



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 9, located on the South side of CR32/Ashland Blvd. south of the intersection of Sapphire Springs Trail, and south of Section 8.

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 9 Preliminary Plat comprises 26.11 acres, with 103 lots, 7 drainage, landscaping, open space, and utility reserves, and 5 blocks are proposed. The section is located on the South side of CR32/Ashland Blvd. south of the intersection of Sapphire Springs Trail, and south of Section 8. (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 9 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. 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.
2. Provide plat note regarding existing pipeline within the subdivision and reference to any agreements or restrictions within this 100-ft easement.
Response: Plat has been updated. Please see updated plat.
3. Note 18 - Update text "Lots or Reserves..".
Response: Plat has been updated. Please see updated plat.
4. Note 18 - Include " and Ashland Boulevard".
Response: Plat has been updated. Please see updated plat.

Sheet 2 of 2

1. A point of beginning shall be shown that correlates with the metes and bounds.
Response: Plat has been updated. Please see updated plat.
2. Update Reserves to indicate Pipeline Easement and verify notification per LDC section noted below:
 - a. K. Petroleum and natural gas lines.
 1. Identification. High-pressure flammable gas or petroleum lines are defined as those which.[...]
 2. Notification to utility company. The subdivider or developer shall provide written..[.]**Response: A LONO will be provided at time of subdivision construction plan review by the City of Angleton. The Engineer will be coordinating that with the City and Pipeline Company.**
3. Notate filing information and Owner of pipeline easement.
Response: This information will be provided at final.
4. Provide a corner tie to the original abstract survey.
Response: Plat has been updated. Please see updated plat.
5. Verify: Is Saturn Valley Lane 60-ft instead of Varies? It appears Sapphire Springs varies instead.
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 9, and forward it to the City Council for final action and consideration.