

City of Houston, Texas, Ordinance No. 2019 - 987

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

* * * * *

WHEREAS, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Eleven, City of Houston, Texas ("Zone"), by Ordinance No. 1998-713, passed August 26, 1998; and

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

WHEREAS, the City desires to enlarge the boundaries of the Zone by adding into the Zone approximately 266 acres of land ("Annexation Area") described in Exhibit "A" and depicted in Exhibit "B" attached to this Ordinance; and

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

WHEREAS, the City Council finds that the Annexation Area meets the requirements of Section 311.005(a)(1) of the Code since it substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, and 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 the site and other improvements and due to defective or inadequate sidewalk and street layout; and

WHEREAS, less than thirty percent (30%) of the property within the Annexation Area, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a)(1) of the Code; and

WHEREAS, the total appraised value of taxable real property within the enlarged Zone and in any other existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property within 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 within 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. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

Section 2. That the City, acting in accordance with the provisions of Chapter 311 of the Code, including Sections 311.005, 311.006, and 311.007, does hereby enlarge the Zone by adding the area described in Exhibit "A" and as shown on the map depicted in Exhibit "B," each of which is attached hereto.

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

Section 4. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 1998-713, and beginning January 1, 2020, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1 of the year in which this Ordinance becomes effective.

Section 5. 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 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 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. 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;

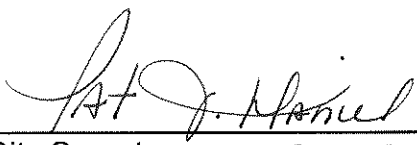
therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND ADOPTED this 4th day of December, 2019.

APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.



City Secretary **Assistant**


Prepared by Legal Department 
AH/ems 11-26-19 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0420700074010

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS
(GREATER GREENSPOINT ZONE)**

(see legal description immediately following this page)

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

Boundary Description (Part E Plan)

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO
REINVESTMENT ZONE NUMBER ELEVEN (GREENSPOINT)**

Tract 1 of 5 being a +/- 51.07 acre tract of land situated north of intersection of N Sam Houston Tollway E and Imperial Valley Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way of N Sam Houston Tollway E westbound access road and east right-of-way of Imperial Valley Dr; THENCE, west by north along north right-of-way of N Sam Houston Tollway E westbound access road to east right-of-way of Ronan Rd; THENCE north by east along east right-of-way of Ronan Rd to northwest corner of 3.785 acre GREENBRIAR PLACE RES A; THENCE, east by south along north boundary of said 3.785 acre tract and projecting a line to east right-of-way of Imperial Valley Dr; THENCE, north along east right-of-way of Imperial Valley, across Benmar Dr to northwest corner of 5.968 acre GREENBRIAR NORTH SEC 7 RES A 2, THENCE, east along north boundary of 5.968 acre tract to northeast corner of said tract; THENCE, south along east boundary of 5.968 acre tract to southeast corner of said tract, same being north right-of-way of Benmar Dr; THENCE, east along north right-of-way of Benmar Dr to a point north of northeast corner of 5.1553 acre GREENBRIAR PLAZA RES D BLK 2; THENCE, south across Benmar Dr and along east boundary of said 5.1553 acre tract, and continuing along east boundary of GREENBRIAR PLAZA RES E1 BLK 2 and RES E BLK 2 to southeast corner of RES E BLK 2, THENCE, west and west by north along south boundary of said RES E BLK 2, and GREENBRIAR PLAZA RES A BLK 2 to west corner of said RES A BLK 2, and east right-of-way Imperial Valley Dr, same being point of beginning of +/- 51.07 acre tract 1 of 5.

