



CITY COUNCIL AGENDA ITEM SUMMARY/REPORT

MEETING DATE: June 27, 2023

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

AGENDA CONTENT: Conduct discussion and receive an update on the Stasny Ranch Development for a proposed 331-acre residential development, including (79) ½-acre lots and (157) 1-Acre Lots located at the northwest intersection of SH 288 and SH 35.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: Parke Patterson and the Behrens Land Group request that City Council holds discussion, receive an update and offer feedback on the Stasny Ranch Development. The discussion outline is as follows:

1. **Update** - Large lot acreage community planned for .5 acre and 1 acre lots (Layout Plan attached).
2. **ETJ** - Per SB 3083 and upon closing on the land: A request for removal of the property from the city's ETJ to take effect on September 1, 2023.
3. **City Limits** - Upon closing of the land, the developer will request that the strip of land approximately 260' wide west of and parallel to Hwy. 288, be de-annexed from the city limits, for the following reasons:
 - a. Confusion on jurisdictional oversight - city or county.
 - b. Tax bills from two entities for only portions of lots.
 - c. Confusion on city services (water/sewer/police/fire/library, etc.) for portions of lots in the city.
 - d. Neighbors in the same subdivision paying different tax rates to different entities.
 - e. Confusion on calls for responses by police and fire for portions of lots.
4. **County Review** - The developer has discussed this development with the Brazoria County and the commissioner. Brazoria County is prepared to assume development review and eventually accept and maintain the public streets.

Staff Update:

City Staff held a pre-development D.A.W.G. conference (See attached notes) with the Stasny Development Group and discussed a few key topics regarding the aforementioned outlined points. As mentioned, the developer hopes to accommodate the development completely outside the City Limits and ETJ but hopes to be provided with water service to the development from the City. Such consideration would have to be achieved through an agreed upon development agreement.

Absent a formal land use or development application, the City has a procedures in place that will afford us the ability to expend city resources to assess these forms of requests from a fiscal, infrastructural capacity (i.e. utility capacity, PAR concerns, public safety impacts, legal ramifications, as well as land use analysis perspective). In compliance with Section 3.05: A deposit against reimbursements should be submitted by the developer to determine potential benefits to the City.

Council Recommendation:

It is recommended that City Council hold discussion and provide the applicant with direction and feedback on the proposal for Stasny Ranch Development.