

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 6, located south of future Sapphire Springs Trail.

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 6 Final Plat comprises of 15.20 acres, with 62 lots, 3 drainage, landscaping, open space and incidental utility reserves, and 4 blocks being proposed. The section is located east of Section 3, and south off of future Sapphire Springs Trail (see Land Plan below). The majority of the lots in this section are averaging approximately 55-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 Ashland Section 6 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. Fix overlapping text near L13-L15.
4. Fix text on drawing to show line L28 label.
5. Label point of beginning on plat drawing.

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. Move notary closer to City Council approval certificate.
3. 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 6, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.