

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS, (OLD SPANISH TRAIL/ALMEDA CORRIDORS) BY ADDING FOUR ADDITIONAL CONTIGUOUS AREAS; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Houston ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number Seven, City of Houston, Texas, (the "Zone") by Ordinance No. 97-478 passed May 7, 1997; and

**WHEREAS**, the City may enlarge the boundaries of an existing reinvestment zone pursuant to Section 311.007, Texas Tax Code; and

**WHEREAS**, the Board of Directors of the Zone has adopted a Resolution requesting that the City annex into the Zone certain areas contiguous to the Zone pursuant to the provisions of Chapter 311, Texas Tax Code; and

**WHEREAS**, the City Council finds that the areas proposed to be included in the Zone are located wholly within the corporate limits of the City of Houston and are contiguous to the existing boundaries of the Zone; and

**WHEREAS**, the City Council finds that each of the areas proposed for addition to the Zone meets the criteria of Section 311.0031 of the Texas Tax Code because each of the proposed areas substantially impairs and arrests the sound growth of the City; retards the provision of housing accommodations; constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of:

- (a) a substantial number of substandard, slum, deteriorated or deteriorating structures;

- (b) the predominance of defective or inadequate sidewalk or street layout;
- (c) unsanitary or unsafe conditions;
- (d) the deterioration of site or other improvements; and
- (e) existence of conditions that endanger life or property by fire or other cause; and

**WHEREAS**, less than ten percent (10%) of the property proposed to be included in the enlarged Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(d); and

**WHEREAS**, the total appraised value of taxable real property in the enlarged Zone and in any other existing reinvestment zones does not exceed fifteen percent (15%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

**WHEREAS**, the proposed enlarged Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by Harris County or the Houston Independent School District, within the boundaries the Zone, as enlarged; and

**WHEREAS**, the proposed improvements in the enlarged zone will significantly enhance the value of all taxable real property in the enlarged Zone and will be of general benefit to the City;

**NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:**

**Section 1.** That the findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** That the City, acting under and in accordance with the provisions of Chapter 311, Texas Tax Code, including Sections 311.005, 311.006 and 311.007(a), does hereby enlarge Reinvestment Zone Number Seven, City of Houston, Texas, by adding the areas described in Exhibits "A," "B," "C" and "D," and depicted in the map attached hereto as Exhibit "E".

**Section 3.** The Zone shall be enlarged as of the effective date of this Ordinance.

**Section 4.** The tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 97-478 and beginning January 1, 1999, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which shall be January 1, 1998.

**Section 5.** If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 6.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551 Texas Government Code and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 7.** There exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event the Mayor fails to sign this Ordinance within five (5) days after its passage and adoption it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

**PASSED AND ADOPTED** this 09<sup>th</sup> day of December, 1998.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 15 1998.



City Secretary

(Prepared by Legal Dept. Michael Anthony Moses *AM*)  
(MAM/mam 12/04/98 Assistant City Attorney)  
(Requested by Robert M. Litke, Director, Planning and Development Department)  
(L. D. File No. 34-97130-13)

u:\wpfiles\tirz7\boundary.nlr

**Annexation AREA A, Section 1:**

BEGINNING at the intersection of the easterly line of Crawford Street with the southerly line of Wheeler Avenue;

THENCE in a southwesterly direction along the easterly line of Crawford Street to its intersection with the northeasterly line of Rosewood Avenue;

THENCE in southeasterly direction along the northerly line of Rosewood Avenue to its intersection with the easterly line of Jackson Street;

THENCE in a southwesterly direction along the easterly line of Jackson Street to its intersection with the northerly line of Blodgett Avenue;

THENCE in a southeasterly direction along the northerly line of Blodgett Avenue to its intersection with the westerly line of Chenevert Street;

THENCE in a southwesterly direction along the westerly line of Chenevert Street to its intersection with the northerly line of Prospect Avenue;

THENCE in a northwesterly direction along the northerly line of Prospect Avenue to its intersection with the easterly line of La Branch Street;

THENCE in a northeasterly direction along the easterly line of La Branch Street to its intersection with the northerly line of Oakdale Avenue;

THENCE in a northwesterly direction along the northerly line of Oakdale Avenue to its intersection with the westerly line of Austin Street;

