

## AGENDA ITEM SUMMARY FORM

BUDGETED AMOUNT:	\$O	FUNDS REQUESTED:	\$0
AGENDA ITEM SECTION:	Regular Agenda		
AGENDA CONTENT:	Discussion and update from the Anchor Holdings development group regarding the development plans overall and agreements with Brazoria County for the Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, for approximately 879.9 acres of land located in the City's extraterritorial jurisdiction ("ETJ"). No action is required.		
PREPARED BY:	Otis T. Spriggs, AICP, Director of Development Services		
MEETING DATE:	March 28, 2023		

FUND: N/A

## **EXECUTIVE SUMMARY:**

The City of Angleton and Anchor Holdings MP, LLC seek to enter into a development agreement, and have been working closely to finalize the final document for city council to review and discuss. Since the last council meeting (3/14/2023), Senior Leadership & Staff, the City Engineering and Legal have been meeting to coordinate all feedback received. Attorney Richard Muller and the Anchor Holdings team hope to update the council on all issues related to the City and Brazoria County.

ASHLAND DEVELOPMENT is a Master Plan Community that will include the following:

- 1,879 Traditional Residential Lots (in negotiation)
- 188 Specialty Residential Lots
- 8.2 Acres Commercial
- 15.1 Ac Elementary School/Jr. High School
- 2.7 Ac. Day Care
- 5.1 Director Lots
- 243.1 Ac. Parks, Recreation, Opens Space
- 32.7 Ac. Utilities/Easements
- 58.7 Ac. Thoroughfare/Streets
- Project Total: 879.9 Ac.

## The following outlines some of the deal points currently being detailed in the Development Agreement (DA):

1. Update on the Mix of Single-family Residential lot types/sizes:

The Builder has every attempt to offer 4 housing product types based on market availability:

Lot Size	Percentage
50' Lots	Maximum 50% of Total Lots
55' Lots	Minimum 10% of Total
<b>60'+ Lots</b> (i.e. 60', 70', 75', 80'	Minimum 10% of Total
Lots)	

\*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.