



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/5/2023

ETJ

Item Creation Date: 2/22/2023

PLN - Release of 14.04 acres from the City of Houston's ETJ

Agenda Item#: 5.

Summary:

An Ordinance releasing certain territory consisting of approximately 14.04 acres of land out of Bayview Addition, located in the JOHNSON HUNTER SURVEY, ABSTRACT 35, Harris, Texas, from the extraterritorial jurisdiction of the City of Houston, Texas; containing findings and other provisions relating to the foregoing subject; providing for severability; and declaring an emergency.

Background:

The Planning and Development Department recommends that City Council release from the City of Houston ("Houston") extraterritorial jurisdiction ("ETJ") approximately 14.04 acres of land out of Bayview Addition, located in the Johnson Hunter Survey, Abstract 35, Harris County, Texas (the "Property"). The City of Morgan's Point ("Morgan's Point") is the owner of approximately 13.66 acres out of Bayview Addition, being all of the Property save and except Lots 13 and 14 of Block 45, and Lots 4, 17 and 18 of Block 46, Bayview Addition.

The Planning and Development Department has received a petition from Morgan's Point requesting release of said 13.66 acres of land from Houston's ETJ. Upon release from Houston's ETJ, it is expected that said 13.66 acres of land will be annexed into the municipal boundaries of Morgan's Point for full purposes as indicated in the petition. The council district closest to the ETJ release area is District E. The Property is in Harris County.

Houston Public Works has looked at the Property and determined that Houston will not be able to cost effectively provide water and wastewater to the Property. It is unlikely Houston would be able to annex the Property in the foreseeable future as it is 16 miles from Houston's nearest city service and 8.8 miles from Houston's nearest land boundary. Such a release will not impair Houston's ability to annex any other territory in the vicinity. This release will also not impair mobility in Houston or its ETJ. There is no Houston major thoroughfare in the vicinity of the Property. The Property is in the 100-year flood plain zone around the ship channel. Most of the Property is marshland and is surrounded by water year-round.

Upon annexation, Morgan's Point would be able to extend public safety patrol and response which is currently provided by Harris County Constable Precinct 8. This tends to be inconsistent given the distance of the Property from standard patrol routes. Morgan's Point plans to develop part of the Property as an open space park for residents of Harris County. Having the park within the corporate and territorial limits of Morgan's Point will allow it to pursue grant opportunities to assist with park development.

DocuSigned by:

A handwritten signature in blue ink, appearing to read "M. Wallace Brown", enclosed in a blue DocuSign signature box.

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

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ATTACHMENTS:

Description	Type
Petition Documents and Metes and Bounds Description	Backup Material
Map Showing ETJ Release	Backup Material
ETJ Release Conditions	Backup Material
Flood Plain Map	Backup Material