

City of Houston, Texas, Ordinance No. 2020-1064

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 1997-1524, adopted on December 10, 1997, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Eight, City of Houston, Texas (the "Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Gulfgate area; and

WHEREAS, pursuant to Code Section 311.007, the City may enlarge the boundaries of an existing reinvestment zone, subject to the restrictions under Code Section 311.006; and

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 1999-706 approved July 7, 1999, Ordinance No. 2014-1192 approved December 17, 2014, and Ordinance No. 2018-1023 approved December 19, 2018; and

WHEREAS, the City now proposes to further enlarge the boundaries of the Zone by adding to the Zone approximately 199.32 acres of additional territory, including Sims Bayou Park, Robert C. Stuart Park, Reveille Park, Blackhawk Park, vacant land suitable for potential workforce/affordable housing and public right-of-way (collectively, the "Additional Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; and

WHEREAS, the City Council finds that the Additional Area is located wholly within the corporate limits of the City; and

WHEREAS, the City Council finds that the Additional Area meets the requirements of Code Section 311.005(a)(1) because the Additional Area substantially impairs 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 deterioration of site and other improvements and defective or inadequate sidewalk and street layout; and

WHEREAS, not more than thirty percent (30%) of the property in the enlarged Zone, excluding property that is publicly owned, is used for residential purposes as described in Code Section 311.006(a)(1); and

WHEREAS, the total appraised value of taxable real property in the enlarged Zone and in existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City as described in Section 311.006(a)(2)(A) of the Code; and

WHEREAS, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property in the 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. Findings. That the facts and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

Section 2. Boundary Enlargement. That the City, acting in accordance with the provisions of Chapter 311 of the Texas Tax Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge the Zone by adding the area described in **Exhibit A** and depicted on the map in **Exhibit B**, which are attached hereto and incorporated by reference.

Section 3. Effective Date of Boundary Enlargement. That the boundaries of the Zone shall be enlarged effective as of the date of this Ordinance.

Section 4. Tax Increment Base for Added Territory. That the tax increment base for the enlarged Zone shall include the tax increment bases established by Ordinance No. 1997-1524, Ordinance No. 1999-706, Ordinance No. 2014-1192 and Ordinance No. 2018-1023, and shall also include the tax increment base attributable to the Additional Area added to the Zone by this Ordinance, which tax increment base shall be determined as of January 1 of the year in which this Ordinance becomes effective.

Section 5. Severability. That 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 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 unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Emergency. That 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 that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 9th day of December, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 14 2020.

Patricia Kamin
 Interim City Secretary

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
		ABSENT-ON PERSONAL BUSINESS
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

DocuSigned by: *[Signature]* DS: *[Signature]*

(Prepared by Legal Department
 (JN:gd December 1, 2020)
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
 (L.D. File No. 042-1300159-014)
 Assistant City Attorney

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE: DEC 14 2020

Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER EIGHT

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREAS TO BE ANNEXED TO
TAX INCREMENT REINVESTMENT ZONE NUMBER EIGHT (GULFGATE)
CITY OF HOUSTON**

Tract 1 of 7 Reveille Park (7700 Oak Vista Street) is +/- 15 acre tract of land situated in J. R. Harris Abstract 27, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at south right-of-way of Oak Vista St and east right-of-way Poplar St, same being northwest corner of 13.11 acre tract (TR 38C ABST 27 J R HARRIS);

Then generally east along north boundary of said TR 38C to northeast corner of said tract;

Then south along east boundary of said TR 38C to southeast corner of said tract, same being City of Houston TIRZ 8 Gulfgate Annex;

Then generally southwest and west along south boundary of TR 38C, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex to southwest corner of said TR 38C, and east boundary of LT 9 BLK 21 SANTA ROSA SEC 4;

Then south along east boundary of said LT 9 to southeast corner of said lot;

Then generally west along south boundary of said LT 9, and LT 8 & TR 7B BLK 21 SANTA ROSA SEC 4 to southwest corner of said lot;

