



Sapphire Grove Special Improvement District (SID) Annexation of Property

Items # 36 and 37 – City Council “A” Session

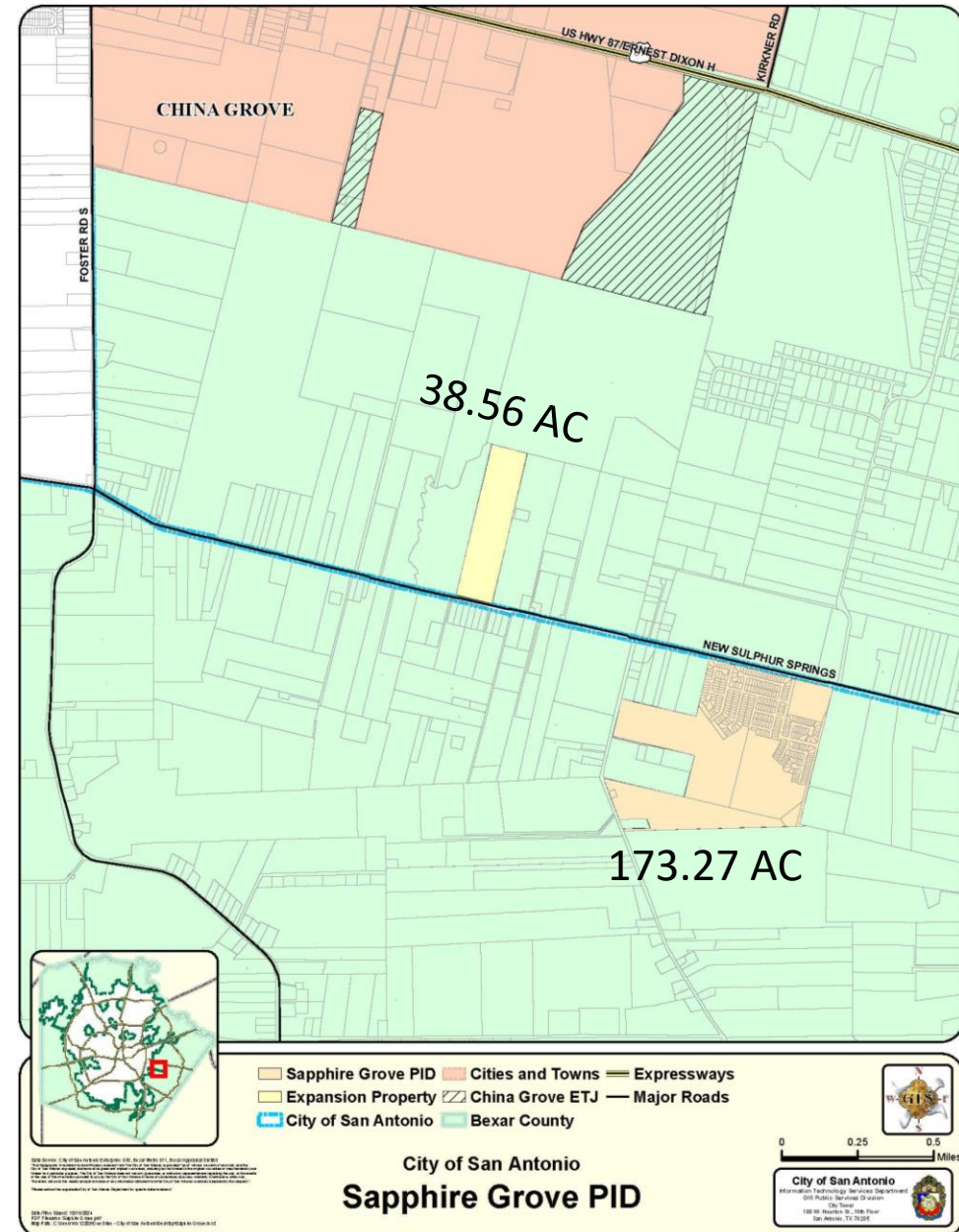
November 21, 2024

Bridgett White, AICP – Director

Planning Department

SID Annexation

Applicant/ Owner(s)	Lennar Homes of Texas Land and Construction LTD.
Property Acreage and Location	<ul style="list-style-type: none"> • 173.27 acres (original area) • 38.56 acres (annexation area) • Northeast of New Sulphur Springs Rd and East of Gardner Rd
Project	185 Single-Family residential units.
Proposed Improvements	Individual lot improvements (onsite clearing and grading), drainage & sewer improvements, street improvements, lift station.
Costs	Approximately \$6.5 M
Revenue	Approximately \$5.5 M



Consent & DA Terms



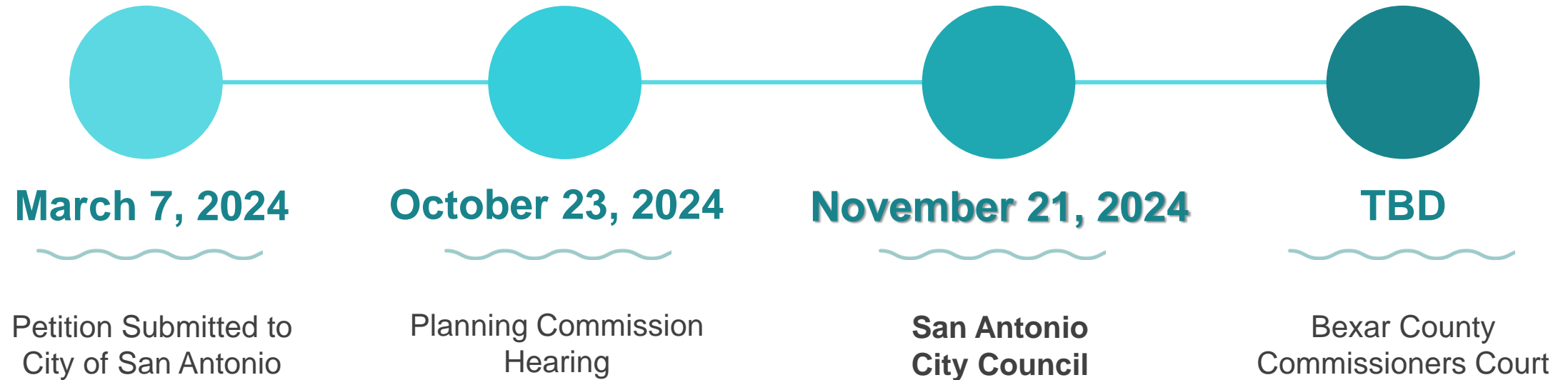
City's Consent to SID Annexation:

- County's delegation of road district powers
- Provision of water, wastewater and drainage infrastructure
- No exercise of eminent domain powers
- No power to annex, expand, divide or exclude land within PID boundaries

Amended Development Agreement:

- Not exceed City's tax rate
- Non-annexation for 30 years
- Agreed to voluntary annexation petition by owner and services upon annexation
- Agreed to comply with all municipal regulations and laws applicable to all properties in City's ETJ
- New application provisions and fees

Proposed Timeline



Recommendation

Staff recommends Approval of:

- A Resolution granting the City's consent to the annexation of 38.56 acres by the Sapphire Grove Special Improvement District
- An Ordinance authorizing the first amendment to the Development Agreement between the City and Owners.

Planning Commission recommended approval on the above items at their meeting on October 23, 2024.



THANK YOU!

Bridgett White, AICP

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