

City of Houston, Texas, Ordinance No. 97- 478

AN ORDINANCE DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY OF HOUSTON (OLD SPANISH TRAIL/ALMEDA CORRIDORS AREA) AS REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

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WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that City of Houston ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City provided notice to other taxing units levying taxes on property within the proposed zone of the public hearing on the creation of the proposed zone; and

WHEREAS, a notice of the May 7, 1997, public hearing on the creation of the proposed zone was published on April 30, 1997, in the Houston Chronicle, a newspaper of general circulation in the City; and

WHEREAS, Harris County, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirements that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, the Houston Independent School District, pursuant to Section 311.003, Texas Tax Code, has waived any applicable Texas Tax Code requirement that it receive sixty (60) days' notice of the public hearing on the creation of the proposed zone; and

WHEREAS, at the public hearing on May 7, 1997, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code, and no one appeared or presented evidence in opposition to the creation of the proposed zone.

WHEREAS, no owner of real property in the proposed zone protested the inclusion of his property in the proposed zone;

WHEREAS, the total appraised value of property in the proposed zone and all other reinvestment zones previously created by the City is approximately \$695,677,810; and

WHEREAS, the total appraised value of taxable real property in the City and in the industrial districts created by the City exceeds \$55,822,800,000; and

WHEREAS, the total appraised value of real property taxable by Harris County, in which the proposed zone is located, is approximately \$110,604,303,000; and

WHEREAS, the total appraised value of real property taxable by the Houston Independent School District, within those boundaries. the proposed zone is located, is approximately \$40,193,783,000; and

WHEREAS, the total area within the proposed zone is approximately 455 acres, excluding property that is publicly owned; and

WHEREAS, less than ten percent of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, as that term is defined in Section 311.006(d) of the Texas Tax Code; **NOW, THEREFORE,**

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

Section 1. Findings

(a) That the facts and recitations 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.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council finds that the proposed zone meets the criteria of Section 311.005 of the Texas Tax Code because the proposed zone is an area that substantially impairs or 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:

- (1) a substantial number of substandard, slum, deteriorated or deteriorating structures;
- (2) the predominance of defective or inadequate sidewalk and street layout;
- (3) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (4) unsanitary or unsafe conditions;
- (5) the deterioration of site or other improvements;
- (6) tax or special assessment delinquency exceeding the fair value of the land;
- (7) defective or unusual conditions of title; or
- (8) the existence of conditions that endanger life or property by fire or other cause; and

(d) That City Council further finds and declares that the proposed zone meets the criteria of Section 311.005 of the Texas Tax Code because the area is predominantly open and, because of obsolete platting, deteriorating structures or site improvements and other factors, substantially impairs or arrests the sound growth of the municipality; and

(e) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the City of Houston;

- (2) That less than ten percent of the property in the proposed zone is used for residential purposes, as the term "residential" is defined in Section 311.06(d) of the Texas Tax Code.
- (3) That the total appraised value of taxable real property in the proposed zone, and in existing reinvestment zones, if any, does not exceed fifteen percent of the total appraised value of taxable real property in the City and in industrial districts created by the City;
- (4) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Harris County or in the Houston Independent School District;
- (5) That development or redevelopment within the boundaries of the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(f) That the City Council further finds and declares that a portion of the area to be included in the proposed zone is located within the City's federally designated enterprise community which by state law is an enterprise zone under Chapter 2303, Texas Government Code, and is eligible for designation as a reinvestment zone pursuant to Section 311.0031 of the Texas Tax Code.

Section 2. Exception to Guidelines

That the City hereby excepts the proposed zone from compliance with any City reinvestment zone guidelines established by the City pursuant to Resolution No. 90-203 that are applicable to the proposed zone and that the zone does not satisfy. Section 1 of Resolution No. 90-203 specifically authorizes the City Council to grant exceptions on a zone-by-zone basis.

Section 3. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code (the "Act"), including Section 311.005(a), does hereby create and designate a reinvestment zone over the area described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B." The reinvestment zone shall hereafter be identified as Reinvestment Zone Number Seven, City of Houston, Texas, (the "Zone").

