

## AGENDA ITEM SUMMARY FORM

MEETING DATE: March 26, 2024

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

**AGENDA CONTENT:** Discussion and possible action to approve the Angleton 300 Res Dev

LP, and Angleton Stasny Land LP, Petition for Dis-annexation of acreage from the corporate limits, being a tract containing 29.900 acres of land located in the Andrew Roberts Labor, Abstract no. 363 and the Jose De Jesus Valderas Survey, Abstract 380, in Brazoria

County, Texas.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None FUNDS REQUESTED: None

FUND: None

## **EXECUTIVE SUMMARY:**

EXECUTIVE SUMMARY. This is a request for possible action to approve the Angleton 300 Res Dev LP, and Angleton Stasny Land LP, Petition for Dis-annexation of acreage from the corporate limits, being a tract containing 29.900 acres of land located in the Andrew Roberts Labor, Abstract no. 363 and the Jose De Jesus Valderas Survey, Abstract 380, in Brazoria County, Texas.

Previously, on June 27, 2023, City Council conducted discussions and received an update on the Stasny Ranch Development involving the same development group that filed the Petition for Removal from the ETJ, for a proposed 331-acre residential development, including (79) ½-acre lots and (157) 1-Acre Lots located at the north of intersection of SH 288 and SH 35, west of SH 288.

The other discussion topics on 6/27/2023 included:

- ETJ Per SB 3083 and upon closing on the land: A request for removal of the property from the city's ETJ to take effect on September 1, 2023.
- City Limits Upon closing of the land, the developer will request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits, for the following reasons:
- Jurisdictional oversight city vs. county.
- City services (water/sewer/police/fire/library, etc.) for portions of lots in the city.
- Calls for responses by police and fire for portions of lots.

 County Review – The developer has discussed this development with the Brazoria County and the commissioner. Brazoria County is prepared to assume development review and eventually accept and maintain the public streets.

## Land Use Plan/Comprehensive Plan Considerations



Staff has reviewed the requested request to 'De-Annex' land out of the city limits as reflected in this petition and offers the following comments. The Comprehensive Plan (Land Use Plan is attached) recognized that areas along SH 288 should be reserved for and are most desirable for retail and office uses. These areas act as the gateway into the City, and as in most cities, our decision makers should be concerned with what happens in those areas or any of our gateways at the perimeter of the City.

In releasing the 303.96 acres from the ETJ, and deannexing from the City Limits, the 29.9-acre strip along 288 for residential, this area will not be more difficult to mix regional commercial from a long-term planning perspective.

The SH 35/SH 288 intersection is a major gateway into the City, which is definitely a growth sector and node that will see other developments, especially once the medical campus should develop to the southwest of that highway interchange.

**Recommendation**. Council should review and consider approval of the Angleton 300 Res Dev LP, and Angleton Stasny Land LP, Petition for Disannexation of acreage from the corporate limits, being a tract containing 29.900 acres of land located in the Andrew Roberts Labor, Abstract no. 363 and the Jose De Jesus Valderas Survey, Abstract 380, in Brazoria County, Texas. located north of the intersection of SH35 and SH288.