



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 11, 2025

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

AGENDA CONTENT: Discussion and possible action on the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

This is a request from the owner/developer of the Austin Colony Development, PD No. 3, for the Austin Colony Development Agreement within PD No. 3, which was amended and adopted by City Council on January 10, 2023 under Ordinance No. 20230110-009. Due to the reconfiguration and reclassification of Austin Colony Blvd., the various sections were readjusted as a result. Austin Colony Drive will serve access to the proposed 50 lots in Section 1A, with a tie-in to CR 44, Anchor Road.

City Council considered last month, the **Summary Attachment A** which outlines the requested amendments to the original Development Agreement, regarding the assessment rates established in the Public Improvement District (PID) and possible changes to the Land Plan (attached) along with the comparisons to the original agreement.

The "Phasing Plan" for the development of the Property in Sections as set forth in the Land Plan set forth in Exhibit B.

"Section 1A" of the development in Improvement Area A of the PID that consists of 50 single family lots, as depicted on the Land Plan.

"Section 1B" of the development in Improvement Area A of the PID that consists of 50 single family lots, as depicted on the Land Plan.

"Section 2A" of the development in Improvement Area A of the PID, consisting of 53 single family lots, as depicted on the Land Plan.

"Section 2B" of the development in Improvement Area A of the PID, consisting of 42 single family lots, as depicted on the Land Plan.

“Section 3” of the development in Improvement Area B of the PID, consisting of 30 single family lots, as depicted on the Land Plan.

“Section 4” of the development in Improvement Area B of the PID, consisting of 61 single family lots, as depicted on the Land Plan.

“Section 5” of the development in Improvement Area B of the PID, consisting of 59 single family lots, as depicted on the Land Plan.

“Section “6” of the development in Improvement Area C of the PID, consisting of approximately 40 single-family lots, as depicted on the Land Plan.

“Section 7” of the development in Improvement Area C of the PID, consisting of approximately 50 single-family lots, as depicted on the Land Plan.

“Section 8” of the development in Improvement Area C of the PID, consisting of approximately 43 single-family lots or of commercial development, as depicted on the Land Plan.

“Section 9” of the development in Improvement Area C of the PID, consisting of approximately 83 single-family lots as depicted on the Land Plan attached as **Exhibit B** or of commercial development, as depicted on the Land Plan attached as **Exhibit B-1**.

The Sections and 561-lot-summary table is below.

SECTIONS AND LOTS SUMMARY				
SECTION	LOT WIDTH 50 FEET	LOT WIDTH 55 FEET	LOT WIDTH 60 FEET	SECTION LOT TOTAL
1A	28		22	50
1B	50			50
2A	22	27	4	53
2B		42		42
3		30		30
4		61		61
5		35	24	59
6			40	40
7			50	50
8			43	43
9		19	64	83
LOT SIZE TOTAL	100	214	247	561
SIZE %	17.82%	38.15%	44.03%	100%

RECOMMENDATION:

The City Council should hold a discussion and consider possible action on approving the Austin Colony Subdivision Amended and Restated Development and Public Improvement District (PID) Agreement between Tejas-Angleton Development, LLC. and the City of Angleton, Texas, subject to the final review and approval of the City Attorney.