



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** July 14, 2026

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

**AGENDA CONTENT:** Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.

**AGENDA ITEM SECTION:** Regular Agenda Item.

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**BUDGETED AMOUNT:** None

**FUNDS REQUESTED:** None

**FUND:** None

### EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

### Staff and City Engineering Review:

The Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review has been submitted and reviewed in alignment with the Ashland Development Agreement and Concept Plan.

Per section 3.13e of the development agreement, the developer has submitted the required commercial building guidelines for all non-residential land uses within Ashland.

The developer stated that they are mimicking the architecture styles of the two schools on site while incorporating some of the theme elements of Ashland.

The Strategic Partnership Agreement allows the City Council to conduct a limited annexation for sales tax purposes related to commercial uses.

The City Engineer has reviewed the plat and offered the following comments:

### Preliminary Plat

Sheet 1 of 2

1. Update note to allow for access to each lot per Angleton LDC Sec. 23-12.
2. Include "Preliminary Plat" in the plat heading.

Sheet 2 of 2

1. Review plat for providing a shared/cross access easement to allow for a driveway to Reserve A that meets spacing distance from the intersection of FM 521 (Arterial). Based on frontage,

Reserve B may be allowed an additional access point to the east. Angleton LDC Sec. 23-12, N.

2. Bearings do not match metes and bounds.

3. For distance and lengths, provide decimals in the table to match metes and bounds.

4. Recommend making the existing block graphic dashed/unbold (typical).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HD

The Planning Commission voted unanimously to recommend approval to Council subject to the comments being cleared, which were minor in nature.

The version of the plat attached to this agenda reflects those corrections have been made.

**Recommendation:** The City Council should approve the Preliminary Plat for Ashland Section 1 Reserves.