



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/5/2023

District K

Item Creation Date:

PLN - Annexation of LAH Houston 1 Tract to the General Purpose City Limit

Agenda Item#: 15.

Background:

The Planning and Development Department has received a petition from LAH Houston 1, LLC requesting that the city annex for general purposes, property that is located at the southwest intersection of Fort Bend Toll Road and McHard Road.

The annexation area is a tract that consists of 17.407 acres of land owned entirely by the petitioners and 4.78 acres of land along the right-of-way of McHard Road.

The reason for this general-purpose annexation is so that the parcel can avail water and wastewater services from the city.

The proposal for development on the site is as follows:

- 1. 2.54 Acres for a Hotel
- 2. 1.8 Acres for a fast-food Restaurant
- 3. 1.77 Acres for another fast-food restaurant
- 4. 1.77 Acres for a full-service restaurant
- 5. 2.78 acres for a gas station with a car wash and deli inside the gas station.

The estimated property tax to the city upon development would be around \$146,600 (based on 2023 value) and there would 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.

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 LAH Houston 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 Fort Bend Toll Road and McHard Road and adopt a service plan for the annexed area after the required public hearings on November 8 and November 15, 2023.

DocuSigned by:

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

Contact Information:

Anna Sedillo, Council Liaison
832-393-6578

Rupesh Koshy, Planner Manager
832-393-6552

ATTACHMENTS:

Description	Type
Petition for Annexation	Backup Material
Metes and Bounds Description of Tract only	Backup Material
Survey Map of Tract	Backup Material
Map showing Annexation portion	Backup Material
Aerial map showing location	Backup Material
Site Plan	Backup Material
Future Development Values	Backup Material
COH Annex Tract	Backup Material