

City of Houston, Texas, Ordinance No. 1999- 106

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE); 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 Eight, City of Houston, Texas, (the "Zone") by Ordinance No. 97-1524, passed December 10, 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 area proposed to be included in the Zone is located wholly within the corporate limits of the City of Houston and is contiguous to the existing boundaries of the Zone; and

**WHEREAS**, the City Council finds that the area proposed for addition to the Zone meets the criteria of Section 311.0031 of the Texas Tax Code because the area is within an enterprise zone created and designated under the provisions of Chapter 2303, Texas Government Code and meets the requirements of Section 311.005 of the Texas Tax Code because the area to be added 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 and street layout;
- (c) faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- (d) unsanitary or unsafe conditions;
- (e) the deterioration of site or other improvements; and
- (f) 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 those boundaries the Zone, as enlarged, is located;  
and

**WHEREAS**, the proposed improvements in the enlarged zone will significantly enhance the value of all taxable real property in the proposed 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 Eight, City of Houston, Texas, by adding the area described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B".

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

**Section 4.** That the City Council confirms that the boundaries of the Zone as amended by this Ordinance shall be the area described in Exhibit "C" attached hereto.

**Section 5.** That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 97-1524 and beginning January 1, 2000,

shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which shall be January 1, 1999.

**Section 6.** 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 7.** 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, TEX. GOV'T CODE ANN., Ch. 551 (Vernon 1994); 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 8.** 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 14<sup>th</sup> day of July, 1999.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

CITY OF HOUSTON, TEXAS

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is JUL 13 1999.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Dept. Robert M. Litke)  
(DFM/dfm July 6, 1999) Sr. Assistant City Attorney  
(Requested by Robert M. Litke, Director, Planning and Development)  
(L.D. File No. 61-970610-10)

## Legal Description of Zone Expansion

Being a tract of land in the Jacob Thomas Survey, A-762, the Henry B. Prentiss Survey, A-56, and the John R. Harris Survey, A-27, Houston, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection for the Northeast right-of-way line of Gulf Freeway (IH 45) and the Southeast right-of-way line of Woodridge Drive;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Gulf Freeway an approximate distance of 8200 feet to a point for re-entrant corner at the intersection of the Northeast right-of-way line of Gulf Freeway with the Northwest right-of-way line of Park Place Boulevard;

THENCE in a Northeasterly direction, along the Northwest right-of-way line of Park Place Boulevard an approximate distance of 950 feet to a point for re-entrant corner at the intersection of the Northwest right-of-way line of Park Place Boulevard and the West right-of-way line of Hastings Street;

THENCE in a Northerly direction, along the West right-of-way line of Hastings Street an approximate distance of 925 feet to a point for corner;

THENCE in an Easterly direction, crossing Hastings Street and continuing with the South line of Lot 10 and the North line of Lots 9 and 8 in Block 24 of Park Place Acre Villa and approximate distance of 380 feet to a point re-entrant corner on the West line of Lot 7 in Block 24 of Park Place Acre Villa, said point being the Southeast corner of said Lot 10 and the Northeast corner of said Lot 8;

THENCE in a Northerly direction, along the East line of said Lot 10, same being the West line of said Lot 7 an approximate distance of 40 feet to a point for corner, said point being the Northwest corner of said Lot 7 and the Southwest corner of Lot 3C in Block 24 of Park Place Acre Villa;

THENCE in an Easterly direction, along the North line of said Lot 7, same being the South line of said Lot 3C, an approximate distance of 75 feet to an angle point, said point being the Northeast corner of said Lot 7 and the West corner of Lot 4A in Block 24 of Park Place Acre Villa;

THENCE in a Northeasterly direction, along the Southeast line of said Lot 3C, same being the Northwest line of said Lot 4A and its projections across Hartford Street right-of-way an approximate distance of 340 feet to a point for corner on the Northeast right-of-way line of Hartford Street;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Hartford Street, an approximate distance of 490 feet to a point for corner at the intersection of the Northeast right-of-way line of Hartford Street and the Southeast right-of-way line of Park Place Boulevard;

Metes and bounds for 195 acres of land, cont'd.....

