agreement between the school district and the developer (lead), the school district has put in money in escort and has agreed to how much the school district would fund the turn lanes, the signal lights and also the improvement of these streets. We added a turn lane to those as well and upgraded Coral Haven Lane.

Commission Member Henry Munson asked if there is a timeline for all there?

Mr. Tim Richard, explained that these schools are scheduled to open for August of 2025. Our game plan on the in the time frame for the improvements is to take place in January of 2025.

Commission Member Michelle Townsend: So that I'm clear, because I believe Coral Haven was in front of us last time, the time before it, it has been changed. Mr. Spriggs confirmed that Coral Haven Lane was upgraded to four lanes.

**Commission Action:**

Commission Member Michelle Townsend made a motion to approve the preliminary plat condition on any outstanding staff or engineering comments being cleared prior to the August 8th, 2023 Council meeting. Motion was seconded by Commission Member Regina Bieri.

**Roll Call Vote: Chair William Garwood- Aye, Commission Member Deborah Spoor- Aye, Commission Member Michelle Townsend- Aye; and Commission Member Henry Munson-Aye; Commission Member Regina Bieri- Aye.**

**Action: (5-0 Vote): was approved.**

**ADJOURNMENT TIME: 12:38 PM**

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**Recommendation.** The planning and zoning commission recommends approval of the Preliminary Plat for the Angleton ISD Elementary No. 7 and Junior High No. 2, conditioned on any outstanding Staff/Engineer's comments being cleared prior to the August 8, 2023 Council meeting.