



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
District G, District J
Item Creation Date: 2/10/2016

PLN - Saint George Place Management District

Agenda Item#:

Background:

Improvement Districts (also known as Management Districts) are special districts created by the Texas legislature or by the Texas Commission of Environmental Quality (TCEQ). 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 from ad valorem taxes, assessments, impact fees or other funds of the District to provide improvements and services.

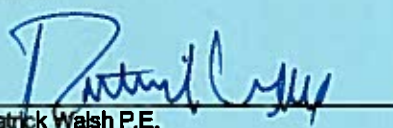
A management district is intended to supplement, not supplant, existing public services. Creation of these districts does not release the local county or city from its established obligations to provide services to the areas, nor does it require additional services from the governing body. The local governing body assumes no liability for the debts, obligations or liabilities of the district.

The creation of Saint George Place Management District is being pursued via application to the TCEQ, the agency which has the authority to create management districts upon receipt of a petition by interested property owners. It is located in Council Districts G and J, west of South Rice Avenue, north of Richmond Avenue, to the east of Chimney Rock Road and south of Alabama Street.

In order to preserve the City's interests, the proposed consent conditions included in Exhibit B in the petition of the attached ordinance address the range of operations this District will have. The consent conditions are based on the standard City consent conditions for management districts in the City of Houston.

Following City of Houston consent to the creation of the District, the District's Board of Directors will use this management district to finance improvements and activities such as security and landscaping in Saint George Place. Once the District is created, an ad valorem tax will be levied. The applicant estimates that sufficient revenues will then be generated to satisfy the neighborhood's need for supplemental services at the current budgeted level without seeking paid assessments coupled with volunteer contributions as is being done today.

The Planning and Development Department recommends City Council consent to the creation of the Saint George Place Management District.


Patrick Walsh P.E.
Director
Planning and Development Department

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ATTACHMENTS:

Description	Type
Petition	Backup Material
Map	Backup Material
Boundary	Backup Material