



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/28/2020

ETJ

Item Creation Date:

PLN - Petition for Consent to Creation of Richfield Ranch Management District

Agenda Item#: 49.

Background:

Management districts are special districts created by the Texas Legislature. Generally, these districts are empowered to promote, develop, encourage and maintain employment, commerce, transportation, water and sewerage improvements, housing, tourism, recreation, arts, entertainment, economic development, safety and public welfare. Typically, management districts are given the power to finance their operations by issuing bonds or other obligations, payable in whole or in part as valorem taxes, assessments, impact fees or other funds of the district to provide improvements and services.

Richfield Ranch Management District was created by the State Legislature in May 2019 (House Bill No. 4662). They have sent two separate applications to the Planning and Development Department, a petition for consent to the creation of the 296.69-acre management district and another application for the addition of 2146.145 acres of land. The consent is necessary for the district to issue bonds for work related to providing water supply, road facilities and any additional development that may be needed for its overall well-being. They have formally requested the City to adopt ordinances consenting to the creation and the addition of land. This ordinance is for the consent to creation of the district. This will be followed by the petition for addition.

The management district is to the south of the intersection of Grand Parkway (Highway 99) and US 290 in the ETJ of Houston. The council district closest to the management district is District A. Of the total area, 921.7 acres is planned for single and multi-family developments, 268.9 acres of land will be used for commercial development and 131.3 acres is planned for office space. There will be two elementary schools on both sides of Highway 99 (Grand Parkway). According to the Houston Public Works Department, the City will not be able to provide any water or waste-water services to the area proposed for creation.

A management district is intended to supplement, not supplant, existing public services. The creation of this district or the addition of land has not released the City of Houston from its obligations to provide services to the area, nor does it require additional services from the City. The City assumes no liability for the debts, obligations or liabilities of the district.

The Planning and Development Department recommends that City Council consent to the creation of Richfield Ranch Management District.

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Margaret Wallace Brown

Director

Planning and Development Department

Prior Council Action:

N.A.

Contact Information:

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ATTACHMENTS:

Description

Petition for Consent
Map Identifying Parcels
Metes and Bounds Description
Vicinity Map
Creation Legislation
Flood Plain Map
Proposed Site Concept Plan

Type

Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
Backup Material
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