Then generally north along west boundary of said LT 8 & TR 7B to northwest corner of said lot, same being south right-of-way of Vista Verde St;

Then generally east along north boundary of said LT 8 & TR 7B, and LT 9, to interior corner of TR 38C ABST 27 J R HARRIS;

Then north along west boundary of TR 38C to northwest corner of said TR 38C, and beginning point of +/- **15 acre tract 1 of 7.**

Tract 2 of 7 Sims Bayou Park (9500 Martin Luther King Blvd) is +/- 10.4 acre tract of land situated in A. Holland Abstract 347, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at west right-of-way of Martin Luther King Blvd and northeast corner of 21.944 acre tract (TRS 2F 2G ABST 347 A G HOLLAND);

Then generally south approx. 374 feet along east boundary of said TRS 2F 2G, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then generally west across said TRS 2F 2G to west boundary of said tract;

Then generally west and north along west boundary of said TRS 2F 2G to northwest corner of said tract, same being south boundary of CRESTMONT SEC 2 BLK 5;

Then generally east along north boundary of said TRS 2F 2G to northeast corner of said tract, same being west right-of-way of Martin Luther King Blvd, and beginning point of +/- **10.4 acre tract 2 of 7.**

Tract 3 of 7 Stuart (Robert C.) Park (7250 Bellfort St) is +/- 27.17 acre tract of land situated in H. B. Prentiss Abstract 56, City of Houston, Harris County, Texas and being more particularly described

as follows: **BEGINNING** at south right-of-way of Bellfort St and east right-of-way Hemingway Dr, same being west corner of 27.14 acre TR 12C ABST 56 H B PRENTISS.;

Then generally east by north along south right-of-way of Bellfort St, same being boundary of City of Houston TIRZ 8 Gulfgate Annex, and north boundary of TR 12C ABST 56 H B PRENTISS;

Then south along east boundary to said TR 12C to east corner of said tract;

Then southwest and south along east boundary to said TR 12C to south corner of said tract, same being east right-of-way of Hemingway Dr;

Then northwest along west boundary of said TR 12C to west corner of said tract, same being east right-of-way of Hemingway Dr, to south right-of-way of Bellfort St., same being boundary of TIRZ 8 Gulfgate Annex, and beginning point of +/- **27.17 acre tract 3 of 7**.

Tract 4 of 7 is +/- 3.76 acre tract of land situated in B. T. Masterson Abstract 1093, G. W. Sherrick Abstract 1112, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of TIRZ 8 Gulfgate Annex at boundary line of 0.2076 acre tract (TR 163 SOUTH HOUSTON GARDENS SEC 6) at the intersection of east right-of-way line of Mosley Road with south right-of-way of Airport Blvd;

Then generally south along boundary line of said 0.2076 acre tract, same being east right-of-way of Mosley Road to south right-of-way of Scranton St;

Then west along south right-of-way of Scranton St to a point south of west right-of-way line of Mosley Rd;

Then generally north across right-of-way of Scranton St and along west right-of-way line of Mosley Road to south right-of-way of Airport Blvd and boundary line of TIRZ 8 Gulfgate Annex, same being boundary line of 2.594 acre tract (TRS 123 & 123C SOUTH HOUSTON GARDENS SEC 6);

Then east along south right-of-way of Airport Blvd, same being boundary line of TIRZ 8 Gulfgate Annex to east right-of-way of Mosley Road and beginning point of +/- **3.76 acre tract 4 of 7**.

