



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District B, District E, District K, ETJ

Item Creation Date:

PLN - Ordinance Calling Public Hearings for four full or general-purpose annexations

Agenda Item#:

Background:

The Planning and Development Department has received petitions for **four** full or general-purpose annexations. This item calls for two public hearings to be held for each annexation petition.

The **first public hearing** is for a petition from Devon Energy Production Company, LP requesting that the city annex for general purposes property that is located at the southeast corner of the intersection of N. Houston Rosslyn Road and Killough Street. The development consists of a 284,960 square foot industrial warehouse and office building on 23.3 acres of land owned entirely by the petitioners.

The reason for this city full purpose annexation is so that the parcel can avail water and wastewater services from Harris County Municipal Utility District No. 366. This MUD is an in-city district and Houston Public Works requires that the parcel be inside the city so that they can use the services of the district to develop the industrial warehouse and office building on the site. Preliminary studies indicate that there will be no additional service costs to the city for this property. There will be ad valorem revenue (approximately \$136,860 based on 2023 tax rates), as well as some sales tax revenue associated with this project. There are no residents in the area to be annexed and will be in Council District B upon annexation.

The **second public hearing** is for an annexation petition from LAH Houston 1, LLC, to annex a 17.07-acre tract for general purposes property that is located at the southwest intersection of Fort Bend Toll Road and McHard Road. The proposed development includes a hotel, two fast food restaurants, a full-service restaurant and a gas station with a carwash and deli. This tract of land is also owned by the petitioner.

The reason for this city full purpose annexation is so that the parcel can avail water and wastewater services from the City of Houston. According to the developer, the estimated property tax to the city upon development would be around \$146,600 and there will be significant sales tax revenue from the gas station and the restaurants in addition to the hotel tax. There are no residents in the area to be annexed and will be in Council District K upon annexation.

The **third public hearing** is for a full purpose annexation based on the petition from TechPro Properties, who are also the property owners, to annex property located at 3501 Anderson Road, Houston Texas 77053. They are at the final stage of permitting for a 78-unit single-family residential subdivision. The proposed site plan also includes land for drainage and detention. They tried to get annexed into Harris County MUD No. 420 for detention maintenance agreement, but the water and wastewater services in that area are provided by the city which is reason for the annexation request. The area of the tract is 8.884 acres. The approximate ad valorem revenue to the city according to the developer is \$144,000. There are no residents in the area to be annexed and this tract will also be in Council District K upon annexation.

The **fourth public hearing** is to annex the right-of-way portion of North Park Drive between the city limit portions at Loop-494 and the Kingwood area. The ownership of this right-of-way portion has been transferred to the City of Houston from Montgomery County. The annexation of this right-of-way portion of North Park Drive will ensure continuity and connectivity between the existing city boundaries and will enable Police, Fire and EMS to efficiently dispatch their services. Upon annexation, this area will be part of Council District E.

For all four annexations, a service plan will be generated that defines not only the services to be provided by the City of Houston, but also the duties and obligations of the respective property owners.

The Planning and Development Department recommends holding the public hearings on November 8, 2023 and November 15, 2023 in the City Council Chambers at 9:00 a.m. The recommended date for passing the full purpose annexations is December 6, 2023.

DocuSigned by:

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

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Margaret Wallace Brown, AICP, CNU-A

Director

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ATTACHMENTS:

Description	Type
Devon Energy and HC MUD 366 Annexation Tract map	Backup Material
LAH Houston 1 Annexation Tract map	Backup Material
TechPro 3501 Anderson Annexation Tract map	Backup Material
North Park Dr. Annexation R.O.W map	Backup Material