

Briggs Ranch Special Improvement District Annexation:

- Resolution granting consent to the annexation of land by Briggs Ranch SID
- An Ordinance authorizing an amended Development Agreement with Convergence Brass, LLC. and Pulte Homes of Texas, LP.

City Council A Session

Agenda Items #41 and #42

October 20, 2022

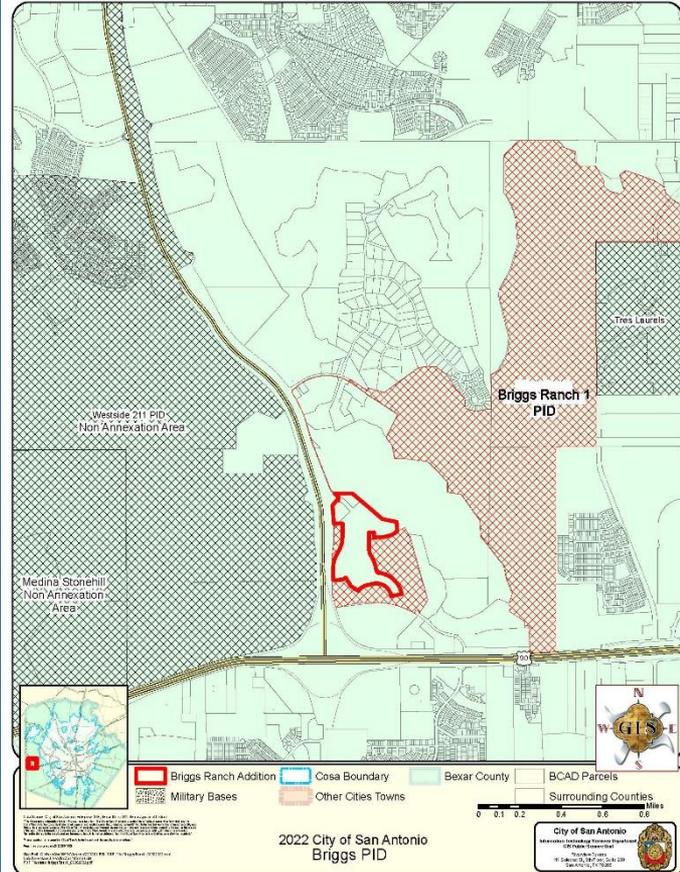
Rudy Nino, AICP
Assistant Director
Planning Department



Briggs Ranch PID Annexation

Briggs Ranch 1 Annexation Tract

Original PID Creation	January 13, 2021
Applicants	Convergence Brass, LLC and Pulte Homes of Texas, LP
Property Acreage & Location	Approx. 56.65 acres (addition to 866.977 acres of existing PID), NE Intersection of SH 211 & Hwy 90
Project	+/- 254 single-family res. units
Proposed Improvements	Individual Lot Improvements (onsite), Collector Roadway, Drainage Improvements, Sanitary Sewer Collection System, Water Distribution System
Costs	\$6.5 M
Revenues	\$8 M



Existing PID & Development Agreement Terms

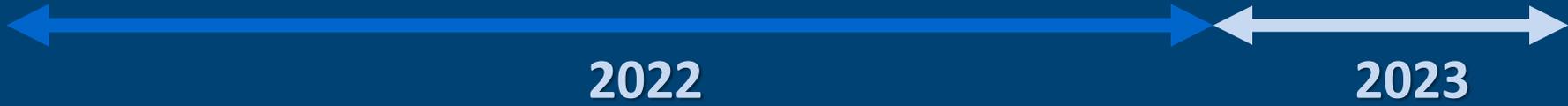
Existing PID:

- 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

Development Agreement Amendment:

- 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

PID Timeline



Recommendation

Staff recommends approval of a:

- A) Resolution granting the City's consent to the annexation of land for an existing PID known as the Briggs Ranch Special Improvement District;
- B) Ordinance authorizing the execution of an amended 30-year Development Agreement between the City, Convergence Brass, LLC and Pulte Homes of Texas, LP.