THENCE in a Southwesterly direction, along the Southeast right-of-way line of Park Place boulevard and its projections across Gulf Freeway, an approximate distance of 2600 feet to a point for corner on the Southwest right-of-way line of Gulf Freeway;

THENCE in a Northwesterly direction, along the Southwest right-of-way line of Gulf Freeway, and approximate distance of 6580 feet to a point for re-entrant corner at the intersection of the Southwest right-of-way line of Gulf Freeway and the East right-of-way line of Reveille Road;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Reveille road, an approximate distance of 1580 feet to a point for corner;

THENCE in a Westerly direction, crossing Reveille Road right-of-way and continuing along the South line of an approximate 1.397 acre tract and in part being the North line of an approximate 3.942 acre tract, an approximate distance of 660 feet to a re-entrant corner on the Southeast right-of-way line of Evergreen Street;

THENCE in a Southwesterly direction, along the Southeast right-of-way line of Evergreen Street, an approximate distance of 340.00 feet to a point for corner on the North line of Sturman Park;

THENCE in a Westerly direction, crossing Evergreen Street, an approximate distance of 60 feet to a point for corner on the Northwest right-of-way line of Evergreen Street;

THENCE in a Northeasterly direction, along the Northwest right-of-way line of Evergreen Street and its projection across South Loop (IH 610), an approximate distance of 1180 feet to an angle point at the intersection of the Northwest right-of-way line of South Loop, and the Southwest right-of-way line of the Gulf Freeway;

THENCE in a Northerly and Northwesterly direction, along the Westerly and Southwest right-of-way line of Gulf Freeway, an approximate distance of 2000 feet to a point for re-entrant corner at the intersection for the Southwest right-of-way line of Gulf Freeway and the Southeast right-of-way line of Woodridge Drive;

THENCE in a Southwesterly direction, along the Southeast right-of-way line of Woodridge Drive, an approximate distance of 360 feet to the intersection of the Southeast right-of-way line of Woodridge Drive and the Northeast right-of-way line of Winkler Drive;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Winkler Drive, an approximate distance of 400 feet to a point for corner;

THENCE in a Southerly direction, crossing Winkler Drive and continuing along the East line of a 4.5 acre tract, an approximate distance of 510 feet to a point for corner, said point being the Southeast corner of said 4.5 acre tract;

Metes & bounds for an approximate 195 acre tract, cont'd.....

THENCE in a Westerly direction, along the South line of said 4.5 acre tract and its projection, an approximate distance of 420 feet to the Northwest right-of-way line of Woodridge Drive;

THENCE in a Southwesterly direction, along the Northwest right-of-way line of Woodridge Drive, an approximate distance of 930 feet to the Northeast corner of an approximately 2.35 acre tract;

THENCE in a Northwesterly direction, along the Northeast line of said 2.35 tract, an approximate distance of 548 feet to a point for re-entrant corner, said point being the Northwest corner of said 2.35 acre tract;

THENCE in a Southeasterly direction, along the Southwest line of said 2.35 acre tract, an approximate distance of 560 feet to a point for re-entrant on the North right-of-way line of South Loop (IH 610), said point being the Southwest corner of said 2.35 acre tract;

THENCE in an Westerly direction, along the North right-of-way line of South Loop, an approximate distance of 2000 feet to a point for corner, said point being the Southeast corner of Roe Subdivision;

THENCE in a Northerly direction, along the East line of Roe Subdivision, an approximate distance of 600 feet to a point for corner, said point being on the projection of the North right-of-way line of Hasbrook Street;

THENCE in an Easterly direction, along the projection of the North right-of-way line of Hasbrook Street and continuing with the North right-of-way line of Hasbrook Street, an approximate distance of 370 feet to an angle point;

