

**MEETING DATE:** April 3, 2025

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

**AGENDA CONTENT:** Discussion and possible action on the Final Plat of the Ashland Project Sapphire Springs Trail Street Dedication/Number 4.

**AGENDA ITEM SECTION:** Regular Agenda

**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

**EXECUTIVE SUMMARY.** This is a request for approval of the Ashland Project Street Ashland Project Sapphire Springs Trail Street Dedication/Number 4 (Attachment 1). The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523, as part of a development agreement and SPA (Strategic Partnership Agreement), which establishes standards for the Ashland Development. 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.



For roads, the construction of which are governed by the pending 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.

The Preliminary Plat was approved in September of 2023 by City Council.

### **Staff and City Engineering Review:**

The Sapphire Springs Trail Preliminary Plat was forwarded to the City Engineer who submitted the following textual comments for the applicant's correction:

#### **Sheet 1 of 2**

1. For reserves shown in other sections, recommending updating graphic to match similar to existing block graphic.
2. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.
3. Verify and update ROW width shown for "existing" portion of Sapphire Springs Trail (60-ft shown) within Street Dedication Sec. 3.

#### **Sheet 2 of 2**

1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Include Angleton Drainage District Certification Block

At the time of agenda posting, the applicants submitted the corrective responses to the 8 issues above (pending final review). Staff will provide the P&Z Commission with an updated report once all conditions have been cleared and satisfied by the applicant.

### **Recommendation**

The Planning and Zoning Commission should approve the Final Plat of Ashland Sapphire Springs Trail Street Dedication No.4, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.