

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 Development Street Dedication 5, southeast extension 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 Preliminary Street Dedication 5 Preliminary Plat will over the east connectivity to Sections 5, 6, 7, and 8 of Ashland, as depicted on the map below.



Vicinity Concept Map

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:

1. Label contours on plat.
2. Verify what is represented by this dashed area? (e.g. existing line from Rose Quartz Dr. in Sec.5)
3. Recommend providing existing text/graphics in grayscale
4. Identify linetype used in Sheet Legend (Section boundary?) and consider using grayscale or unbolden the linetype/use separate linetype
5. Should this segment be included in the existing boundary line shown?
6. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown
7. Label Point of Beginning.
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. Will temporary easements be needed here for Sec. 7 and proposed utilities?
11. Revise bearings and distances shown to match line and curve tables.
12. Provide a street dedication table noting the street name, type, and length.

The above comments were all resubmitted with corrected responses to the 12 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 4. Discussion and possible action on the Preliminary Plat of Ashland Development Street Dedication 5, southeast extension of 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 12 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 Development Street Dedication 5, subject to any

referral agency approvals, and forward it to the City Council for final action.
Commission Member Deborah Spoor seconded the motion.

Roll Call Vote:

Commission Member Michelle Townsend - 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 Street Dedication 5 Preliminary Plat was approved.

Recommendation:

The Planning Commission recommends that the City Council approve the Ashland Development Section 5 Street Dedication Preliminary Plat, subject to referral agency approvals.