



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/6/2015

District E

Item Creation Date: 9/29/2015

PLN - Ordinance allowing Development Agreement

Agenda Item#: 26.

Background:

MADISON/FOLEY (The Developer) is the owner of a tract of land located near the vicinity of Lake Houston and Foley Road, in Harris County. The property comprises Harris County MUD No. 525 (the District), and consists of approximately 461 acres of undeveloped land, approximately 195 of which is located within the City of Houston. The Developer plans to develop 1,142 single-family lots and a commercial reserve on this property. The fact that this property falls both inside and outside the City limits make the financing of such a development problematic. The Planning Department believes it is in the long-term best interest of the city to encourage the development while preserving the right to annex the development into the City limits as soon as it is economically viable. These objectives may be achieved by disannexing the portion of the property located within the city limits.


In order to facilitate the development and provide for the potential annexation of the entire development into the City of Houston, the Planning & Development Department, in concert with the Legal Department and the Department of Public Works and Engineering, has negotiated a Development Agreement. The agreement identifies the area that will be considered for disannexation. The area is currently undeveloped and meets the statutory requirements for disannexation. Pursuant to this agreement, the Developer will:

- Provide a resolution expressing their intent to have the District execute a strategic partnership agreement, that will provide for the possible future general purpose annexation of the District;
- Record and execute the Declaration of Restrictions that will be attached to the Development Agreement; and
- Convey to the City an approximate 15-acre undeveloped site within the boundaries of the District for the future construction of a wastewater treatment plant.

The agreement states that, following disannexation, the City may consent to the creation of Harris County MUD No. 525.

This Development Agreement lays out the process and requirements in order for the City to consider the requests for disannexation and consent to the creation of the District.

The Planning and Development Department recommends approval of an ordinance allowing the City to enter into a Development Agreement with MADISON/FOLEY, L.L.C.


 Patrick Walsh, P.E.
 Director
 Planning and Development

Prior Council Action:

N/A

Amount of Funding:

N/A

Contact Information:

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ATTACHMENTS:

Description	Type
Map	Signed Cover sheet