Section 4. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the Zone, each of which may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the appointment is received by the City. Failure of a taxing unit to appoint a director by July 1, 1998, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a

director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board, provided that, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint the directors to Positions One through Five of the Board of Directors, any position Six or Seven unfilled on July 1, 1998, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position Three is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter, the Mayor shall annually nominate and appoint, subject to City Council approval, the member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The

City Council authorizes the Board of Directors to elect from its members a vice chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, subject to the approval of the Director of the Finance and Administration Department, that may be reasonably necessary to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 5. Duration of the Zone

That the Zone shall take effect on January 1, 1998, for the deposit of tax increments into the Tax Increment Fund established pursuant to Section 7 of this Ordinance and termination of the operation of the Zone shall occur on December 31, 2028, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, and the interest on the bonds, have been paid in full.

Section 6. Tax Increment Base

That the Tax Increment Base for the Zone is the total appraised value of all real property taxable by the City and located in the Zone, determined as of January 1, 1997, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 7. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. The annual Tax Increment shall equal the amount by which the then-current appraised value of all taxable real property located in the Zone exceeds the Tax Increment Base of the Zone less any amounts that are to be allocated from the Tax Increment pursuant to the Act. All revenues from the sale of any tax increment bonds or other notes hereafter issued by the City, if any; revenues from the sale of property acquired as part of the tax increment financing plan, if any, and other revenues to be used in the Zone shall be deposited into the Increment Fund. Money shall be disbursed from the Tax Increment Fund only to pay project costs as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan pursuant to Section 311.010(b) of the Texas Tax Code.

Section 8. Severability

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 held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become operative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 9. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted as posted at a place convenient and rapidly accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

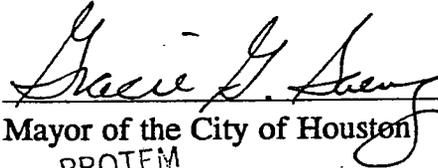
Section 10. Notices

The contents of the notice of the public hearing, which hearing was held before the City Council on May 7, 1997, and the publication of said notice, are hereby ratified, approved and confirmed.

Section 11. Emergency

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.

PASSED AND APPROVED this 7th day of May, 1997.



Mayor of the City of Houston
PROTEM


(Prepared by Legal Dept. 
(DFM/dfm, May 6, 1997 Senior Assistant City Attorney)
(Requested by Robert Litke, Director, Planning and Development Department)
L.D. 34-97130-01

EXHIBIT "A"

**BOUNDARIES OF REINVESTMENT ZONE NUMBER SEVEN,
CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS REINVESTMENT ZONE)**

BEGINNING at the intersection of the west right-of-way line of Almeda Road and the south right-of-way line of Dixie Drive and proceeding southeasterly along the south right-of-way line of Dixie Drive to the intersection with the east right-of-way line of Grand Boulevard.

THENCE in a southerly direction along the east right-of-way line of Grand Boulevard to its intersection with the northwest corner of Lot 1 of the Greensboro Subdivision.

THENCE in a southeasterly direction along the north property line of Lots 1 through 8 of the Greensboro Subdivision to its intersection with the northeast property line of Lot 8 of the Greensboro Subdivision.

THENCE in a southwesterly direction along the eastern property line of Lots 8 through 16 of the Greensboro Subdivision to the southeast corner of Lot 17 of the Greensboro Subdivision.

THENCE in a westerly direction along the south property line of Lots 17 through 21 of the Greensboro Subdivision to the east right-of-way line of Grand Boulevard.

THENCE in a southerly direction along the east right-of-way line of Grand Boulevard to its intersection with the south right-of-way line of Yellowstone Boulevard.

THENCE in a southeasterly direction along the south right-of-way line of Yellowstone Boulevard to its intersection with the west right-of-way line of Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its intersection with the north property line of Lot 2, Block 9, of the Clinton Old Subdivision.

THENCE in an easterly direction crossing Highway 288 to an intersection of the east right-of-way 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 Herman Park Court Subdivision, to the east right-of-way line of Allegheny Street.

THENCE in a northerly direction along the east right-of-way line of Allegheny Street to its intersection with the south right-of-way line of Old Spanish Trail.

THENCE in a northeasterly direction along the south right-of-way line of Old Spanish Trail to its intersection with the south right-of-way line of Southland Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Southland Avenue to its intersection with the east right-of-way line of Tierwester Street.