THENCE in a Northeasterly direction, along the Northwest right-of-way line of Hasbrook Street and its projection crossing Telephone Road and Plum Creek Drive intersection, an approximate distance of 660 feet to angle point on the East right-of-way line of Plum Creek Drive, said point being the Southwest corner of an approximate 2.5 acre tract;

THENCE in an Easterly direction along the South line of said 2.5 acre tract, an approximate distance of 418 feet to a point for re-entrant corner, said point being the Southeast corner of said 2.5 acre tract;

THENCE in a Northerly direction, along the East line of said 2.5 acre tract, an approximate distance of 353 feet to a point for re-entrant corner on the centerline of Plum Creek, said point being the Northeast corner of said 2.5 acre tract;

THENCE in a Southwesterly direction, along the centerline of Plum Creek, an approximate distance of 620 feet to an angle point on the Southeast right-of-way line of Plum Creek Drive;

THENCE in a Northwesterly direction, crossing Plum Creek Drive, an approximate distance of 100 feet to a point for corner on the Northwest right-of-way line of Plum Creek Drive;

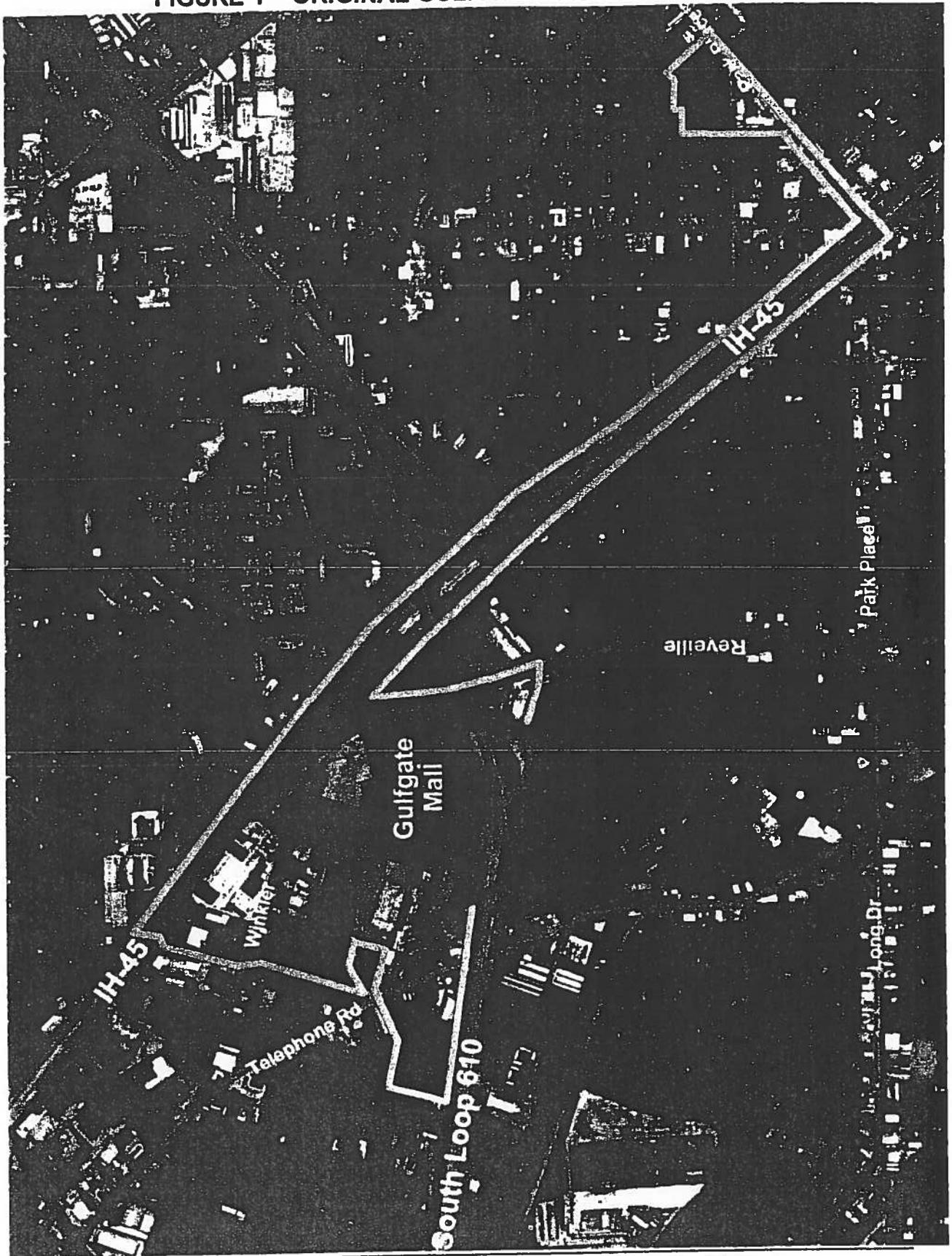
Metes & bounds for an approximate 185 acre tract, cont'd...

