

Otis Spriggs

From: Otis Spriggs
Sent: Wednesday, June 7, 2023 4:37 PM
To: Chris Whittaker
Cc: Keith Behrens; Peterson, John; Vasquez, Javier; Kyle Reynolds; Jeff Sifford; Hector Renteria; Chris Whittaker; Kandice Bunker; Parke Patterson; Scott Myers; Guadalupe Valdez; Megan Mainer; Jason O'Mara; Michelle Perez; Martha Eighme; Angie Lutz; Judith El Masri (judith@jgradyrandlepc.com)
Subject: Stasny Ranch Development: Notes and Next Steps
Attachments: Angleton 304 City DAWG Application_6 6 23.pdf; Sec._30_5. ___Deposit_against_expenditures.pdf; Stasny_Deposit against Expenditures Invoice.pdf; SB02038F.pdf

CM Chris,

I am copying you on my notes from today's DAWG Pre-development Meeting (6/7/2023).

Parke Patterson and the Behrens Land Group met and presented the new Stasny Ranch plan which will provide **236-250 estate lots maximum (attached)**. (½ acre – 1 acre lots). Brazoria County will allow this, if you have a water system. Developers spoke previously with CM Chris Whittaker and Judith ElMasri regarding the new SB 2038, and had meetings were held with the County Commissioners, Matt Hanks/County Engineering who loved the idea of large lots. Brazoria County stated they could approve a plat in a couple of weeks.

Key Points:

1. De-annex from the ETJ: **In accordance with SB 2038 the applicants will request to be removed /de-annexed from the ETJ.** There is a 200 ft. wide strip on the eastern property line since 1975, is in the City Limits.

2. **The developer/owner will petition to be de-annexed the 200 ft. strip of land from the City Limits.** (The governor signed the bill into law **effective September 1, 2023**. Opt-out provisions).

3. We would **request the City to provide water** to the development outside the City Limits and outside the ETJ. No sewer/streets or drainage. The County would maintain all streets.

There will be a MUD, but no ETJ.

4. **Section 3.05: Deposit against Reimbursements.** O. Spriggs mentioned that prior to processing any agreements regarding the **water utility service/** Staff will provide Park Patterson with the letter invoice requests (See attachments).

5. **(Parkland) P. Patterson:** the idea is to keep the development rural acreage subdivision with low HOA dues, only open spaces, walking areas no amenities will be provided.

Megan Mainer, Parks Director, mentioned that as part of any agreements to provide water utility services, Staff will request Council to consider **Parkland Fee In lieu** of contribution regarding load on our parks/recreation amenities within the City Limits. Due to impacts on our current level of services, the fee in-lieu will be recommended.

Next Steps:

- **Meet with Council at upcoming Meeting (June 27, 2023/6:00 PM) for a Concept Review and Discussion Only.**
- **Public Works (Jeff Sifford):** Requested number of connections: **236-250 lots. Common area irrigation/no sewer. No City Streets.**
- **September 1st. Removal from ETJ Petition.**
- **Javier Vasquez - HDR:** Commented that also along with the petition, offsite improvements will be needed for the water line and to service any full buildout for the development.
- **Pending Topics:**
 - 1. Police/Public Safety**
 - 2. Fire Services**

Please note that I have copied Fire Chief Scott Myers and Police Chief Valdez, who may follow up on their comments.

Otherwise, the discussion will be placed on the June 27th City Council meeting to update and discuss the plan of action.

Thank you.

Otis T. Spriggs, AICP

Director of Development Services

979-849-4364 ext. 2108

www.angleton.tx.us

City of Angleton

121 S. Velasco

Angleton, TX 77515



Please be advised that email correspondence may be subject to public release pursuant to the Texas Public Information Act.

From: Parke Patterson <parke@blginc.com>

Sent: Tuesday, June 6, 2023 3:37 PM

To: Otis Spriggs <ospriggs@angleton.tx.us>

Cc: Keith Behrens <keith@blginc.com>; Peterson, John <john.peterson@hdrinc.com>; Vasquez, Javier <javier.vasquez@hdrinc.com>; Kyle Reynolds <kreynolds@angleton.tx.us>; Jeff Sifford <jsifford@angleton.tx.us>; Hector Renteria <hrenteria@angleton.tx.us>; Chris Whittaker <cwhittaker@angleton.tx.us>; Kandice Bunker <kbunker@angleton.tx.us>

Subject: Re: [EXTERNAL] Re: Updates

Please see the attached DAWG application and land plan (also previously sent). If possible, we'd like to discuss this tomorrow (6/7) at any time or the next DAWG on 6/14 at any time.

