



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 4/28/2020

ETJ

Item Creation Date:

PLN - Richfield Ranch Management District Addition of Land

Agenda Item#: 48.

### **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 the 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 petition to add land into the district. This was preceded by the petition for consent to the creation of the management district.

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 wastewater 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 City Council consent to the addition of the 2146.145 acres of land to Richfield Ranch Management District.

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Margaret Wallace Brown

Director

Planning and Development Department

### **Prior Council Action:**

Petition for Consent to Creation of the Management District proposed to go on the same Council Agenda date.

### **Contact Information:**

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### **ATTACHMENTS:**

#### **Description**

Petition to Add Land  
Metes and Bounds Description  
Map Identifying Parcels  
Vicinity Map  
Flood Plain Map  
Proposed Site Concept Plan

#### **Type**

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