THENCE in a Northeasterly and Easterly direction, along the Northwest and the North right-of-way line of Plum Creek Drive and Plum Creek Lane, an approximate distance of 2100 feet to a point for reentrant corner at the intersection of the North right-of-way line of Plum Creek Lane and the southwest right-of-way line of Gulf Freeway;

THENCE In a Northeasterly direction, crossing the Gulf Freeway right-of-way, an approximate distance of 270 feet to a point for reentrant corner at the intersection of the Northeast right-of-way line of Gulf Freeway and the West right-of-way line of Flowers Street;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Gulf Freeway, to the POINT OF BEGINNING and containing approximately 185 acres of land.

**FIGURE 1 – ORIGINAL GULFATE TIRZ AND EXPANSION**



First Amendment to Project Plan and Reinvestment Zone Financing Plan  
Reinvestment Zone Number Eight, City of Houston, Texas

**EXHIBIT B**

## Legal Description of Enlarged Zone after First Plan Amendment

Being a tract of land in the Jacob Thomas Survey, A-762, the Henry B. Prentiss Survey, A-56, and the John R. Harris Survey, A-27, Houston, Harris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection for the Northeast right-of-way line of Gulf Freeway (IH 45) and the Southeast right-of-way line of Woodridge Drive;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Gulf Freeway an approximate distance of 8200 feet to a point for re-entrant corner at the intersection of the Northeast right-of-way line of Gulf Freeway with the Northwest right-of-way line of Park Place Boulevard;

THENCE in a Northeasterly direction, along the Northwest right-of-way line of Park Place Boulevard an approximate distance of 950 feet to a point for re-entrant corner at the intersection of the Northwest right-of-way line of Park Place Boulevard and the West right-of-way line of Hastings Street;

THENCE in a Northerly direction, along the West right-of-way line of Hastings Street an approximate distance of 925 feet to a point for corner;

THENCE in an Easterly direction, crossing Hastings Street and continuing with the South line of Lot 10 and the North line of Lots 9 and 8 in Block 24 of Park Place Acre Villa and approximate distance of 380 feet to a point re-entrant corner on the West line of Lot 7 in Block 24 of Park Place Acre Villa, said point being the Southeast corner of said Lot 10 and the Northeast corner of said Lot 8;

THENCE in a Northerly direction, along the East line of said Lot 10, same being the West line of said Lot 7 an approximate distance of 40 feet to a point for corner, said point being the Northwest corner of said Lot 7 and the Southwest corner of Lot 3C in Block 24 of Park Place Acre Villa;

THENCE in an Easterly direction, along the North line of said Lot 7, same being the South line of said Lot 3C, an approximate distance of 75 feet to an angle point, said point being the Northeast corner of said Lot 7 and the West corner of Lot 4A in Block 24 of Park Place Acre Villa;

THENCE in a Northeasterly direction, along the Southeast line of said Lot 3C, same being the Northwest line of said Lot 4A and its projections across Hartford Street right-of-way an approximate distance of 340 feet to a point for corner on the Northeast right-of-way line of Hartford Street;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Hartford Street, an approximate distance of 490 feet to a point for corner at the intersection of the Northeast right-of-way line of Hartford Street and the Southeast right-of-way line of Park Place Boulevard;

Metes and bounds for 259 acres of land, cont'd.....