Tract 5 of 7 is +/- 21.16 acre tract of land situated in the T. Tobin Abstract 774, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at intersection of west right-of-way of Martin Luther King Blvd and south right-of-way of Park Village Dr., same being boundary line of TIRZ 8 Gulfgate Annex;

Then south along west right-of-way of Martin Luther King Blvd to southeast corner of 4.0 acre tract (TR 15N-1 ABST 774 T TOBIN);

Then west along south boundary of said 4.0 acre tract, and 17.1553 acre tract (TR 15N ABST 774 T TOBIN) to southeast corner of acre tract (TR 5C ABST 774 T TOBIN);

Then north along east boundary of said TR 5C to northeast corner of said tract, same being south boundary of said TR 15N;

Then west along north boundary of said TR 5C and south boundary of said TR 15N to southwest corner of said TR 15N, same being east right-of-way of Sandrock Dr;

Then north along east right-of-way of Sandrock Dr to south right-of-way of Park Village Dr;

Then generally east along south right-of-way of Park Village Dr to west right-of-way Martin Luther King Blvd, same being TIRZ 8 Gulfgate Annex, and beginning point of +/- **21.16 acre tract 5 of 7**.

Tract 6 of 7 is a +/- 119.1 acre tract of land in the City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at intersection of north right-of-way of Almeda Genoa Rd and east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then generally east along north right-of-way of Almeda Genoa Road to east right-of-way of Clearwood St;

Then generally south along east right-of-way of Clearwood St, and Blackhawk Blvd to northwest corner of TR 26 ABST 1564 R BOATRRIGHT;

Then east along north boundary of said TR 26 to northeast corner of said tract;

Then south along east boundary of said TR 26 to southeast corner of said tract, and north boundary of TR 2D-2 ABST 1382 HT&BRR CO SEC 2;

Then east along north boundary of said TR 2D-2 to northeast corner of said tract;

Then generally south along east boundary of said TR 2D-2 to southeast corner of said tract, same being north right-of-way of Fuqua St;

Then west along south boundary of said TR 2D-2 to southeast corner of TR 2D ABST 1382 HT&BRR CO SEC 2;

Then north along east boundary of said TR 2D to northeast corner of said tract;

Then west along north boundary of said TR 2D to northwest corner of said tract;

Then south along west boundary of said TR 2D, and RES A BLK 1 BLACKHAWK 24 SEVEN to southwest corner of said RES A BLK 1, same being north right-of-way of Fuqua St;

Then west along north right-of-way of Fuqua St to west right-of-way of Blackhawk Blvd;

Then generally north along west right-of-way of Blackhawk Blvd to southeast corner of TR 26A ABST 1564 R BOATRRIGHT;

Then west along south boundary of said TR 26A to southwest corner of said tract;

Then north along west boundary of said TR 26A to northwest corner of said tract;

Then east along north boundary of said TR 26A to northeast corner of said tract, same being west right-of-way of Blackhawk Blvd;

Then generally north along west right-of-way of Blackhawk Blvd to south right-of-way of Almeda Genoa Rd;

Then west along south right-of-way of Almeda Genoa Rd to east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then north along east right-of-way of Ballantine St, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex to north right-of-way of Almeda Genoa Road beginning point +/- **119.1 acres tract 6 of 7.**

Tract 7 of 7 is a +/- 2.75 acre tract of land situated in the H.B. Prentiss Abstract 56, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at south right-of-way of Dixie Dr and east right-of-way of Telephone Rd, same being boundary line of City of Houston TIRZ 8 Gulfgate Annex;

Then southeast by south along east right-of-way of Telephone Rd to boundary line of City of Houston TIRZ 8 Gulfgate Annex 2;

