

MEETING DATE: June 30, 2025

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

AGENDA CONTENT: Discussion and possible action on the Preliminary 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

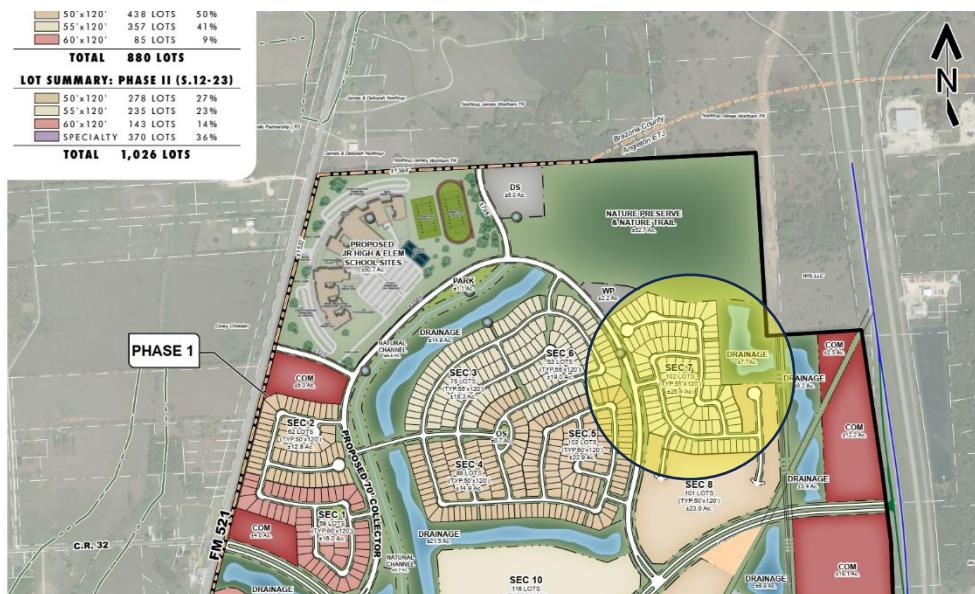
FUNDS REQUESTED: None

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 Preliminary Plat comprises 26.11 acres, with 117 lots, 5 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 Preliminary Plat and the following textual comments for the applicant's correction:

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1. Bearing and distance does not match table for Line L1.
2. Courses shown do not match lines and curves between L2 and L8.
3. Bearing does not match table for Line L8.
4. Bearing does not match table for Line L2.
5. Bearing does not match table for Line L10.
6. Bearing does not match table for Line L12.
7. Bearing does not match table for Line L16.
8. Bearing does not match table for Line L18.
9. Bearing and distance to be provided for Curve C4 here.
10. Update City Approval certifications to reflect current signature process for City Secretary as Notary and remove additional signature lines shown.

Sheet 2 of 2

11. Provide lot numbering for all of Ashland Sec. 5.
12. Confirm this to be noted as Proposed Ashland Sec. 8.
13. Show boundary of Street Dedication #5.
14. Recommend distinguishing the reserves outside of the subdivision with a different line type such as that done with the blocks.
15. See metes and bounds description for errors noted for each line and curve indicated.
16. For the 15-ft UE shown, provide dimensioning of the 7.50' being platted within this section(Typical).
17. Proposed 15'UE is shown outside the plat boundary where noted.
18. Update courses boxed in red in the metes and bounds.
19. Has the land plan changed to keep this as a Nature Preserve area? Will a revised phasing plan be issued?

The above comments were distributed to the applicant; however, at the agenda posting, we were awaiting responses and corrections. Staff will update the Commission during the P&Z Meeting.

The applicants must still gain final approval from any applicable Referral Agencies, such as Brazoria County, provided for the associated subdivision improvements, and construction plans shall be provided for review of the applicable public improvements, along with review and approval of the Final Plat.

Recommendation:

The Planning Commission should vote to approve the Ashland Development Section 7 Preliminary Plat, subject to referral agency approval, and subject to the applicant addressing all Engineering Comments prior to City Council consideration.