



AGENDA ITEM SUMMARY FORM

MEETING DATE: December 9, 2025

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

AGENDA CONTENT: Discussion and possible action on an agreement between Anchor Holdings MP, LLC and the City of Angleton, accepting the donation of a 2-acre parcel of land located on the east side of FM 521, approximately 1,400 ft. south of the intersection of CR 32/Ashland Boulevard, Brazoria County.

AGENDA ITEM SECTION: Regular Agenda Item.

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

FUND: None

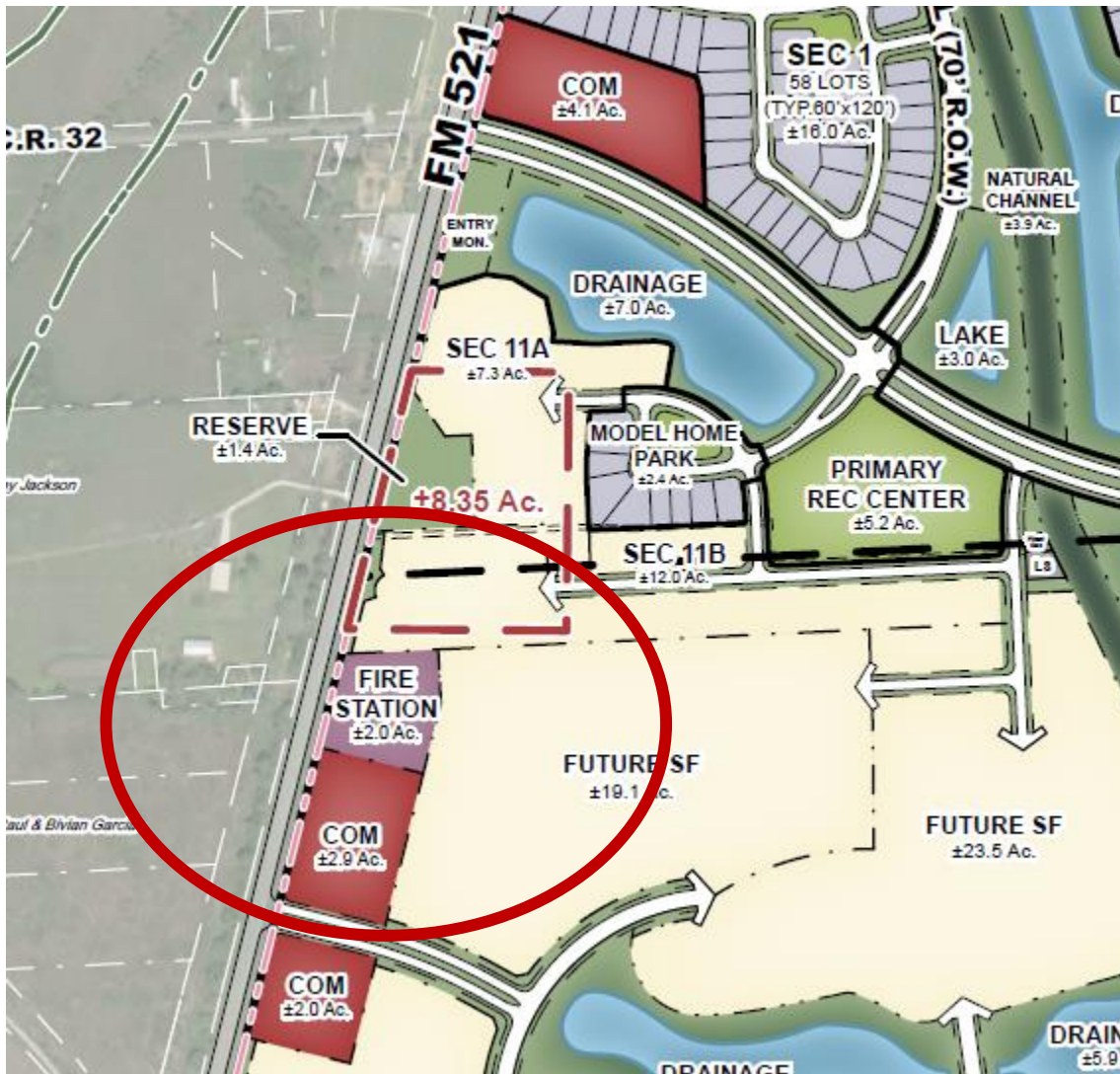
EXECUTIVE SUMMARY:

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.

As agreed, the developer has prepared the special warranty deed which will satisfies the provisions set forth in Section 3.08 of the recorded Ashland Development Agreement below:

Section 3.08 Fire Protection Services. The Developer shall dedicate at no cost to the City of Angleton, or the entity designated with responsibility for fire protection a site for a fire station within the Tract. This Fire Station Site will be no less than 1.5 acres in size, at a mutually agreeable location to the Developer and the City or the fire protection entity. The site shall have off-site detention capacity available in the District's detention facilities. The City will not provide compensation for the donation of the site but will upon request, execute an IRS Form 8283 acknowledging the fair market value of the donation of land.

The location of the future fire station is depicted below as recommended by City Council along the FM 521 corridor adjacent to the commercial reserve.



LAND PLAN MAP: Fire Station Tract Location Shown

Recommendation: The City Council should approve the agreement accepting the Special Warranty Deed and authorizing the Mayor to execute the property acceptance.