



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District G

Item Creation Date: 10/4/2018

PLN - Uptown (HCID No. 1) Management District Addition

Agenda Item#:

Background:

Management Districts are special districts created by Texas Legislature. Generally, these districts are empowered to promote, develop, encourage and maintain employment, commerce, transportation, 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. Further, districts may levy a tax only after holding an election within the district.

The Planning and Development Department recommends City Council consent to the addition of land in the following district:

Harris County Improvement District No. 1 (Uptown Management District): Harris County Improvement District No. 1 was created by a special act of the Texas Legislature in 1987. The Board of Directors has now submitted a request for consent to the addition of approximately 17.18 acres of land into the district. This includes a 13.2994 acre part of a tract owned by Hudson Bros. and a 3.8827 acre tract owned by Palmetto Wynden. The land is wholly within Harris County. The management district board has determined that there would be sufficient assessment revenue from the annexed properties and sufficient benefit to the annexed properties to make street and right-of-way improvements and expansions as follows:

1. Widening of Post Oak Lane from South Wynden to Tillbury Drive;
2. Construction of a new signalized intersection at Post Oak Lane and Longmont Drive;
3. Improving North Wynden from Post Oak Lane;
4. Improving South Wynden from Post Oak Lane;
5. Property owners dedicating a 5' to 10' easement on the east side of Post Oak Lane from the south property line of Belfiore Condominiums to Tilbury Drive;
6. Burial of overhead utilities along the eastside of Post Oak Lane from the Belfiore Driveway to Tilbury Drive.

In addition, the developer of the Belfiore Condominiums, who was not able to get the consent to join the management district from all owners, has made a lump sum payment to the District for their proportionate share of the roadwork in front of their property (approximately \$1M).

Margaret Wallace Brown
Acting Director
Planning and Development Department

Prior Council Action:

2016-234: Ordinance consenting to the Addition of Land

Contact Information:

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ATTACHMENTS:

| Description | Type |
|-------------------------------------|-----------------|
| Petition Request | Backup Material |
| Site Location Map | Backup Material |
| Parcel Map | Backup Material |
| Metes and Bounds 13.2994 Acre Tract | Backup Material |
| Metes and Bounds 3.8827 Acre Tract | Backup Material |