



AGENDA ITEM SUMMARY FORM

MEETING DATE: September 19, 2023

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

AGENDA CONTENT: Discussion and possible action on the preliminary plat of the Ashland Project Street Dedication #4.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY. This is a request for approval of the Ashland Project Street Dedication #4 Preliminary Plat (Attachment 1). The purpose of this preliminary plat is to dedication additional right-of-way for Sapphire Springs (70' R.O.W.) on 0.97 acres of land. The subject property is located within the City of Angleton ETJ between SH 521 and SH 288 and north of SH 523. The development agreement has been executed, which will establish standards for the Ashland Project as well as Park Dedication requirements.

City Engineer comments are provided in Attachment 2. Pursuant to Section II County Regulatory Authority of the existing interlocal agreement between the City of Angleton and Brazoria County, the County shall have exclusive jurisdiction in the following matters: Subsection (b): Regulate the construction of any and all roads located within a subdivision of property that will be located within the City's ETJ, including but not limited to, planning, review, construction, bonding, inspection and acceptance of any newly constructed road or street. County authority shall also apply to the improvement, removal, relocation, or abandonment of any existing road or streets in City's ETJ. County's oversight of roads shall be performed using the most current and applicable construction standards adopted by County. For roads, the construction of which are governed by a development agreement between City and developer, County and City shall jointly coordinate and cross-reference construction standards to verify that the roads are constructed to meet or exceed County standards. A Development Agreement has been executed between the developer and Brazoria County for the maintenance of the roads.

Planning & Engineering Review and Comments:

The Development Agreement has been previously approved by City Council for the Ashland Development. The applicant must cleared all the textual notes and comments as listed in the City Engineer's review report listing the 8 comments as attached. The response was not submitted prior to agenda posted; however, staff will update the commission during the meeting.

Sheet 1 of 2

1. Verify and provide drainage easement within the Sapphire Springs Trail ROW.
2. Verify and show ditch center line as noted in Street Dedication No. 3 and notation of 100-ft. drainage easement is needed.
3. Verify and update label to read Proposed Ashland Section Six.
4. Provide metes and bounds description on plat.
5. Verify the aerial utility easement information is referenced on the plat drawing.
6. Provide a corner tie to the original abstract survey.
7. Recommend providing contours in grayscale line-weight so other plat information is legible.
8. Show line-types in plat legend or label on plat drawing.

Recommendation. The planning and zoning commission should approve this plat application subject to the satisfaction of any Engineering comments and recommends it to City Council for final action subject to any final referral agency required approvals.