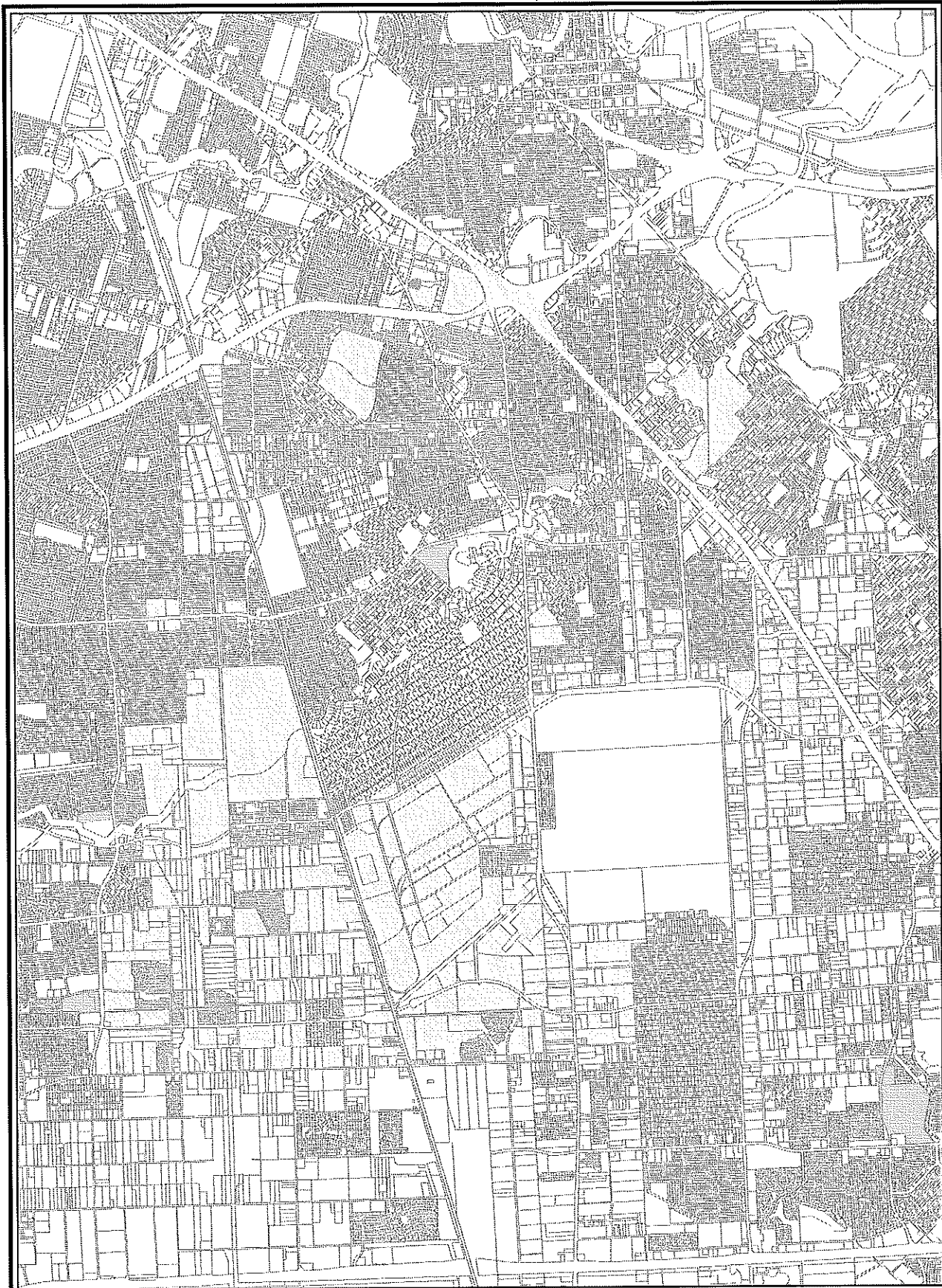
Then west along boundary line of City of Houston TIRZ 8 Gulfgate Annex 2, across Telephone Road to west right-of-way of Telephone Rd;

Then northwest by north along west right-of-way of Telephone Rd to south right-of-way of Dixie Drive and boundary line of City of Houston TIRZ 8 Gulfgate Annex;




Then east along south right-of-way of Dixie Dr and boundary line of City of Houston TIRZ 8 Gulfgate Annex to beginning point of +/- **2.75 acre tract 7 of 7.**

Exhibit B

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER EIGHT



Legend

-  Gulfgate
-  Proposed Annexation
-  Parcels

City of Houston
Gulfgate - TIRZ #8
Proposed Annexation



Source: COHGIS Database, Economic Development
 Date: November 2020
 Reference: pj21442_Gulfgate

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**