

**Development Agreement for Redbird Ranch
City Council Workshop (7/24/23)**

Summary of Ask in Amendment:

- 1. Increase of 122 lots (17.8%) in overall lot count**
- 2. Variance to 5' setbacks between adjacent lots**

City Benefits in Original Development Agreement	City Benefits in Development Agreement in Proposed Amendment
1. Developer funds water trunk line and force main- conveyed to City	1. No change
2. Developer funded internal water, sewer, drainage lines	2. No change
3. Developer funded roads	3. No change
4. City receives water/sewer revenues	4. No change; increased water and sewer revenues to City
5. City receives impact fees at time of platting	5. No change
6. District to pay for maintenance of non-standard road improvements	6. No change
7. 560 ultimate connections <ul style="list-style-type: none"> • Resulting in estimated \$325,000,000 in ultimate value on City tax rolls • Resulting in \$1.3 to \$1,540,000 estimated annually in city tax revenues 	7. 682 ultimate connections <ul style="list-style-type: none"> • Resulting in estimated \$425,000,000 in ultimate value on City tax rolls • Resulting in estimated \$1,772,000 annually to City in tax revenues
8. Develop 75 acres of parks, open space and trails	8. Develop over 124 acres of parks, open space, and trails
9. Maximum of 47% of the platted lots would be a minimum of 60 feet wide and 8,400 sq. feet <ul style="list-style-type: none"> • (47% of lots are 60'; 31.4% are 85's and 21.2% of lots are 110s) 	9. Proposed average lot size of 70 feet x 140'. <ul style="list-style-type: none"> • proposing fewer lots to be smaller 60s: 34% of lots to be 60'; balance would be 70s' and 80s'); • builder market has moved away from estate lots (110s replaced with more 70s and 80s)
10. No variance request from 10' side lot Setback Limited amenity package due to larger lots	10. Variance request to minimum 5' side lot setback <ul style="list-style-type: none"> • Home sizes from 2500 sf to 5000 sf • Setbacks consistent with all major communities in Montgomery County including the Woodlands and Woodforest
11. Road widths in accordance with City Code	11. Variance requested for minor residential streets at a width of 24'

Additional Proposed Benefits

1. Recreation and amenity center, pocket parks/pickleball (proposed timing consistent with construction of Phase IB of construction)
2. Developer funded multi-use path along Old Plantersville Road (Proposed timing of construction with first phase of construction)
3. Water Plant site dedicated to City, if needed, at no cost to City
4. Monumentation for subdivision/City
5. Additional annual revenue to school district of \$5.6 mm based on ultimate projected values and \$1.7 mm annual revenue to County