THENCE in a northerly direction along the east right-of-way line of Tierwester Street and crossing Southland Avenue to the intersection of the east right-of-way line of Tierwester with the southwest corner of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783.

THENCE in an easterly direction along the southern property line of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783 to the southeast corner of said parcel.

THENCE in a northerly direction along the eastern property line of that certain parcel of land described in a deed recorded under the Harris County Clerk's File No. N631783 to the south right-of-way line of Old Spanish Trail.

THENCE in an easterly direction along the south right-of-way line of Old Spanish Trail to its intersection with the west right-of-way line of La Salette Street.

THENCE in a southerly direction along the west right-of-way line of La Salette Street and crossing Tristan Avenue to the northeast corner of Lot 17, Block 1, of the La Salette Place Subdivision, Section 1.

THENCE in an easterly direction across the right-of-way of La Salette Drive to the intersection of the east right-of-way of La Salette Drive and the northwest corner of Lot 10, Block 14, of Scott Terrace Subdivision, Section 4.

THENCE along the north property lines of the lots comprising Block 14 of Scott Terrace Subdivision, Section 4, to an intersection with the east right-of-way line of Scott Street.

THENCE in a northerly direction along the east right-of-way line of Scott Street to its intersection with the south right-of-way line of Old Spanish Trail.

THENCE in an easterly direction along the south right-of-way line of Old Spanish Trail to its

intersection with the northeast corner of that certain 0.3290 acre parcel of land described in a deed recorded under the Harris County Clerk's File No. G634785.

THENCE in a southerly direction to the southeastern corner of that certain 0.3290 acre parcel of land described in a deed recorded under the Harris County Clerk's File No. G634785 to a point of intersection with the north property line of that certain 2.9834 acre tract of land described in a deed recorded under Harris County Clerk's File No. J929438.

THENCE in an easterly direction along the north property line of that certain 2.9834 acre tract of land described in a deed recorded under Harris County Clerk's File No. J929438 to its intersection with the west property line of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in a southerly direction along the west property line of Reserve D, Block B of the Belmont Subdivision, Section 2, to the southernmost south property line of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in an easterly direction along the southernmost south property line of Reserve D, Block B, of the Belmont Subdivision, Section 2, to the westernmost southeastern corner of Reserve D, Block B, of the Belmont Subdivision, Section 2.

THENCE in a southerly direction along the northernmost easterly property line of Reserve E, Block C, of the Belmont Subdivision, Section 2, to its intersection with the south right-of-way line of Dixie Avenue.

THENCE in an easterly direction along the south right-of-way line of Dixie Avenue to its intersection with the east right-of-way line of Cullen Boulevard.

THENCE in a northerly direction along the east right-of-way line of Cullen Boulevard to its intersection with the northwest corner of Lot 1, Block 2, of the Southern Village Subdivision, Section 1.

THENCE in an easterly direction along the north property lines of the lots comprising Block 2 of the Southern Village Subdivision, Section 1, to an intersection with the east right-of-way line of Calhoun Road.

THENCE in a southerly direction along the east right-of-way line of Calhoun Road to its intersection with the southwest corner of Lot 12 of the WCRR CO, Section 2, Ab. 1020.

THENCE in an easterly direction along the southern property line of Lot 12 of the WCRR CO,

Section 2, Ab 1020, to its intersection with Wayland Road and crossing Wayland Road to its intersection with the southwest property line of Lot 12A of the WCRR CO, Section 2, Ab. 1020; continuing easterly along the southern property line of Lot 12A of the WCRR CO, Section 2, Ab. 1020, to the southeast corner of Lot 12 A of the WCRR CO, Section 2, Ab. 1020.

THENCE in a northeasterly direction along the west line of the lots comprising Block 1 of the Griggs Terrace Subdivision to an intersection with the north right-of-way line of Griggs Road.

THENCE in a westerly direction along the north right-of-way line of Griggs Road to its intersection with the west right-of-way line of Calhoun Road.

THENCE in a northerly direction along the west right-of-way line of Calhoun Road and crossing Old Spanish Trail to the intersection of the west right-of-way line of Calhoun Road with the northeast corner of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058.