Tract 2 of 5 being a +/- 114 acre tract of land situated due east of Greenspoint Mall in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way of N Sam Houston Tollway E westbound access road and west right-of-way of Greenspoint Dr; THENCE, generally north along west right-of-way of Greenspoint Dr to south right-of-way of Greens Rd; THENCE, east along south right-of-way of Greens Rd to west right-of-way of Northchase Dr; THENCE, south along west right-of-way of Northchase Dr to a point west of northeast corner of 2.8767 acre GREENSPOINT SEC 1 RES E1 E5A-1 E10-A & E11-A BLK 3; THENCE, east across across Northchase Dr to northwest corner of 1.203 acre GREENSPOINT SEC 1 RES F2 BLK 2; THENCE, east along north boundary of said 1.203 acre tract, continuing along 3.732 acre GREENSPOINT SEC 1 RES F1 BLK 2, and 6.4718 acre GREENSPOINT SEC 1 RES F3 BLK 2 to northeast corner of said 6.4718 acre tract; THENCE south along east boundary of said 6.4718 acre tract to southeast corner of said 6.4718 acre tract, same being north right-of-way Benmar Dr; THENCE, west southwest along north right-of-way of Benmar Dr to east right-of-way of Northchase Dr; THENCE, southeast by south along east right-of-way of Northchase Dr to northwest corner of 3.1248 acre GREENSPOINT SEC 1 RES H2 BLK 5; THENCE, generally east along north boundary of said 3.2148 acre tract to northeast corner of said 3.2148 acre tract; THENCE, south along east boundary of said 3.2148 acre tract, and 4.44 acre GREENSPOINT SEC 1 RES H1 BLK 5 to southeast corner of said 4.44 acre tract, same being north right-of-way of N Sam Houston Tollway E westbound access road; THENCE west along north right-of-way of N Sam Houston Tollway E westbound access road to west right-of-way of Greenspoint Dr, same being point of beginning of +/- 114 acre tract 2 of 5.

Tract 3 of 5 being a +/- 11.77 acre tract of land situated northeast of intersection of Northborough Dr and Glenborough Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Glenborough Dr and east right-of-way line of Northborough Dr; THENCE, north along east right-of-way of Northborough Dr and west boundary of 3.5251 acre NORTHBOROUGH

SEC 1 RES B1 to northwest corner of said 3.5251 acre tract; THENCE, east along north boundary of said 3.5251 acre tract and 3.3523 acre NORTHBOROUGH SEC 1 RES B2 to southwest corner of 3.908 acre NORTHBOROUGH SEC 1 RES B4-A; THENCE, north along west boundary of said 3.908 acre tract to northwest corner of said 3.908 acre tract; THENCE, east along north boundary of said 3.908 acre tract to northeast corner of said tract; THENCE south along east boundary of said 3.908 acre tract to southeast corner of said tract; THENCE west along south boundary of said 3.908 acre tract to northeast corner of 3.3523 acre NORTHBOROUGH SEC 1 RES B2; THENCE south along east boundary of said 3.3523 acre tract to intersection with south right-of-way of Glenborough Dr; THENCE west along south right-of-way of Glenborough St to intersection with east right-of-way of Northborough Dr, same being point of beginning of +/- 11.77 acre tract 3 of 5.

Tract 4 of 5 being a +/- 89.7 acre tract situated south of intersection of N Sam Houston Tollway E and Imperial Valley Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at east right-of-way line of Imperial Valley Dr and south right-of-way of N Sam Houston Tollway E eastbound access road; THENCE, east along south right-of-way of N Sam Houston Tollway E eastbound access road to northeast corner of 2.6549 acre GREENBRIAR NORTH SEC 5 RES B2-1; THENCE, south along east boundary of said 2.6549 acre tract to southeast corner of said 2.6549 acre tract; THENCE, west along south right-of-way 2.6549 acre tract and GREENBRIAR NORTH SEC 5 RES B1, RES B3 and RES B4, and ABST 699 W SEVEY TR 9, GREENBRIAR NORTH SEC 1 RES H4 and RES H tracts to southwest corner of RES H, same being east right-of-way Spence Rd; THENCE, southwest across Spence Rd to southeast corner of 4.6878 acre GREENBRIAR NORTH SEC 1 RES G3; THENCE, west along said 4.6878 acre tract and 6.965 acre GREENBRIAR NORTH SEC 1 RES G1 & G2 to southwest corner of said 6.965 acre tract; THENCE, west by north across Imperial Valley Dr to southeast corner of 8.321 acre GREENBRIAR NORTH SEC 1 RES F2, same being west right-of-way of Imperial Valley Dr; THENCE, west, north and west along south boundary of said 8.321 acre tract to east boundary of 2.656 acre NORTHPOINT SEC 1 R/P RES F BLK 4; THENCE, south along east boundary of said 2.656 acre tract to southeast corner of said 2.656 acre tract; THENCE, west along south boundary of said 2.656 acre tract to southwest corner of said tract and projecting a line to centerline of Northchase Dr; THENCE, generally north along centerline of Northchase Dr to south right-of-way line of N Sam Houston Tollway E eastbound access road; THENCE, generally east along south right-of-way of N Sam Houston Tollway E eastbound access road to east right-of-way of Imperial Valley Dr, same being point of beginning of +/- 89.7 acre tract 4 of 5.

