



AGENDA ITEM SUMMARY FORM (Revised)

MEETING DATE: April 6, 2023

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

AGENDA CONTENT: Discussion and possible action on a revised preliminary plat for Angleton Park Place Subdivision Section 1.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None. **FUNDS REQUESTED:** None.

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and is proposing 50 lots, 4 blocks, 6 reserves on a 17.72-acre site.

The preliminary plat was originally approved by the Planning and Zoning Commission and City Council in 2021. The applicant Mike Morgan purchased the adjacent lot and will build two entrances on E Phillips Road. This change triggered the subdivision preliminary plat to be resubmitted as revised.

Pursuant to Section 23-11.I subdivisions containing 30 or more lots must provide two points of 100-year storm compliant public access constructed to ACM standards. The previous planned was approved to have a secondary access off of Gifford Road with the improvements being the responsibility of the Developer. The resubmitted preliminary plat does not entail any new improvements on Gifford Rd.

The second issue is the improvement of Gifford Road on the east side of the property. At one point in time the developer was instructed by staff that half of Gifford Road would have to be constructed as part of this project. Should a variance to Section 23.11.I not be granted with any future phase(s), then the only other plausible point for a second 100-year storm compliant public access would be cul-de-sac bulb on Lalia Loop. Using that as the second access point would require construction of Gifford Road.

STAFF REVIEW:

The City Engineer has reviewed the submitted Preliminary Plat for Angleton Park Place Subdivision, Section 1 and the listed (12) comments have been addressed by the applicant. At

Revisions or resubmittal were received prior to the meeting. Staff has cleared all noted comments.

RECOMMENDATION:

The Planning Commission should approve the Angleton Park Place Preliminary Plat for Angleton Park Place Subdivision, and forward the Preliminary Plat to Council for final action.