THENCE in a southwesterly direction along the westerly line of Austin Street to its intersection with the northerly line of Calumet Drive;

THENCE in a northwesterly direction along the northern line of Calumet Drive to its intersection with the easterly line of Caroline Street;

THENCE in a southwesterly direction along the easterly line of Caroline Street to its intersection with the southerly line of Binz Street;

THENCE in a southeasterly direction along the southerly line of Binz Street to its intersection with the westerly line of Crawford Street;

THENCE in a southwesterly direction along the westerly line of Crawford Street to its intersection with the southerly line of Hermann Drive;

THENCE in a southeasterly direction along the southerly line of Hermann Drive to its intersection with the westerly line of Jackson Street;

THENCE in a northeasterly direction along the westerly line of Jackson Street to its intersection with the northerly line of Ewing Avenue;

THENCE in a southeasterly direction along the northerly line of Ewing Avenue to its intersection with the westerly line of Chartres Street;

THENCE in a northeasterly direction along the westerly line of Chartres Street to its intersection with the southerly line of Prospect Avenue;

THENCE in a southeasterly direction along the southerly line of Prospect Avenue to its intersection with the westerly line of Alameda Road;

THENCE in a northeasterly direction along the westerly line of Alameda Road to its intersection with the southerly line of Wheeler Avenue;

THENCE in a northwesterly direction along the southerly line of Wheeler Avenue to the PLACE OF BEGINNING.

**Annexation AREA A, Section 2:**

BEGINNING at the intersection of the westerly line of Chartres Street with the northerly line of Blodgett Avenue;

THENCE in a southeasterly direction along the northerly line of Blodgett Avenue to its intersection with the westerly line of Highway 288;

THENCE in a southwesterly direction along the westerly line of Highway 288 to its intersection with the northerly line of Wentworth Avenue;

THENCE in a northwesterly direction along the northerly line of Wentworth Avenue to its intersection with the easterly line of Alameda Road;

THENCE in a northeasterly direction along the easterly line of Alameda Road to its intersection with the northerly line of Blodgett Avenue;

THENCE in a southeasterly direction along the northerly line of Blodgett Avenue to the PLACE OF BEGINNING.

**Annexation AREA A, Section 3:**

BEGINNING at the intersection of the northerly line of Wichita Avenue with the westerly line of Highway 288;

THENCE in a southwesterly direction along the westerly line of Highway 288 to its intersection with the northerly line of Southmore Avenue;

THENCE in a northwesterly direction along the northerly line of Southmore Avenue to its intersection with the easterly line of Almeda Road;

THENCE in a northeasterly direction along the easterly line of Almeda Road to its intersection with the northerly line of Wichita Avenue;

THENCE in a southeasterly direction along the northerly line of Wichita Avenue to the PLACE OF BEGINNING.

**Annexation AREA B:**

BEGINNING at the intersection of the westerly line of Highway 288 with the southerly line of North MacGregor Drive;

THENCE in a northeasterly direction along the southerly line of North MacGregor Drive and continuing northeasterly crossing Highway 288 to a point of intersection with the northerly line of Old North MacGregor Way;

THENCE in a northeasterly direction along the northerly line of Old North MacGregor Way to its intersection with the westerly line of North MacGregor Way;

THENCE in a northwesterly direction along the westerly line of North MacGregor Way to its intersection with the easterly line of Highway 288;

THENCE in a westerly direction crossing Highway 288 to its intersection with the westerly line of Highway 288 and the southeast corner of Lot 5, Block 42, of the Turner Court Subdivision.

THENCE in a southeasterly direction along the westerly line of Highway 288 to the PLACE OF BEGINNING.

**Annexation AREA C:**

BEGINNING at the intersection of the westerly line of Alameda Road with the northerly line of Old Spanish Trail;

THENCE in a northeasterly direction along the northerly line of Old Spanish Trail to its intersection with the easterly line of Grand Boulevard and continuing southerly along the easterly line of Grand Boulevard to its intersection with the southerly line of Yellowstone Boulevard;

THENCE in a southeasterly direction along the southerly line of Yellowstone Boulevard to its intersection with the westerly line of Highway 288;

THENCE in a northeasterly direction along the westerly line of Highway 288 to its intersection with the north property line of Lot 2, Block 9, of the Clinton Old Subdivision.

