



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 12, 2023

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

AGENDA CONTENT: Discussion and possible action on a request for approval of the Final Plat for Mulberry Fields Subdivision, for 41 Single Family lots, 2 reserves, 3 blocks on 13.0044 acres, located on SH 35 and N. Walker St., East of Heritage Ln./Murray Ranch Rd.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The subject property consists of 13.0044 acres, having 41 lots, 2 reserves acres with two points of access (N. Walker and SH 35). The project shall be limited to the development of single-family dwellings and uses as permitted by the SF-6.3 zoning district.

City Council approved the Development Agreement on September 26, 2023 which outlined the provisions set forth to regulate the development of the single-family subdivision, outlining the agreement to be made between the owners, developers and the City. The Developer agreed to pay the City fees in lieu of dedication of park acres as well as the CAF/ (Capacity Acquisition Fees). A Homeowner's Association is required of the Developer with detailed Deed Restrictions and maintenance of open space areas.

The civil and construction plans have been reviewed by staff and the City Engineer as of March, 2023 and a letter of no objection is on file. The Final Subdivision Plat has now been filed and submitted for final consideration.

The City Engineer has reviewed the final plat and offered a number of textual changes that were submitted and cleared prior to P&Z consideration. Staff updated the Commission during the meeting and noted that the following comments have all been addressed by the applicant:

City Engineer Review Comments:

General

1. Verify proposed plat incorporates required easements from private utility companies.
2. Plat is subject to approval from Referral Agencies such as TxDOT and Angleton Drainage District.

Sheet 2 of 2:

1. Provide a graphics legend to show items such as iron rods, benchmarks.
2. Notate "P.L.E" in plat legend.
3. Notate point of beginning in field notes description.
4. Field Notes, Paragraph 14 - Verify and update bearings shown. The field notes do not match the drawing.
5. Remove text shown if not needed (Lot Area Table).
6. For streets being dedicated, include a table that details the street names, lengths and type on the plat.
7. No graphic/xy shown for TBM A,B, and D.
8. Contours can be removed from Final Plat.
9. Remove RPLS seal from Sheet 2.

Record of Proceedings:

Planning & Zoning Commission held its regular meeting on Thursday, December 7, 2023 and voted unanimously 4-0 to approve the Final Plat; Motion was made by Commission Member Will Clark, seconded by Commission Member Regina Bieri to approve the final plat for Mulberry Fields Subdivision subject to final approval of the City Engineer and approval of all referral agencies and forward the plat to City Council for final consideration.

RECOMMENDATION:

The Planning Commission and Staff recommend approval of the final plat for Mulberry Fields Subdivision subject to final approval of the City Engineer and approval of all referral agencies and forwards the final plat to City Council for final consideration.