



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 14, 2023

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

AGENDA CONTENT: Discussion, and possible action on a Development Agreement (D.A.) for Ashland Development located north of Anchor Rd., East of FM521, and west of SH 288, ANGLETON, TEXAS, between the City of Angleton and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC for approximately 879.9 acres of land located in the City's extraterritorial jurisdiction ("ETJ").

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$0 **FUNDS REQUESTED:** \$0

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.

This item was previously scheduled for discussion on March 1, 2023 and passed. Following the council meeting on 3/1/2023 City staff, City Engineer and City Attorney met with the Developer and their Attorney on 3/3/2023. A productive conversation took place and the Development group met with the County on 3/9/2023. Key items discussed were the preparation of a Master Signage Plan; Design Standards and Guidelines, discussion of three (3) different lot sizes and possibly a 4th; LDC code provisions applicable to the development; Homeowner's Association requirements, parkland and walking trail requirements, phasing plans for parkland development and other amenities, and a Developer deposit of \$25,000.00 to reimburse the City for administrative costs.

At the time the agenda packet was posted, an updated revised draft of the development agreement was not provided by the Developer, but all parties will continue to work diligently to finalize an agreement and the necessary exhibits to enable city council to discuss and take action in the near future.

City staff and the city attorney continue to work with the Developer and following discussions are working on a proposed development agreement that aligns with direction from city council, and coordinates the parameters of the development with the City of Angleton Land Development Code, Chapter 23 of the City's Code of Ordinance, and the City's Long Range Comprehensive Plan.

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.

Note that a Strategic Partnership Agreement (“SPA Agreement”) will be later finalized and presented to 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 Council discusses and executes the proposed development agreement upon finalization between City of Angleton and ANCHOR HOLDINGS MP, LLC and WILDROCK HOLDINGS, LLC for Ashland Development with the noted necessary revisions, and upon legal review by both the City and counsel for the Developer.