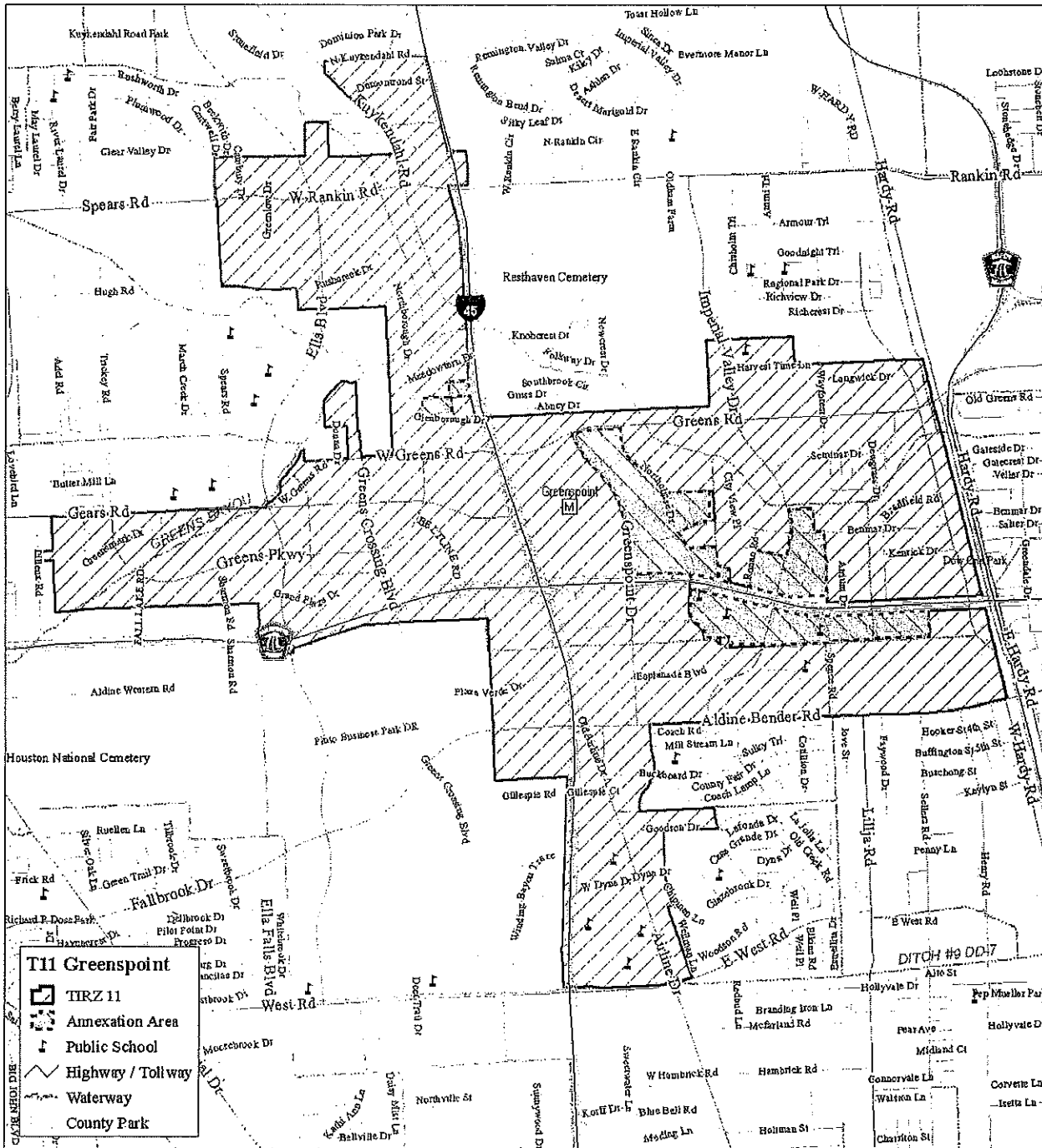
Tract 5 of 5 being a 1.584 acre tract located at 307 N Sam Houston Tollway E between Northchase Dr and Ronan Road in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at north right-of-way of N Sam Houston Tollway E westbound access road and southwest corner of 1.584 acre tract GREENBRIAR NORTH SEC 1 RES D2, THENCE, north along west boundary of said 1.584 acre tract to northwest corner of said tract, same being boundary of TIRZ No. 11 Greenspoint; THENCE, east north boundary of said 1.584 acre tract to northeast corner of said tract, same being boundary of TIRZ No. 11 Greenspoint; THENCE, south along east boundary of said 1.584 acre tract to southeast corner of said tract, same being north right-of-way of N Sam Houston Tollway E westbound access road; THENCE west by north along north right-of-way of N Sam Houston Tollway E westbound access road to southwest corner of said 1.584 acre tract, same being point of beginning of +/- 1.584 acre tract 5 of 5.

