



## **Serenity Oaks – Project Overview Angleton City Council - March 26, 2024**

### **Our Goal**

- Create a large lot community that is desirable for the area which can be purchased at a reasonable price when compared to similar homes on smaller lots.

### **Our Master Plan**

- See the attached master plan for 286 lots.
- 100% of the property will be single family residential.
- All lots are ½ and 1 acre in size; exceeding city and county minimum lot requirements.
- Existing trees will be saved in all areas possible as they are part of the community charm – thus the name Serenity Oaks.
- Large lots will maintain the charm of the area and will be an open space amenity for each homeowner.
- The community will have subtle yet charming entry monuments with a wood railed fence.

### **Our Homes**

- Two nationally recognized homebuilders will be chosen to build in Serenity Oaks.
- Homes will range from 1,800 – 3,000 SF on the ½ acre lots and 2,500 – 3,700 SF on the 1 acre lots.
- Home prices will range from \$375,000 to \$600,000
- These price points give homebuyers an option to purchase a home on a large lot at a price that is not much more than smaller sized 60', 70' and 80' wide lots.

### **Existing City Limits Map**

- See the attached land plan with the city limits overlay.

### **City Limits Background and Facts**

- The existing city limit line was part of a city annexation of this property and others in 1975. The city limit lines fall approx. 270' within the property.
- Since this area is only a small portion of the overall property that is currently in the city limits and currently requires no city services and generates very little tax revenue for the city, we are asking for it to remain as such.
- If this would remain in the city limits, the city would not be able to provide water or sewer capacity at a cost that makes sense for this type of large lot development.

- We would utilize MUD district that has already been created legislatively and set a tax rate similar to that of the City of Angleton.
- If this were developed into a smaller lot community, a much higher tax rate would have to be set in order for the development to occur and price points for homes would be similar but for a smaller lot.

### **Water/Sanitary Sewer**

- Water will be provided by a private water company.
- Sewer will be septic facilities on each lot.

### **Our Request**

- **Release from the ETJ as allowed by Senate Bill 238 – application has been submitted to staff.**
- **De-annexation from the city limits of approximately 29.90 acres – application has been submitted to staff**