

MEETING DATE:	April 6, 2023	
PREPARED BY:	Otis T. Spriggs AICP, Director of Development Services	
AGENDA CONTENT:	Discussion and possible action on the preliminary plat of Ashland Section 2	
AGENDA ITEM SECTION:	Regular Agenda	
BUDGETED AMOUNT:	N/A	FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a resubmittal of Ashland Section 2 Preliminary Plat originally submitted July of 2022, due to the addition of acreage. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The draft development agreement is pending final approval this month by City Council which will establish standards for the Ashland Project. City Engineer comments are provided in the plat review attachment. The subject property consists of 21.5 acres and has 86 lots, 3 reserves and 3 blocks.

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 oversite 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.

As the Commission is aware, there is no zoning or land use control in the ETJ except for that allowed by the Texas Local Government Code. Those regulations that the LGC permits the City to extend into the ETJ are the subdivision regulations (Chapter 23 Land Development Code) and sign regulations. As such there is <u>no</u>City regulation of lot size, setbacks, maximum height, etc., except as detailed in a development agreement by City Council. Staff finds that the proposed section plat will be incompliance with the proposed agreement as drafted.

A Traffic Impact Analysis has also been submitted and reviewed for the entirety of the project. That TIA will need to be considered by both TxDOT and Brazoria County for review and approval as well.

STAFF REVIEW

The City Engineer has reviewed the submitted Preliminary Plat for Ashland Section 2, and listed (6) comments that were resubmitted and addressed by the applicant after agenda posting. Staff has cleared all comments.

<u>Recommendation</u>. The planning and zoning commission should approve and forward the Preliminary Plat for Ashland Section 2 to the city council for final consideration and appropriate action subject to the final approval of the Development Agreement.