THENCE in a northwesterly direction along the north property line of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058 to its intersection with the western property line of said tract.

THENCE in a southerly direction along the western property line of that certain tract described in a deed recorded under Harris County Clerk's File No. P553058 and that certain tract described in a deed recorded under Harris County Clerk's File No. R350175 to an intersection with the north right-of-way line of Old Spanish Trail.

THENCE in a southwesterly direction along the north right-of-way line of Old Spanish Trail to the west right-of-way line of Cullen Boulevard.

THENCE in a northerly direction along the west right-of-way line of Cullen Boulevard to its intersection with the north right-of-way line of Glen Cove Drive.

THENCE in a southwesterly direction along the north right-of-way line of Glen Cove Drive to its intersection with the southeast corner of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a northerly direction along the east property line of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18, to the northeast corner of Lot 22, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a westerly direction along the north property lines of Lots 22, 23, 24, and 25 of

Block 80, Riverside Terrace Subdivision, Section 18 to an intersection with the southeast corner of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18.

THENCE in a northerly direction along the east property line of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18, to the northeast corner of Lot 12, Block 80, of the Riverside Terrace Subdivision, Section 18, and extending across to an intersection with the north right-of-way line of Charleston Street.

THENCE in a southwesterly direction along the north right-of-way line of Charleston Street to its intersection with the west right-of-way line of England Avenue.

THENCE in a southerly direction along the west right-of-way line of England Avenue to its intersection with the southeast corner of Lot 27, Block 82, of the Riverside Terrace Subdivision, Section 18; continuing in a westerly direction along the south property lines of Lots 27 and 26, Block 82, of the Riverside Terrace Subdivision, Section 18, to the point of intersection with the east property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18.

THENCE in a southwesterly direction along the southeast property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18, to the intersection with the southern property line of Lot 25, Block 82, of the Riverside Terrace Subdivision, Section 18.

THENCE continuing in a westerly direction along the southern property lines of Lots 1 through 25, Block 82, of the Riverside Terrace Subdivision, Section 18, and extending across Scott Street to a point of intersection with the west right-of-way line of Scott Street.

THENCE in a southerly direction along the west right-of-way line of Scott Street to its intersection with the northeast corner of that certain tract or parcel of land being out of the Henry Tierwester 1/12 League in Houston, Harris County, Texas, being that portion of that tract conveyed to Catherine Loonam by Edward J. McCarthy as described in a deed or deeds recorded in Volume 979, Page 575, and in Volume 1026, Page 738, of the Deed Records of Harris County, Texas, said tract being more particularly described in a deed recorded in Volume 5333, Page 138, of the Deed Records of Harris County, Texas.

THENCE in a westerly direction along the northern property line of that certain tract or parcel of land being out of the Henry Tierwester 1/12 League in Houston, Harris County, Texas, being that portion of that tract conveyed to Catherine Loonam by Edward J. McCarthy as described in a deed or deeds recorded in Volume 979, Page 575, and in Volume 1026, Page 738, of the Deed Records of Harris County, Texas, said tract being more particularly described in a deed recorded in Volume 5333, Page 138, of the Deed Records of Harris County, Texas, its intersection with the east property line of Lot 19, Block 1, of the Riverside Gardens Addition.

THENCE in a southerly direction along the eastern property line of Lots 19, 20 and 21, Block 1, and Lot 2, Block 3, of the Riverside Gardens Addition to a point of intersection with the northeast corner of Lot 4E, Block 4, of the Riverside Gardens Addition.

THENCE in a westerly direction along the northern property line of Lot 4E, Block 4, of the Riverside Gardens Addition, and continuing along the northern property line of Lots 4D, 4C and 4B of Block 4 of the Riverside Gardens Addition to a point of intersection with the east right-of-way line of La Salette Drive.

THENCE in a northerly direction along the east right-of-way line of La Salette Drive to its intersection with the north right-of-way line of Griggs Road.

THENCE in a westerly direction along the north right-of-way line of Griggs Road to its intersection with the northwest right-of-way line of Tierwester Street.

THENCE in a southerly direction along the west right-of-way line of Tierwester Street to its intersection with the north right-of-way line of Dixie Drive.

