



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/20/2016

District B

Item Creation Date: 9/6/2016

PLN - Betz I-45 Rankin Road Annexation - Reading of Ordinance

Agenda Item#: 29.

Summary:

AN ORDINANCE ANNEXING TO THE CITY OF HOUSTON, TEXAS TERRITORY LOCATED IN THE VICINITY OF THE INTERSECTION OF I-45 NORTH AND RANKIN ROAD, IN HARRIS COUNTY, TEXAS; EXTENDING THE CORPORATE LIMITS OF THE CITY OF HOUSTON, TEXAS, TO EMBRACE AND INCLUDE TERRITORY WITHIN SUCH BOUNDARIES; INSTITUTING PROCEEDINGS TO ANNEX TO ITS CORPORATE LIMITS THE TERRITORY INCLUDED IN SUCH BOUNDARIES; ADOPTING A SERVICE PLAN FOR CERTAIN AREA IN THE VICINITY OF THE INTERSECTION OF I-45 NORTH AND RANKIN ROAD; ASSIGNING THE ANNEXED AREA TO ADJACENT DISTRICT FROM WHICH DISTRICT COUNCIL MEMBER IS ELECTED UNTIL SUCH TIME AS DISTRICT BOUNDARIES MAY BE CHANGED PURSUANT TO THE CITY OF HOUSTON CHARTER; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND PROVIDING FOR SEVERABILITY.

Background:

The City has received a petition from Betz I-45/Rankin Road, Ltd. requesting that the city annex for general purposes property that is located near the northeast corner of Interstate Highway 45 and Rankin Road. The area to be annexed consists of approximately 0.54 acre of land, part of a 20 acres tract owned entirely by the petitioners.

The area being considered for annexation will include part of one lot that is undeveloped and will be used for commercial development. The site itself will be developed to include a gas station along with a convenience store. At present, the taxable value of the part of the lot to be annexed is approximately \$53,000. There are no residents in the area to be annexed.

The annexation of this property is the first part of a two part process specifically intended to disannex adjacent 2.5 acres tracts that are under common ownership and are currently undeveloped. According to Public Works and Engineering, the city water and waste water services end on the west side of IH-45 and cannot be accessed by the site on the east side of the freeway that will allow for its development. HC MUD 96 has offered to annex the property into the district and provide those services. However Texas Local Government Code 43.145 (a)(1) only allows disannexation of undeveloped property 3 acres or larger. In order to disannex the 2.5 acres tracts and allow it to be annexed into the MUD, the property owner has petitioned the city for annexation of this 0.54 acre tract. Upon annexation, the Planning and Development Department will begin processing the request for disannexation of the 3 acres site.

This matter was heard by the Economic Development Committee on July 14, 2016 with no objections from that Committee. City Council held two public hearings on the matter: the first on August 24, 2016 and the second on August 31, 2016. There was no public opposition to the annexation at those hearings. A service plan has been developed that defines not only the services to be provided by the City of Houston, but also the duties and obligations of Betz I-45/Rankin Road, Ltd.

It is recommended that City Council approve the annexation ordinance on September 21, 2016 and adopt a service plan for the annexed area.

Patrick Walsh, P.E.

Director

Planning and Development Department

Prior Council Action:

Public Hearings on August 24, 2016 and August 31, 2016. Economic Development Committee presentation on July 14, 2016

Contact Information:

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ATTACHMENTS:

Description

Type

Metes and Bounds Description

Map

Service Plan

Annexation Petition

MUD Correspondence

Betz Ord-Draft

Backup Material

Backup Material

Backup Material

Backup Material

Backup Material

Ordinance/Resolution/Motion