



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/15/2020

ETJ

Item Creation Date:

PLN - Release of Corner Green and Muse Farms tracts from the ETJ of City of Houston

Agenda Item#: 5.

### **Background:**

The Planning and Development Department has received a petition from the property owners, Corner Green, LLC and Muse Farms, LLC to release 43.10 acres of land from the ETJ. Upon release from the ETJ of Houston, it is expected that the parcels will be annexed into the ETJ of the City of Waller. After that, the property owners will apply for annexation into Waller County Municipal District No. 33 and will then be able to connect to existing trunk utilities lines in order to access the utilities provided by the City of Waller. The council district closest to the ETJ Release area is District A.

The property owners believe that the principal uses of the parcels will be light industrial and similar applications. However, the ultimate land use will depend on market acceptance since there are no presently identified uses for developed improvements on the land. The parcels are outside the flood plain zone, in the area of minimal flood hazard.

The City of Waller has provided us with a letter expressing their intent to annex the tracts if Houston releases them from the ETJ. Houston Public Works has looked at the area proposed for ETJ release and determined that the City of Houston will not be able to provide city water and wastewater in the area. It is unlikely that the City would be able to annex this property in the foreseeable future. Such a release will not impair the City's ability to annex any other territory in the vicinity. This release will also not impair mobility in the City of Houston or in the ETJ.

The Planning and Development Department recommends that City Council release the 43.10 acres of land, located at the northeast corner of the intersection of US 290 and James Muse Parkway.

DocuSigned by:

A handwritten signature in black ink, appearing to read "Margaret Wallace Brown".

2A612A07011A5494  
Margaret Wallace Brown, AICP

Director

Planning and Development Department

### **Contact Information:**

Anna Sedillo  
832-393-6578

Rupesh Koshy  
832-393-6552

### **ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Petition for Release from ETJ	Backup Material
Map from Petitioner	Backup Material
Map Identifying Parcels	Backup Material
Metes and Bounds Description	Backup Material
Warranty Deed 13.58 Acre Parcel	Backup Material
Warranty Deed 13.98 Acre Parcel	Backup Material
Warranty Deed 12.77 Acre Parcel	Backup Material
Warranty Deed 2.7735 Acre Parcel	Backup Material
City of Waller Letter	Backup Material
Survey Part Tracts	Backup Material
No Non-Disclosure Letter for Land Use	Backup Material
Muse ROW Major Thoroughfare Letter	Backup Material