



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 5/18/2021

District B

Item Creation Date: 5/4/2021

PLN - The Reserves at Ella, STOA Group 1, LLC. Tract Annexation - Reading of the Ordinance Annexing 49.1 Acres into the General Purpose City Limit of Houston and the Adoption of a Service Agreement

Agenda Item#: 19.

Summary:

ORDINANCE annexing to the City of Houston, Texas for general purposes, property that is located Southwest of the Intersection of Ella Boulevard and Rushcreek Drive and a portion of the right-of-way of Rushcreek Drive, in Harris County, Texas; extending the corporate limits of the City of Houston, Texas, to embrace and include territory within such boundaries; assigning the annexed area to the adjacent Council District until such time as District Boundaries may be changed pursuant to the City of Houston Charter

Background:

The Planning and Development Department has received a petition from The Reserves at Ella, Divine Farms LLC, the original owners and STOA Group 1, LLC., the subsequent and current property owners, requesting that the city annex for general purposes, two parcels that are located at the intersection of Ella Boulevard and Rushcreek Drive. The development consists of 49.1 acres of land owned entirely by the petitioner and a portion of the right-of-way of Rushcreek Drive.

The reason for this city full purpose annexation is so that the parcel can avail water and wastewater services from the City of Houston. The proposal for development on the site is mostly affordable housing and the details are as follows:

Phase One

- 336 multi-family units with washer & dryer
- 6,900 square feet community office/clubhouse
- 25-person occupancy pool

Phase Two

- 200 multi-family units with washer & dryer

Future Development

- 4.52 acres reserved for future retail

There will be some ad valorem revenue (approximately \$360,000, based on 2020 tax rates), as well as some sales tax revenue associated with this project. There are no residents in the area to be annexed.

A service agreement has been developed that defines not only the services to be provided by the City of Houston, but also the duties and obligations of The Reserves at Ella, STOA Group 1, LLC.

The Planning and Development Department recommends that City Council approve the ordinance for the general-purpose annexation of the tract in the vicinity of Ella Boulevard and Rushcreek Drive and adopt a service agreement for the annexed area after the required public hearing on May 19, 2021.

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Margaret Wallace Brown, AICP, CNU-A
Director
Planning and Development Department

Prior Council Action:

Motion Calling Public Hearing: 5/5/2021

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