



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 8/10/2021

ETJ

Item Creation Date: 5/21/2021

PLN - Release of Stoney Creek Center, LTD. parcels from ETJ of Houston to the City of Katy

Agenda Item#: 6.

Background:

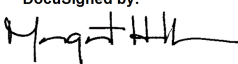
The Planning and Development Department has received a petition from the property owner, Stoney Creek Center, LTD., to release approximately 2.671 acres from the extra-territorial jurisdiction (ETJ) of Houston.

The Mayor of the City of Katy has provided a letter expressing their intent to annex the tracts if the City of Houston releases them from the ETJ. Houston Public Works has examined the area proposed for ETJ release and determined the City is unable to cost-effectively provide water and wastewater in the area. The applicant has also provided a letter from Fort Bend County Municipal Utility District (MUD) No. 58 which is in the ETJ of Houston, stating it would be cost prohibitive for the MUD to expand their water and wastewater services there. It is unlikely the City of Houston 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 and will not impair mobility in the City of Houston or in the ETJ. The proposed ETJ release tract is located outside the flood plain zone.

The purpose of this petition is to construct and connect utility lines from the City of Katy facilities in order to prepare this tract for development. The owner, Stoney Creek Center, LTD., is considering the following options for a commercial plan:

- 1. Retail Buildings
- 2. Office/Flex-Office
- 3. Office Warehouse

The Planning and Development Department recommends that City Council approve the release of 2.671 acres of land located near the intersection of Katy Flewellen Road and Prairie Lane.

DocuSigned by:

 2A01A07011A5494
 Margaret Wallace Brown, AICP, CNU-A
 Director
 Planning and Development Department

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Rupesh Koshy

832-393-6552

ATTACHMENTS:

Description	Type
Petition for ETJ Release	Backup Material
ETJ Release Map	Backup Material
Survey Map	Backup Material
Mayor of Katy Letter	Backup Material
Proposed Land Use Letter	Backup Material
2707 Katy Flewellen Warranty Deed	Backup Material
2709 Katy Flewellen Warranty Deed	Backup Material
FB MUD 58 Annexation Feasibility	Backup Material
MUD Vicinity Map	Backup Material
City of Katy Resolution	Backup Material
RCA	Signed Cover sheet