THENCE in a southeasterly direction crossing Highway 288 to an intersection of the easterly line of Highway 288 and the southwest corner of Lot 4, Block 6, of the Herman Park Court Subdivision;

THENCE in a southeasterly direction along the southern property lines of Block 6 and Block 5 of the Herman Park Court Subdivision, to the easterly line of Allegheny Street;

THENCE in a southwesterly direction along the easterly line of Allegheny Street to its intersection with the northerly line of Yellowstone Boulevard;

THENCE in a southeasterly direction along the northerly line of Yellowstone Boulevard to its intersection with the easterly line of Peerless Street;

THENCE in a southwesterly direction along the easterly line of Peerless Street to its intersection with the southerly line of Corder Street;

THENCE in a northwesterly direction along the southerly line of Corder Street, crossing Highway 288, to its intersection with the westerly line of Alameda Road;

THENCE in a northeasterly direction along the westerly line of Alameda Road to the PLACE OF BEGINNING.

**Annexation AREA D:**

BEGINNING at the intersection of the northerly line of Griggs Road with the southwest corner of Lot 16, Block 1, of the MacGregor Park Estates Subdivision, Sec. 1;

THENCE in a southeasterly direction along the northerly line of Griggs Road to its intersection with the easterly line of Grace Lane;

THENCE in a northeasterly direction along the easterly line of Grace Lane to its intersection with the northwest corner of TRACT 3H of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the northerly property line of TRACTS 3H, 3A, 18, 3D, 3F of the L. Moore Survey, Abstract 51 to a point of intersection with the northeast corner of Tract 3F of the L. Moore Survey, Abstract 51;

THENCE in a southerly direction along the easterly property line of Tract 3F of the L. Moore Survey, Abstract 51 to the northerly property line of Tract 17A of the L. Moore Survey, Abstract 51;

THENCE in a northeasterly direction along the northerly property line of Tract 17 and Tract A of the L. Moore Survey, Abstract 51 to a point of intersection with the westerly line of the Harris County Flood Control easement;

THENCE in a southwesterly direction along the westerly line of the Harris County Flood Control District easement and Lots 6 and 4 of the Arnel Place Subdivision to a point of intersection with the northwest corner of Lot 2 of the Arnel Place Subdivision;

THENCE in a southeasterly direction along the northerly property line of Lot 2 of the Arnel Place Subdivision and continuing southeasterly, crossing Milart Street to a point of intersection with the northeast corner of Lot 1 of the Arnel Place Subdivision;

THENCE in a northeasterly direction from the northeast corner of Lot 1 of the Arnel Place Subdivision along the easterly property line of Lots 3 and 5 of the Arnel Place Subdivision to its intersection with the easterly line of the Harris County Flood Control District easement;

THENCE in an southeasterly direction from the easterly property line of the Harris County Flood Control District easement along the northerly property line of Tracts 13 and 5A of the L. Moore Survey, Abstract 51 to a point of intersection with the westerly line of Tract 6 of the J.R. Brown Subdivision;

THENCE in a southwesterly direction along the westerly property line of Tract 6 of the J.R. Brown Subdivision to its intersection with the northerly property line of Tract 5 of the J.R. Brown Subdivision;

THENCE in a northeasterly direction along the northerly property line of Tracts 5 and 5A of the

J.R. Brown Subdivision and continuing easterly crossing Martin Luther King Boulevard to a point of intersection with the southwest corner of Tract 1N-2 of the L. Moore Survey, Abstract 51;

THENCE in a northeasterly direction along the westerly property line of Tract 1N-2 of the L. Moore Survey, Abstract 51 to its intersection with the southwest corner of Tract 14 of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the northerly property line of Tract 1N-2 of the L. Moore Survey, Abstract 51 to the westerly property line of the Harris County Flood Control District easement;

THENCE in a northeasterly direction along the westerly property line of the Harris County Flood Control District easement to its northwest corner;

THENCE in a northeasterly direction along the northerly property line of the Harris County Flood Control District easement to its intersection with the southerly property line of Lot 15B, Block 13 of the MacGregor Place Subdivision, Sec. 3;