THENCE in a Southwesterly direction, along the Southeast right-of-way line of Park Place boulevard and its projections across Gulf Freeway, an approximate distance of 2600 feet to a point for corner on the Southwest right-of-way line of Gulf Freeway;

THENCE in a Northwesterly direction, along the Southwest right-of-way line of Gulf Freeway, and approximate distance of 6580 feet to a point for re-entrant corner at the intersection of the Southwest right-of-way line of Gulf Freeway and the East right-of-way line of Reveille Road;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Reveille road, an approximate distance of 1580 feet to a point for corner;

THENCE in a Westerly direction, crossing Reveille Road right-of-way and continuing along the South line of an approximate 1.397 acre tract and in part being the North line of an approximate 3.942 acre tract, an approximate distance of 660 feet to a re-entrant corner on the Southeast right-of-way line of Evergreen Street;

THENCE in a Southwesterly direction, along the Southeast right-of-way line of Evergreen Street, an approximate distance of 340.00 feet to a point for corner on the North line of Sturman Park;

THENCE in a Westerly direction, crossing Evergreen Street and continuing along the North line of Sturman Park, an approximate distance of 1160 feet to an angle point on the Southwest right-of-way line of South Loop (IH 610);

THENCE in a Northwesterly direction, crossing South Loop, an approximate distance of 700 feet to an angle point on the North right-of-way line of South Loop, said point being the Southwest corner of an approximate 2.35 acre tract;

THENCE in an Westerly direction, along the North right-of-way line of South Loop, an approximate distance of 2000 feet to a point for corner, said point being the Southeast corner of Roe Subdivision;

THENCE in a Northerly direction, along the East line of Roe Subdivision, an approximate distance of 600 feet to a point for corner, said point being on the projection of the North right-of-way line of Hasbrook Street;

THENCE in an Easterly direction, along the projection of the North right-of-way line of Hasbrook Street and continuing with the North right-of-way line of Hasbrook Street, an approximate distance of 370 feet to an angle point;

THENCE in a Northeasterly direction, along the Northwest right-of-way line of Hasbrook Street and its projection crossing Telephone Road and Plum Creek Drive intersection, an approximate distance of 660 feet to angle point on the East right-of-way line of Plum Creek Drive, said point being the Southwest corner of an approximate 2.5 acre tract;

Metes and bounds for an approximate 259 acre tract, cont'd.

THENCE in an Easterly direction along the South line of said 2.5 acre tract, an approximate distance of point for re-entrant corner, said point being the Southeast corner of said 2.5 acre tract;

THENCE, in a Northerly direction, along the East line of said 2.5 acre tract, an approximate distance of 353 feet to a point for re-entrant corner on the centerline of Plum Creek, said point being the Northeast corner of said 2.5 acre tract;

THENCE in a Southwesterly direction, along the centerline of Plum Creek, an approximate distance of 620 feet to an angle point on the Southeast right-of-way line of Plum Creek Drive;

THENCE in a Northwesterly direction, crossing Plum Creek Drive, an approximate distance of 100 feet to a point for corner on the Northwest right-of-way line of Plum Creek Drive;

THENCE in a Northeasterly and Easterly direction, along Northwest and the North right-of-way line of Plum Creek Drive and Plum Creek Lane, an approximate distance of 2100 feet to a point for re-entrant corner at the intersection of the North right-of-way line of Plum Creek Lane and the Southwest right-of-way line of Gulf Freeway;

THENCE in a Northeasterly direction, crossing the Gulf Freeway right-of-way, an approximate distance of 270 feet to a point for re-entrant corner at the intersection of the Northeast right-of-way line of Gulf Freeway and the West right-of-way line of Flowers Street;

THENCE in a Southeasterly direction, along the Northeast right-of-way line of Gulf Freeway, to the POINT OF BEGINNING and containing approximately 259 acres.