



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

ETJ

Item Creation Date: 7/27/2016

PLN-Harris County Improvement District No. 14

Agenda Item#:

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 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 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.

Harris County Improvement District No. 14, authorized by the 81st Legislature in 2009, contains approximately 622.07 acres of undeveloped land. The district is located entirely in Houston's extraterritorial jurisdiction (ETJ) in Harris County. This district's state-authorized powers include, in addition to those listed above, water, sewerage and drainage powers usually reserved for municipal utility districts (MUDs). As such, state law requires that the district seek the City of Houston's consent to its creation in the same manner as if it were a MUD.

In order to preserve the City's interests, the proposed consent conditions address the broader range of the District's powers. The consent conditions are included in Exhibit B of the ordinance and are based on the standard City consent conditions for MUDs and for management districts in the City of Houston's ETJ.

Following the City's consent to the creation of the district, the District's Board of Directors will begin improvement projects that include water, sewerage, drainage and road improvements to support development. The ultimate development of this property is to create a mixed use subdivision.

Public Works and Engineering has reviewed this request and has no objection to granting the consent to the District.

The Planning and Development Department recommends that City Council consent to the creation of Harris County Improvement District No. 14.

Patrick Walsh, P.E.

Director

Planning and Development Department

cc: Andy Icken

Prior Council Action:

n/a

Amount of Funding:

n/a

Contact Information:

Misty Staunton, 832-393-6582

ATTACHMENTS:

Description

Map

Petition

Type

Backup Material

Backup Material