

MEETING DATE: April 3, 2025

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director
AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 3, located east of Sections 1 & 2 off Almadine Dr.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development Section 3 Final Plat comprises of 19.43 acres, with 75 lots, 8 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Sections 1 & 2 off Almadine Dr. The northern portion of this section will enter off of Sapphire Springs Trail on to Citrine Point Ln (to Jade Crest Dr.). The majority of the lots in this section are greater than 50-ft. in width averaging 53-ft. to 60- ft. +/-.

The application was originally submitted for consideration and were pulled from the July 2, 2024 at the applicant's request.



Staff and City Engineering Review:

The 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. Verify and match metes and bounds description for lines and curves noted.
3. Label bearing and distance for corner tie shown to the Shubael Marsh Survey.

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. Verify and update curve information shown for Curves C10 - C13.
3. Verify and update distance shown for L32.
4. Verify and update bearings to match line table for L17, L21, L23.
5. 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 Section 3 subject to the City Engineer's conditions all being cleared prior to final City Council's action and Consideration.