EXHIBIT "B"

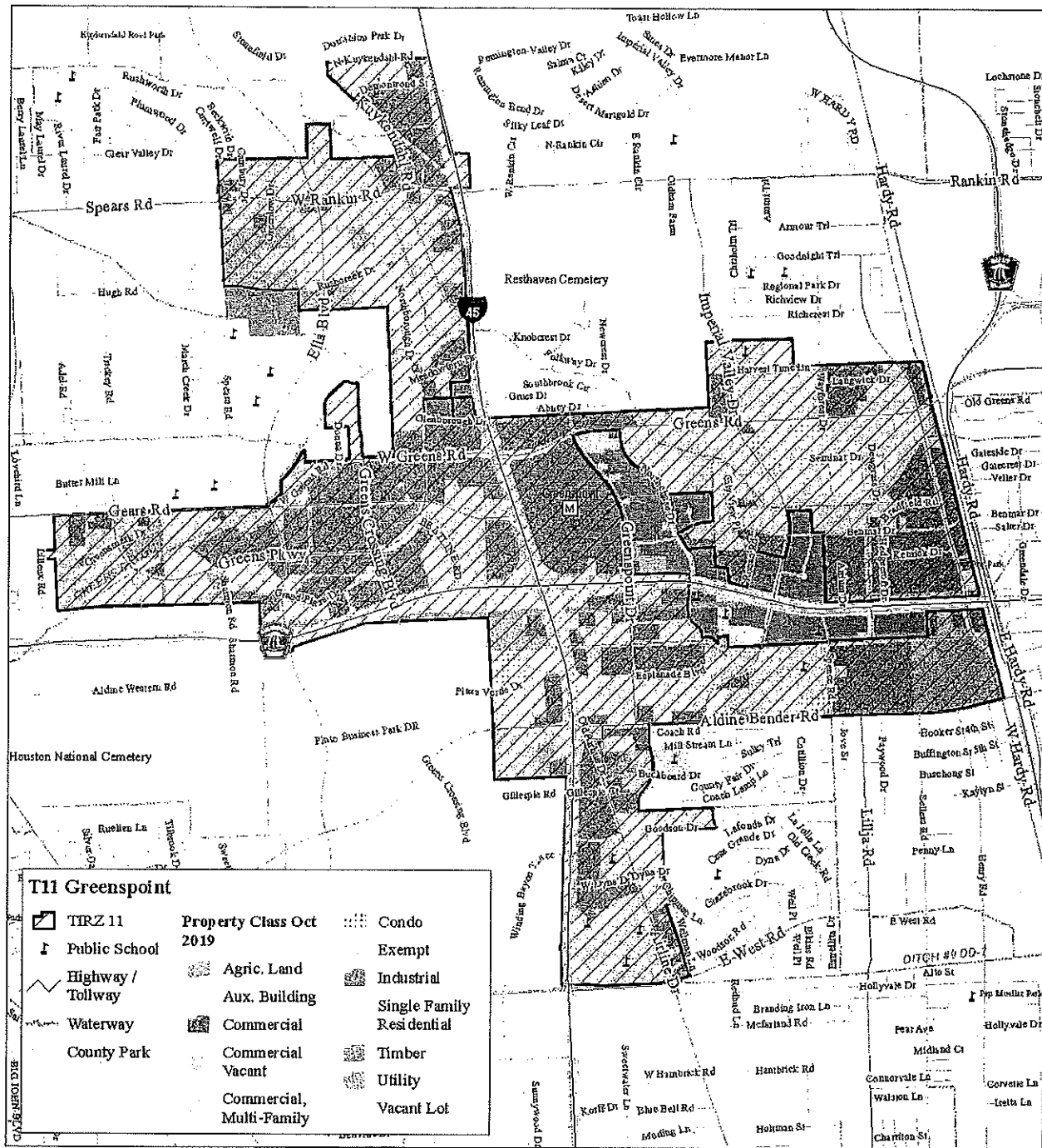
**MAP OF ANNEXATION AREA REINVESTMENT ZONE
NUMBER ELEVEN, CITY OF HOUSTON, TEXAS
(GREATER GREENSPOINT ZONE)**

(see map immediately following this page)

Map 1 Proposed Annexation Areas



Map 2 Existing and Proposed Land Uses



0 0.5 Miles

Data Source: HCAD Oct. 2019
USDA NAIP 2015



Map Source: Hawes Hill and Associates LLP | Nov. 2019