Per the attached land plan, this project is now planned for large lots (.5 and 1 acre) only. No commercial. The county has been very receptive to our plan.

Topics:

1. City's willingness to provide water in the ETJ.
2. City's willingness to de-annex the strip of property currently in the city limits since our development process will be through the county (as we all agreed) and to avoid confusion for services - police/fire, etc., and taxes that would apply to only a strip portion of the back of our future lots.

Thank you for your assistance.

**Thank You,
Parke Patterson**

m 832.541.7275
parke@blginc.com



"We Bring Land to Life"

On Tue, Jun 6, 2023 at 11:15 AM Otis Spriggs <ospriggs@angleton.tx.us> wrote:

Good morning Parke

On behalf of CM Chris Whitaker, please fill out the requested DAWG meeting form (attached) and let me know which appointment time/date works best for you. We will follow up with a meeting invite to accommodate your water services conversation for Stasny Development.

Thanks!

Otis T. Spriggs, AICP

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From: Parke Patterson <parke@blginc.com>
Sent: Monday, June 5, 2023 2:22 PM
To: Chris Whittaker <cwhittaker@angleton.tx.us>
Cc: Keith Behrens <keith@blginc.com>; Peterson, John <john.peterson@hdrinc.com>; Otis Spriggs
<ospriggs@angleton.tx.us>
Subject: Re: [EXTERNAL] Re: Updates

Chris:

Have you had any more thoughts on providing city water to our site since our last emails 2 weeks ago? We are happy to get on a quick call at any time.

Thank You,

Parke Patterson

m 832.541.7275

parke@blginc.com



"We Bring Land to Life"

On Wed, May 24, 2023 at 11:24 AM Parke Patterson <parke@blginc.com> wrote:

- City water outside the city limits as the land sits now.
- No development agreement is needed or desired.
- We expect to pay whatever the going rate is for taps and water usage.
- We can build our own water plant if necessary.
- No sewer is needed (septics will be built by the homebuilders).

Thank You,

Parke Patterson

m 832.541.7275

parke@blginc.com



"We Bring Land to Life"

On Wed, May 24, 2023 at 11:07 AM Chris Whittaker <cwhittaker@angleton.tx.us> wrote:

Parke, please define what you mean to provide water to the development. I believe we would have the capacity to do so but would have to figure the cost to connect. I am assuming that we would provide sewer also? I think then you would have to get Council to approve your new concept. Chris

From: Parke Patterson <parke@blginc.com>

Sent: Wednesday, May 24, 2023 11:04 AM

To: Chris Whittaker <cwhittaker@angleton.tx.us>

Cc: Keith Behrens <keith@blginc.com>

Subject: [EXTERNAL] Re: Updates

Chris:

Per my previous email, how do we get to a decision point on the city providing water to us for this acreage project (236 lots)? We are happy to get on a call and discuss this with whomever the decision maker will be.

We had a very good meeting with county engineering staff yesterday and there appears to be no impediment to developing this land for .5 and 1 acre lots. **Water is an outstanding question.**

Thanks!

Thank You,

Parke Patterson

m 832.541.7275

parke@blginc.com



"We Bring Land to Life"

On Fri, May 12, 2023 at 4:10 PM Parke Patterson <parke@blginc.com> wrote:

Chris:

We are moving ahead with our large lot development for lots starting at 1/2 acre up to 1 acre in size. We have support from Commissioner Cade and we will soon be meeting with the county engineering and development staff to review our plans.

Can we assume the city will still provide water for approx. 240 lots?

Thank You,

Parke Patterson

m 832.541.7275

parke@blginc.com



"We Bring Land to Life"

On Fri, May 12, 2023 at 12:27 PM Chris Whittaker <cwhittaker@angleton.tx.us> wrote:

Parke, any updates? Chris

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