THENCE in a westerly direction along the north right-of-way line of Dixie Drive to its intersection with the southwest corner of Lot 16, Block 2, of the Woodrow Subdivision.

THENCE in a northerly direction along the west property line of Lots 16, 15, 14 and 13, Block 2, of the Woodrow Subdivision to a point of intersection with the southeast corner of Lot 10, Block 2, of the Woodrow Subdivision.

THENCE in a westerly direction along the southern property line of Lots 10, 9, 8, 7, and 6 to a point of intersection with the northeast corner of Lot 6, Block 1, of the Dwyer C A Subdivision, Section 1.

THENCE in a southerly direction along the east property line of Lots 6, 5, and 4, Block 1, of the Dwyer C A Subdivision, Section 2, to its intersection with the north right-of-way line of Dixie Drive.

THENCE in a westerly direction along the north right-of-way line of Dixie Drive to its intersection with the west right-of-way line of Allegheny Street.

THENCE in a northerly direction along the west right-of-way line of Allegheny Street to its intersection with the northeast corner of Lot 5, Block 35, of the Southland Terrace Subdivision.

THENCE in a westerly direction along the north property line of Lots 5, 6, 7, 8 and 10 of Block

35 and Lots 9, 10, 11, 12, 13, 14, 15 and 16 of Block 36 of the Southland Terrace Subdivision and crossing Bowling Green Drive to an intersection with the northeast property line of Lot 9, Block 38, of the Southland Terrace Subdivision.

THENCE in a westerly direction along the north property line of Lots 9, 10, 11, 12, 13, 14, 15 and 16 of Block 38 of the Southland Terrace Subdivision to a point of intersection with the west right-of-way line of Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its intersection with the north right-of-way line of Southmore Avenue.

THENCE in a westerly direction along the north right-of-way line of Southmore Avenue to its intersection with the east right-of-way line of Alameda Road.

THENCE in a northeasterly direction along the east right-of-way line of Alameda Road to its intersection with the south right-of-way line of Wichita Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Wichita Avenue to its intersection with the west right-of-way line of Highway 288.

THENCE in a northeasterly direction along the west right-of-way line of Highway 288 to its intersection with the north right-of-way line of Wentworth Avenue.

THENCE in a northwesterly direction along the north right-of-way line of Wentworth Avenue to its intersection with the east right-of-way line of Alameda Road.

THENCE in a northeasterly direction along the east right-of-way line of Alameda Road to its intersection with the north right-of-way line of Blodgett Avenue.

THENCE in a southeasterly direction along the north right-of-way line of Blodgett Avenue to its intersection with the east right-of-way line of Chartres Street.

THENCE in a northeasterly direction along the east right-of-way line of Chartres Street to its intersection with the west right-of-way line of State Highway 288.

THENCE in a northerly direction along the west right-of-way line of Highway 288 to its intersection with the south right-of-way line of U.S. Highway 59.

THENCE in a westerly direction along the south right-of-way line of U.S. Highway 59 to its intersection with the west right-of-way line of Eagle Avenue.

THENCE in a southeasterly direction along the southwest right-of-way line of Eagle Avenue to its intersection with the west right-of-way line of Crawford Street.

THENCE in a southwesterly direction along the west right-of-way line of Crawford Street to its intersection with the south right-of-way line of Wheeler Avenue.

THENCE in a southeasterly direction along the south right-of-way line of Wheeler Avenue to its intersection with the west right-of-way line of Alameda Road.

THENCE in a southerly direction along the west right-of-way line of Alameda Road to its intersection with the south right-of-way line of Prospect Avenue.

THENCE in a northwesterly direction along the south right-of-way line of Prospect Avenue to its intersection with the west right-of-way line of Chartres Street.

THENCE in a southwesterly direction along the west right-of-way line of Chartres Street to its intersection with north right-of-way line of Ewing Avenue.

THENCE in a northwesterly direction along the north right-of-way line of Ewing Avenue to the west right-of-way line of Jackson Street.

THENCE in a southwesterly direction along the west right-of-way line of Jackson Street to its intersection with the south right-of-way line of Hermann Drive.

THENCE in a southeasterly direction along the south right-of-way line of Hermann Drive to its intersection with the west right-of-way line of Alameda Road.

