



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** May 05, 2022

**PREPARED BY:** Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on Heritage Park Section Three Final Plat. Subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

**AGENDA ITEM SECTION:** Regular Agenda

---

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

This is a request for a recommendation for approval for the final plat for the Heritage Park Section Three subdivision. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Heritage Park Section Three is the third phase of the Heritage Park subdivision and includes phases one and two consisting of Bluebonnet Lanes North and South. With the inclusion of Phase Three, the Heritage Park Subdivision consists of 89 lots and a total of 15.872 acres.

In January 2022, a variance was granted to Section 23-11(I) of the Land Development Code which provides that subdivisions consisting of at least thirty lots must have a minimum of two points of vehicular access to an existing public right-of-way was granted.

The city engineer has provided a list of comments to be addressed in full, and several comments have already been addressed by the developer's engineer. Additionally, at the time of preparing this agenda item, the Angleton Fire Department had not reviewed the Elm Court turn radius at the terminating end of the street. The city engineer has requested AFD's review and approval.

Finally, in a review of prior phases of this project, staff became aware that the existing detention pond ("Reserve A," Phase 2) and common spaces within the subdivision are to be maintained by a homeowners' association and are presently not being managed by an HOA. As such, the existing

detention pond appears to be neglected, as trees and other vegetation have grown from the bottom of the pond.

**RECOMMENDATION:**

Staff recommends conditional approval subject to the correcting all comments provided by the city engineer and resubmitting the proposed Final Plat, Angleton Volunteer Fire Department's review and approval of the cul-de-sac, submittal of a pond survey of the existing detention pond, and verification of an established HOA with maintenance plan, prior to the City Council meeting on May 24, 2022.