

AGENDA ITEM SUMMARY FORM

MEETING DATE: June 10, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and east of the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

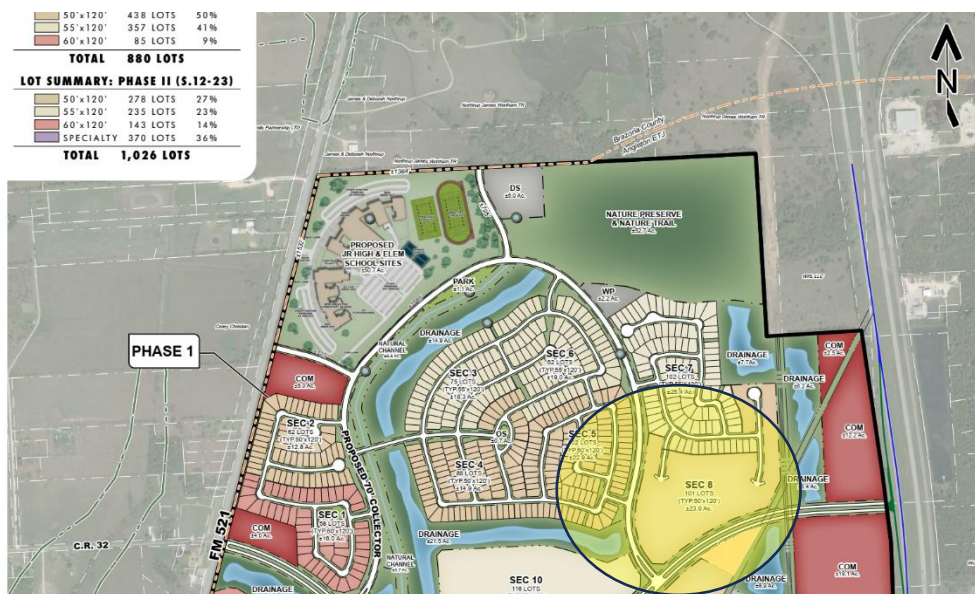
FUNDS REQUESTED: None

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 8 Preliminary Plat comprises 26.11 acres, with 86 lots, 4 drainage, landscaping, open space, and incidental utility reserves, and 4 blocks are proposed. The section is located east of Section 5, the northeast intersection of Sapphire Springs Trail and south of Section 7, and northeast of the future Sapphire Springs Trail and CR32/Ashland Blvd. (see Land Plan below). The majority of the lots in this section average approximately 55-ft.+/- in width at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Preliminary Plat and the following textual comments for the applicant's correction:

Sheet 1 of 2

1. *Bearing does not match plat where noted in the metes and bounds.*
2. *Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.*

Sheet 2 of 2

1. *Provide a street dedication table noting the street name, type, and length.*
2. *Label Street Dedication 5.*
3. *Verify and revise building line setback of lot. It is shown within Reserve A. A 10-ft building line is shown; however, no building will be allowed within the reserve.*
4. *A 10-ft and 25-ft building line is shown; however, no building will be allowed within the reserve.*
5. *Label contours on plat.*
6. *Provide dimensions for each portion of the 15' U.E. dedication (Typical)*
7. *Provide point of beginning on the plat.*
8. *Provide a corner tie to the original abstract survey.*
9. *Provide location/reference to point of commencement with bearing and distance (example shown).*
10. *Line L8 - Bearing does not match plat.*

The above comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

The applicants must still gain final approval from any applicable Referral Agencies such as Brazoria County provided for the associated subdivision improvements and final plat, and construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat.

Planning & Zoning Commission Record of Proceedings for the Public Hearing held on June 5, 2025:

Item 5. Discussion and possible action on the Preliminary Plat of Ashland Section 8, located north of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

DS Director Otis Spriggs presented this item, noting that the Engineering comments were all resubmitted with corrected responses to the 10 items found, and all conditions have been cleared.

Commission Action:

The motion was made by Commission Member Michelle Townsend to approve the Preliminary Plat of Ashland Section 8, subject to any referral agency approvals, and forward it to the City Council for final action. Commission Member Andrew Heston seconded the motion.

Roll Call Vote:

Commission Member Will Clark - Aye; Commission Member Will Clark- Aye; Commission Member Andrew Heston- Aye; Commission Member Deborah Spoor- Aye, and Chair William Garwood- Aye. (5-0) vote, the Preliminary Plat of Ashland Section 8 was approved.

Recommendation:

The Planning Commission recommends that the City Council approve the Ashland Development Preliminary Plat of Ashland Section 8, subject to referral agency approvals.