THENCE in a southerly direction along the west right-of-way line of Alameda Road to its intersection with the north right-of-way line of Camden Drive.

THENCE in an easterly direction and crossing Alameda Road along the north right-of-way line of Camden Drive to its intersection with the east right-of-way line of Gehring Street.

THENCE in a southerly direction along the east right-of-way line of Gehring Street to its intersection with the southwest corner of Lot 5A, Block 1, Clinton-Old Subdivision.

THENCE in an easterly direction along the south property line of Lot 5A, Block 1, Clinton-Old Subdivision to its intersection with the west right-of-way line of Grand Boulevard.

THENCE in a southwesterly direction along the west right of way line of Grand Boulevard to its

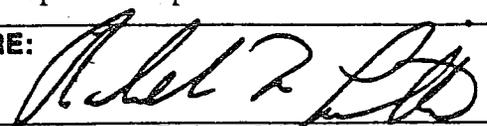
intersection with the northeast corner of Lot 7, Block 1, Clinton-Old Subdivision.

THENCE in a northwesterly direction along the north property line of Lot 7, Block 1, Clinton-Old Subdivision to its intersection with the east property line of Lot 2, Block 1, Clinton-Old Subdivision.

THENCE in a northeasterly direction along the east property line of Lot 2, Block 1, of the Clinton-Old Subdivision to its intersection with the north property line of Lot 2, Block 1, Clinton-Old Subdivision.

THENCE in a northwesterly direction along the north property line of Lot 2, Block 1, Clinton-Old Subdivision to its intersection with the west right of way line of Alameda Road.

THENCE in a southwesterly direction along the west right-of-way line of Alameda Road to the POINT OF BEGINNING.

SUBJECT: Ordinance Creating Reinvestment Zone Number Seven, City of Houston, Texas (Old Spanish Trail/Almeda Corridors TIRZ)		ory	Page 1 of _____	Agenda Item #
FROM (Department or other point of origin): Planning and Development Department		Origination Date 05-01-97	Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: D-Jew Don Boney Jr., E-RobTodd, I- John E. Castillo		
For additional information contact: Phone: Robert M. Litke 754-0008		Date and Identification of prior authorizing Council action:		
RECOMMENDATION: (Summary) Adopt an ordinance creating Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors tax increment reinvestment zone, in order to revitalize the Old Spanish Trail and Almeda Road commercial corridors and stimulate new housing development in the zone.				
Amount and Source of Funding:			F & A Budget:	
SPECIFIC EXPLANATION: Consistent with legal requirements, City Council provided public notice and conducted a public hearing regarding the creation of Reinvestment Zone Number Seven, City of Houston, Texas, also known as the Old Spanish Trail/Almeda Corridors tax increment reinvestment zone (TIRZ). The preliminary reinvestment zone project & financing plan, and boundary map for the 455 acre zone are attached. The ordinance establishes a thirty-year zone effective January 1, 1998; creates a board of directors for the zone; provides for the zone to expire December 31, 2028; establishes a tax increment fund for the zone; finds the zone's projected improvements to be of general benefit to the City; and finds the project to meet the statutory criteria for a reinvestment zone. Attachment: preliminary project and financing plan cc: Dan Jones, Agenda Director Gene L. Locke, City Attorney Richard Lewis, Director, Finance & Administration Jimmie Schindewolf, Chief of Staff Anna Russell, City Secretary <i>rm:ost_alm2.rca</i>				
REQUIRED AUTHORIZATION				
F & A Director:		Other Authorization:		Other Authorization:

OST/ALMEDA CORRIDOR THIRZ

LANDUSE (AS OF 92)

SCALE: 1"=450'

PLANNING AND ENVIRONMENTAL SERVICES
DATA SOURCE: CITY OF OAKLAND

-  SINGLE-FAMILY DETACHED RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  OFFICE
-  INDUSTRIAL
-  PUBLIC AND INSTITUTIONAL
-  TRANSPORTATION AND UTILITIES
-  PARKS AND OPEN SPACE
-  UNDEVELOPED
-  AGRICULTURAL PRODUCTION
-  OPEN WATER
-  OTHERS (UNCLASSIFIED USES)

