

**No rental Communities shall be permitted.*

2. Fee schedule: The City may increase its fees more than the CPI, but any such increase beyond the CPI limit will not be applicable to development on the Tract or it may increase its fees by a maximum agreed upon percentage increase.
3. Design Guideline Standards Handbook to be implemented.
4. Master Signage Plan and Review and Approval Process to be implemented.
5. Parkland Dedication: Land and Development Fees In-lieu, Greenbelt Trails, Park Maintenance Responsibility
6. Development Agreement with Brazoria County: Officer/Enforcement/Roadway Facilities/Right of Way Design/Approval/Maintenance/ Classification & Width.
7. Phasing Plan: Timing of Future Commencement of Commercial Development based on Frontage/Feeder Road approved by TXDOT.

Note that a Strategic Partnership Agreement (“SPA Agreement”) will be later finalized and presented to the city council for approval. As a component of the Development Agreement, the City and the Brazoria County Municipal Utility District No. 82 will execute the SPA Agreement that will allow limited purpose annexation of the commercial property as permitted by the Texas Water Code wherein the City will be able to collect sales and use tax.

RECOMMENDATION:

Staff recommends that the Council discusses and provide feedback to ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC regarding Ashland Development. No formal action is required.