

**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 5, located directly east of Section 4.

**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 5 Final Plat comprises of 22.75 acres, with 102 lots, 4 drainage, landscaping, open space and incidental utility reserves, and 5 blocks being proposed. The section is located east of Section 4/south of Section 6, and west of future Sapphire Springs Trail (see Land Plan below). 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.

### **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.
3. Verify and update course shown and that bearings and distances shown match the plat drawing

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 5, subject to the City Engineer's conditions all being cleared prior to final City Council's action and consideration.