

MEETING DATE: August 6, 2026
PREPARED BY: Otis T. Spriggs, AICP, Development Services Director
AGENDA CONTENT: Discussion and possible action on the Final Plat of Ashland Section 7, located northeast of the intersection of the future Ashland Blvd./CR32 and the future Sapphire Springs Trail.

AGENDA ITEM SECTION: Regular Agenda Item.

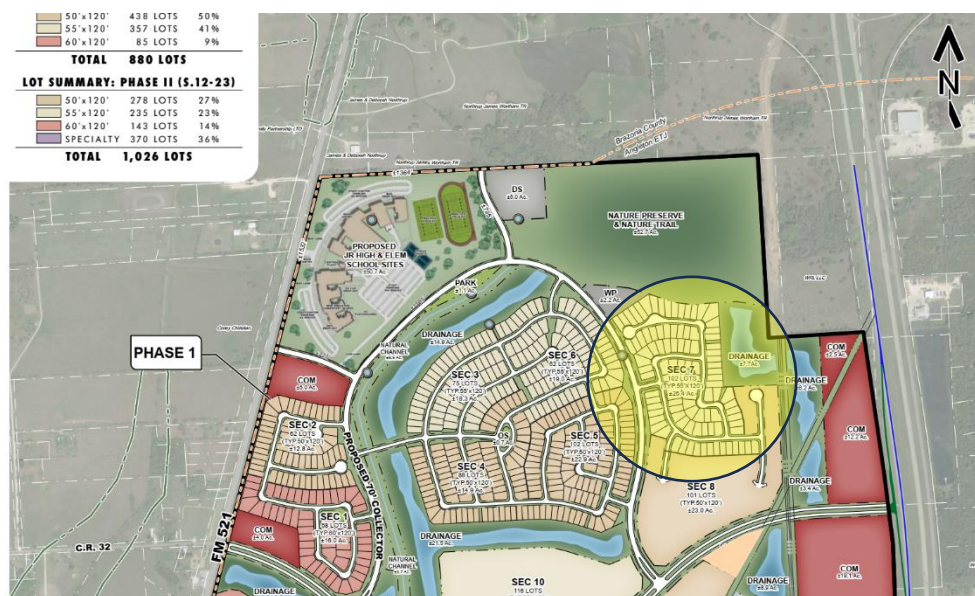
BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

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 7 Final Plat comprises 30.92 acres, with 117 lots, 7 drainage, landscaping, open space, and incidental utility reserves, and 6 blocks are proposed. The section is located east of Section 5, north of Section 8, 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 50 ft. in width, with only a few 55-ft. lots, at 120' in depth.



Staff and City Engineering Review:

The plat was forwarded to the City Engineer, who reviewed the Final Plat and return a No-Objection Letter as attached. **Final Plat**

1. Proposed lands use for the lots are to be confirmed against the projections found in the TIA developed for the subdivision. Engineer shall confirm that the land use and trips generated are compliant with the TIA document/findings for Ashland Subdivision.
2. Construction of the public improvements for this section shall be completed and accepted under the requirements of final plat approval and recordation.
3. For the 10-ft BL (building line) shown along the reserves fronting Sapphire Springs Trail, remove reference of these setbacks as there will be no buildings/structures allowed within the reserves or encroachment into the utility easement overlayed.
4. Brazoria County has provided comments in review of the plat. Please review and provide resolution to the comments provided separately by the County Reviewer.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 7 Final Plat, and refer it City Council for final consideration and approval.