



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/15/2025

ETJ

Item Creation Date: 6/20/2025

PLN - Consent to the Addition of 128.4331 Acres of Land to Harris County Improvement District No. 14

Agenda Item#: 10.

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.

On September 21, 2016, the City of Houston consented to the creation of Harris County Improvement District No. 14, and was followed by the ordinances below to add land to the district.

- 2019 Ordinance consenting to add 50.04 acres of land
- 2021 Ordinance consenting to add 250.561 acres of land
- 2022 City Council consent to the addition of 0.7177 acres

The District is situated entirely within Harris County and falls under the extraterritorial jurisdiction of the City of Houston. However, it does not lie within the corporate limits.

Harris County Improvement District No. 14, along with the property owners Harris County Improvement District No. 13, that owns 0.7131 acres, and Dunham Pointe Development LLC, which owns the remaining 127.72 acres, have submitted a petition requesting the City of Houston's consent to the addition of approximately 128.4331 acres of land to Harris County Improvement District No. 14. The addition of land is necessary to preserve, maintain and enhance the economic health of the District, and will be developed for Single Family Residential.

A management district is intended to supplement, not supplant, existing public services. The addition of land to this district would not release Harris County or the City of Houston from its obligations to provide services to the area, nor does it require additional services from the City. The City assumes no liability for the debt obligations or liabilities of the district.

The Planning and Development Department recommends City Council consent to the addition of the 128.4331 acres of land to Harris County Improvement District No. 14.

Signed by:

Vonn Tran

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Vonn Tran

Director

Planning and Development Department

Prior Council Action:

2016-714: Consent to Creation

2019-369: Consent to Addition of Land

2021-155: Consent to Addition of Land

2022-869: Amending City Conditions at Creation

2022-983: Consent to Addition of Land

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ATTACHMENTS:

Description	Type
Petition for Consent to Addition of Land	Backup Material
Water District Consent	Backup Material
Vicinity Map	Backup Material
Map Showing Proposed Addition Tracts	Backup Material
Certificate of Authority - Dunham Pointe Development LLC	Backup Material
SB 2472 Creation of HCID 14	Backup Material
WHCRWA Letter	Backup Material
WWTP Discharge Report	Backup Material
FEMA Map	Backup Material
80.25 Acre Tract Survey Map	Backup Material
24.62 Acre Tract Survey Map	Backup Material
22.85 Acre Tract Survey Map	Backup Material
0.7131 Acre Tract Survey Map	Backup Material