THENCE in a southwesterly direction along the southerly property line of 15B, Block 13 of the MacGregor Place Subdivision, Sec. 3 to its intersection with the northerly property line of Tract 1C of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the northerly property line of Tract 1C of the L. Moore Survey, Abstract 51 and continuing along the southerly property line of the of Lots 16-23, Block 13 of the MacGregor Place Subdivision, Sec. 3 to a point of intersection with the westerly property line of Reserve A of the Royal Palms Subdivision;

THENCE in a southwesterly direction along the westerly property line of Reserve A and Reserve B of the Royal Palms Subdivision to a point of intersection with the northwest corner of Reserve C2 of the Royal Palms Subdivision;

THENCE in a southeasterly direction along the northerly property line of Reserve C2, C2-A, and Reserve C of the Royal Palms Subdivision and continuing southeasterly crossing Royal Palms Drive to its intersection with the northwest corner of Tract 4G of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the northerly property line of Tracts 4G, 4H, 17, and 20 of the L. Moore Survey, Abstract 51 to a point of intersection with the westerly line of Sunrise Road;

THENCE in a northeasterly direction along the westerly line of Sunrise Road to its intersection with the southerly property line of Lot 12 of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the southerly property line of Lot 12 of the L. Moore Survey, Abstract 51 and continuing along the southerly right-of-way line of Highway 35 to a

point of intersection with the westerly property line of Tract 8A of the L. Moore Survey, Abstract 51;

THENCE in a southeasterly direction along the westerly property line of Tracts 8A and 18 of the L. Moore Survey, Abstract 51 and continuing in a southeasterly and southwesterly direction crossing Griggs Road to point of intersection with the northeast corner of Tract 9N of the C. Goodrich Survey, Abstract 306;

THENCE in a southwesterly direction along the southerly property line of Tracts 9N, 9M, 9A, 9J, 9K, and 22 of the C. Goodrich Survey, Abstract 306 to a point of intersection with the southeast corner of Lot 18, Block 9 of the MacGregor Palms Subdivision, Sec. 2;

THENCE in a northeasterly direction along the easterly property line of Lots 16, 17, and 18, Block 9 of the MacGregor Palms Subdivision, Sec. 2 and Lots 1-15, Block 9 of the MacGregor Palms Subdivision, Sec. 1 to a point of intersection with the southeast corner of Block 2 of the Palm Center Subdivision;

THENCE in a northwesterly direction along the southerly property line of Block 2 of the Palm Center Subdivision and continuing northwesterly crossing Beekman Street to a point of intersection with the southeast corner of Block 1 of the Palm Center Subdivision;

THENCE in a northwesterly direction along the southerly property line of Reserves A and B, Block 1 of the Palm Center to the easterly line of Martin Luther King Boulevard;

THENCE in a southwesterly direction along the easterly line of Martin Luther King Boulevard to a point of intersection with the southwest corner of Lot 12, Block 1 of the MacGregor Palms Subdivision, Sec. 1 and continuing northwesterly crossing Martin Luther King Boulevard to a point of intersection with the southeast corner of Lot 456, Block 16 of the MacGregor Terrace Subdivision, Sec. 2;

THENCE in a northwesterly direction along the southerly property line of Lots 447-456, Block 16 of the MacGregor Terrace Subdivision, Sec. 2 and continuing northwesterly crossing Milart Street to a point of intersection with the easterly property line of Tract 21C of the WCRR Co. Survey, Abstract 936;

THENCE in a southwesterly direction along the westerly line of Milart Street to a point of intersection with the southeast corner of Tract 23 of the WCRR Co. Survey, Abstract 936;

THENCE in a northwesterly direction along the southerly property line of Tracts 23 and 14B of the WCRR Co. Survey, Abstract 936 to a point of intersection with the easterly line of Schroeder Road;

THENCE in a northeasterly direction along the easterly line of Schroeder Road to its intersection with the southerly line of Griggs Road;

THENCE in a northwesterly direction along the southerly line of Griggs Road to a point of intersection with the northwest corner of Lot 1, Block 1 of the Griggs Terrace Subdivision;

THENCE in a northwesterly direction from the northwest corner of Lot 1, Block 1 of the Griggs Terrace Subdivision to the POINT OF BEGINNING.