

# AGENDA ITEM SUMMARY FORM

**MEETING DATE:** September 4, 2025

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

**AGENDA CONTENT:** Discussion and possible action on the Preliminary Plat of Ashland Section 7B, located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.

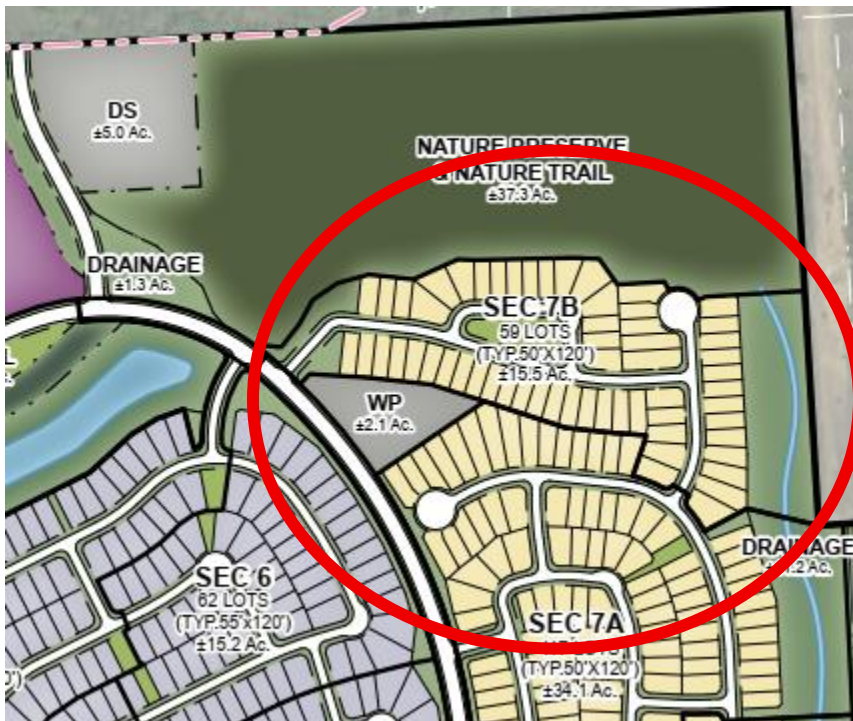
**AGENDA ITEM SECTION:** Regular Agenda Item.

**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.



Ashland Development Section 7B Preliminary Plat comprises 26.11 acres, with 59 lots, 4 drainage, landscaping, open space, and utility reserves, and 4 blocks are proposed. The section is located on the northeast section of Sapphire Springs Trail, east of Section 6, and north of Section 7A. (see adjacent Land Plan). The majority of the lots in this section average approximately 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.

**Staff and City Engineering Review:**

The Preliminary Plat of Ashland Section 7B was forwarded to the City Engineer who submitted the textual comments that were later corrected by the applicant in the attached response letter.

**Sheet 1 of 2**

1. Include City Secretary signature line and text.  
**Response: Plat has been updated. Please see updated plat.**
2. A metes and bounds legal description will be required for final plat.  
**Response: A draft of the M&Bs have been include on the plat drawing. Please see the revised plat. A finalized copy of the M&Bs will be included on the final plat.**
3. Remove plat note #18 as not lots are defined along sapphire springs trail.  
**Response: Plat has been updated. Please see updated plat.**

**Sheet 2 of 2**

1. Verify and show sanitary control easement within the existing water plant subdivision.  
**Response: Plat has been updated. Please see updated plat.**
2. For existing portions of the U.E.'s shown outside of the subdivision, provide in grayscale.  
**Response: Plat has been updated. Please see updated plat.**
3. Show street centerline data to verify connection point to Garnet Nickel Lane.  
**Response: Plat has been updated. Please see updated plat.**

The City Engineer has forwarded the *letter-of-no-objection (attached)* clearing all of the above comments. Due to new agenda posting deadlines the final letter was later received. Note that the City Engineer requested that the applicant submit a more current Concept Plan. **Staff welcomes any comments or input on any and all changes to the Ashland Concept Plan which tracks all future phases.**

**Recommendation**

The Planning and Zoning Commission should approve the preliminary plat for Ashland Section 7B, and forward it to the City Council for final action and consideration.