



Legislation Text

File #: 2022-322, **Version:** 1

Consider a resolution authorizing the Mayor to execute a Development Agreement with VPDF Sauls Ranch, LLC regarding a single-family residential development located at 2301 Hairy Man Road.

VPDF Sauls Ranch LLC (Milestone Community Builders) is planning to build a single family residential development at 2301 Hairy Man Road, which is currently located in the City's ETJ (extraterritorial jurisdiction). In accordance with State of Texas Statutes, the City cannot involuntarily annex land within our ETJ. Development within the ETJ receives limited government oversight. This limited oversight includes plat review and the inspection of public improvements, but excludes the City's ability to provide building inspections, enforce the Tree Protection and Preservation Ordinance, and all applicable Zoning regulations including lot sizes and land use restrictions.

During the initial discussions with Milestone, it was made clear that the developer's preference was to avoid annexation unless certain concessions were made by the City. These main concessions include flexibility on lot sizes, plan review turnaround time, and construction sequencing. In exchange for these concessions, this development agreement states that Milestone will annex, zone, dedicate parkland, and comply with the City's permitting and inspections process post annexation. Further, they agree to develop the project pursuant to the City's SF-3 (Single Family - Mixed Lot) zoning district regulations, with variable development standards specific to the project. Staff believes the public interest is best served with this new community developing under the City's oversight, and with the future homeowners becoming City residents.

Staff recommends approval.