

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 Development, Section 4, located south of Section 3.

AGENDA ITEM SECTION: Regular Agenda Item.

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.

Ashland Development Section 4 Final Plat comprises of 19.38 acres, with 88 lots, 6 drainage, landscaping, open space and incidental utility reserves, and 6 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 50-ft.+/- in width.



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 Section 4 Final 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. Line L22, verify distance shown to match metes and bounds.
4. Line information does not match metes and bounds lines L23-24.
5. Curve C2 does not match metes and bounds.
6. Verify missing line information from POB to C2 (L25?). Update plat accordingly.

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1. Verify and update City Secretary certification as they are also typically the notary for plats and cannot notarize their own signature.
2. Curve information shown does not match curve table for curve C2.
3. Distance shown for line L22 does not match line table. Verify and update distance shown.
4. Verify and update last three courses shown. One course does not match Line Table, while the distance shown for line L23 does not match. L24 is not shown and instead a curve is shown that does not match the curve table.
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 4, subject to the City Engineer's conditions all being cleared prior to final City Council's action and Consideration.