



AGENDA ITEM SUMMARY FORM

MEETING DATE: March 1, 2023

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

AGENDA CONTENT: Presentation, 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.

City staff and the city attorney have met 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
- 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 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 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.