



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date: 1/11/2022

ETJ

Item Creation Date:

PLN - Annexation of 266.1 Acres to Valley Ranch Medical Center Management District

Agenda Item#: 9.

**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.

Valley Ranch Medical Center Management District, authorized by the 84<sup>th</sup> Texas Legislature in 2015, contains approximately 123.472 acres. The District is located entirely in Houston's extraterritorial jurisdiction (ETJ) in Montgomery County. This District's state-authorized powers include, in addition to those listed above, water, sewerage and drainage powers usually reserved for municipal utility districts (MUDs). On March 30, 2016, the City of Houston consented to the creation of the management district based on the requirement of the state law.

A management district is intended to supplement, not supplant, existing public services. Consent to creation or annexation of land into these districts does not release the local county or the City of Houston from its obligations to provide services to the areas; 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 to consent to the annexation of the 266.1 acres of land to Valley Ranch Medical Center Management District.

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

**Prior Council Action:**

2016-0233; 3-30-2016

**Contact Information:**

Anna Sedillo, Council Liaison  
832-393-6578

Rupesh Koshy  
832-393-6552

**ATTACHMENTS:**

Description	Type
Petition for Annexation 42.69 Acres	Backup Material
Petition for Annexation 46.59 Acres	Backup Material
Petition for Annexation 48.71 Acres	Backup Material
Petition for Annexation 55.23 Acres	Backup Material
Petition for Annexation 72.88 Acres	Backup Material
Vicinity Map	Backup Material
Map showing Proposed Annexation	Backup Material
Proposed Site Plan	Backup Material
Flood Plain Map	Backup Material
Certificate of Authority Executed Sig Valley Ranch Multiple Acreage	Backup Material
Certificate of Authority Executed Community Bank 42.69 Acres	Backup Material
Certificate of Authority Executed Origin Bank 42.69 Acres	Backup Material
Certificate of Lienholder's Consent America 42.69 Acres	Backup Material

Certificate of Lienholder's Consent Comerica 42.69 Acres	Backup Material
Certificate of Lienholder's Consent CommunityBank 42.69 Acres	Backup Material
Certificate of Lienholder's Consent Origin Bank 42.69 Acres	Backup Material
Certificate of Authority Executed 42.69 Acres	Backup Material
Certificate of Authority QOZB Executed 46.59 Acres	Backup Material
Certificate of Lienholder's Consent Comerica 46.59 Acres	Backup Material
Certificate of Authority Executed Veritex Community Bank 48.71 Acres	Backup Material
Certificate of Authority QOZB Executed 48.71 Acres	Backup Material
Certificate of Lienholder's Consent Executed Veritex Community Bank 48.71 Acres	Backup Material
Certificate of Lienholder's Consent Executed Comerica 48.71 Acres	Backup Material
Certificate of Authority Executed Valley Ranch Town Center 55.23 Acres	Backup Material
Certificate of Lienholder's Consent Executed Comerica 55.23 Acres	Backup Material
Water District Consent	Backup Material