

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 9, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Section 7B as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

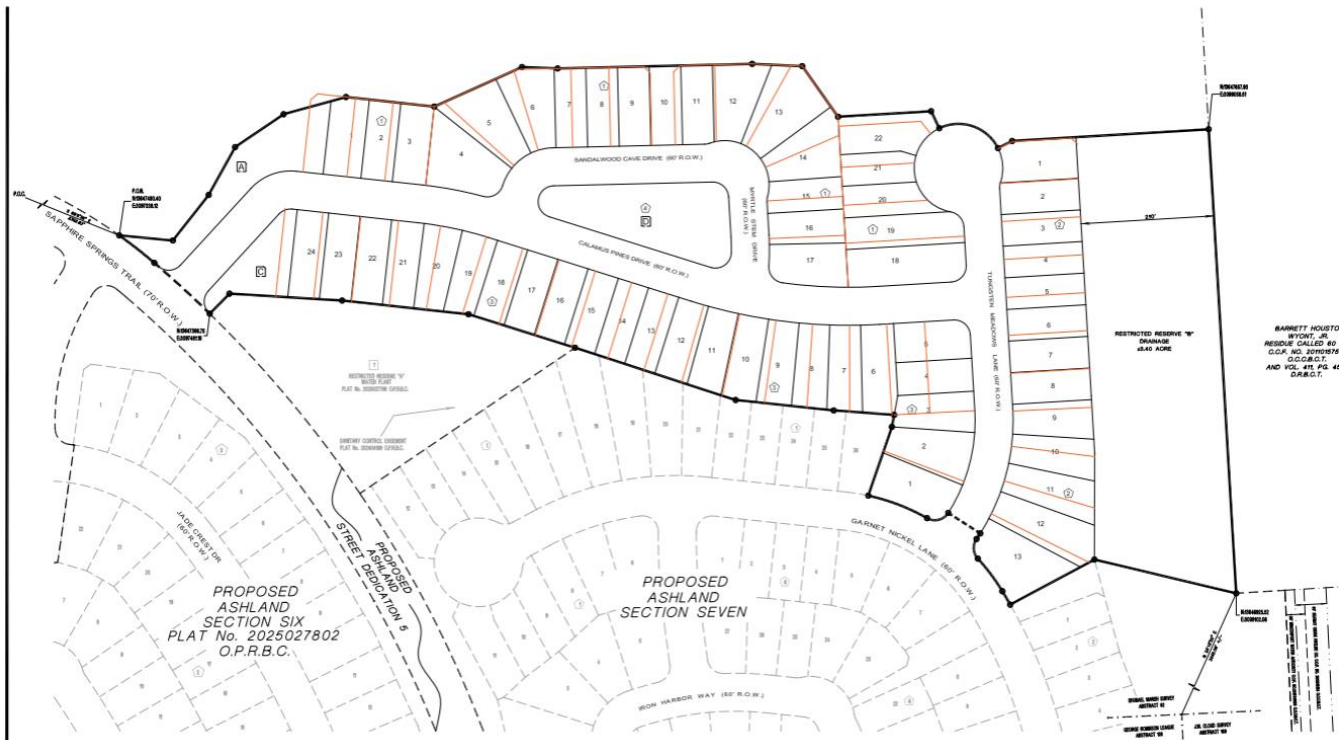
FUND: None

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.



The Ashland Development developer is requesting minor adjustments to the lot layout. The primary change involves increasing the product type from 50' to 60' lots in this section. This adjustment required shifting lot lines to accommodate the increased width. As a result, the lot count was reduced from 59 lots to 49 lots. The boundary was revised slightly; however, the ROW and reserve acreage remains unchanged. For clarification, the black linework represents the originally approved plat, while the orange highlights show the revised layout.



Graphic showing changes to Section 7B.

Staff and City Engineering Review:

The Preliminary Plat of Ashland Section 7B Ashland was approved by both P&Z and City Council last month.

The City Engineer has reviewed the plat and offers no objection to the proposed Ashland Section 7B Preliminary Plat and offers the following comments:

1. For final plat, provide updates to the City approval block and label Reserve "C" to match graphic/label on table.
2. An updated land plan has been submitted to reflect the updated development phasing.
3. Verification of restrictions from the existing sanitary control easement to be reviewed for lots 20-24, block 3. A note shall be provided on the final plat to for any future buildings/utility services to these lots to follow the restrictions outlined.
4. It is noted that approval from any applicable Referral Agencies such as Brazoria County shall be provided for the associated subdivision improvements and final plat.
5. Construction plans shall be provided for review of the applicable public improvements along with review and approval of the Final Plat

HDR Engineering, Inc. (HDR) has no objections to the revised and submitted Plat, with the exceptions noted. Staff will provide the action of the Planning Commission during the City Council session on December 9, 2025 due to the new State Law posting requirements.

Staff has also included within this agenda item, the original Land Plan as well as the latest Land Plan as updated for Council's review and approval. Please note that the Northeast area has been modified, reducing the nature preserve and nature trail area from 47.1 Acres to 37.3 Acres. Note also that the Commercial Land Uses have also been updated along the FM 521 Corridor, as well as along the SH 288 Corridor. While staff is supportive of the noted changes, such changes would be deemed substantial and should be approved by the City Council.

Recommendation: The City Council should approve the Preliminary Plat for Ashland Section 7B and modifications and updates to the Concept/Land Plan.