

City of Houston, Texas, Ordinance No. 2012-195

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS, (OLD SIXTH WARD ZONE); 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, as amended (the "Code"), created Reinvestment Zone Number Thirteen, City of Houston, Texas, (the "Zone") by Ordinance No. 1998-1256, approved on December 22, 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 Council finds that the area now proposed to be added to 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 is unproductive, underdeveloped or blighted, and that development or redevelopment will not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone meets the requirements of Section 311.005(a)(1) of the 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 or 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

WHEREAS, the City Council finds that the area proposed for addition to the Zone also meets the requirements of Section 311.005(a)(2) of the Code because the area to be added is predominantly open and undeveloped and, due to a variety of factors, substantially impairs or arrests the sound growth of the City; and

WHEREAS, less than thirty percent (30%) of the property proposed to be included in the Zone, 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 in 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 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 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 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 in accordance with the provisions of Chapter 311 of the Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge Reinvestment Zone Number Thirteen, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted on the map 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. 98-1256, and beginning January 1, 2013, 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

AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		SULLIVAN
ABSENT-CITY BUSINESS		HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
ABSENT-ON PERSONAL BUSINESS		COSTELLO
✓		BURKS
✓		NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE ADDED
TO REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS
(OLD SIXTH WARD ZONE)**

PROPOSED CITY OF HOUSTON
FY12 ANNEXATION FOR OLD SIXTH WARD REINVESTMENT ZONE,
TIRZ NO. 13, HARRIS COUNTY, TEXAS

DESCRIPTION
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TRACT 1

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING, at the northeast corner of a lot described as Tract 4 of Tract 4 & 5, Block 6, Sarah Brashear, same being the intersection of the west right-of-way line of Oliver Street with the south right-of-way line of Center Street, and same further being the west line of the Old Sixth Ward Reinvestment Zone Number 13;

THENCE, proceeding in a westerly direction along and with the south right-of-way line of said Center Street to the northwest corner of a lot described as Tract 4 of said Tracts 4 & 5, Block 6, Sarah Brashear, same being the intersection of the south right-of-way line of said Center Street with the east right-of-way line of Custus Street;

THENCE, proceeding in westerly direction along and with the south right-of-way line of said Center Street to the northeast corner of a lot described as Tract 4, Block 7, Sarah Brashear same being the intersection of the south right-of-way line of said Center Street with the west right-of-way line of said Custus Street;

THENCE, proceeding in a westerly direction along and with the south right-of-way line of said Center Street to the northwest corner of a lot described as Tract 5, Abst 1 J Austin, same being the intersection of the south right-of-way line of said Center Street with the east right-of-way line of National Street;

THENCE, proceeding in a westerly direction along and with the south right-of-way line of said Center Street to the northeast corner of a lot described as Tract 4, Abst 1 J Austin same being the intersection of the south right-of-way line of Center Street with the west right-of-way line of said National Street;

THENCE, proceeding in a westerly direction along and with the south right-of-way line of said Center Street to the northwest corner of a lot described as Tract 7 (001&061*TR 7), Abst 1 J Austin, same being the northeast corner of a lot described as Tract 1 (001&0061*TR 13), Abst 1 J Austin;

THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a lot described as Tract 12 (001&061*TR 11), Abst 1 J Austin, same being the southeast corner of a lot described as Tract 11 (001&061*PT TR 1), Abst 1 J Austin, and same being the north right-of-way line of said Center Street;

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THENCE, proceeding in a northerly direction to the northwest corner of said Tract 12 (001&061*TR 11), same being the southwest corner of a lot described as Tract 15, Abst 1 J Austin;

THENCE, proceeding in a northerly direction along and with the west line of said Tract 15, Abst 1 J Austin to the northwest corner of said Tract 15, Abst 1 J Austin, same being the northeast corner of a lot described as Tract 1, Abst 1 J Austin;

THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a lot described as Tract 2A, Abst 1 J Austin, same being the southeast corner of a lot described as Tract 3 of the Tracts 2, 3, 4, 6 & 7A (Stockbridge TR), Abst 1 J Austin;

THENCE, proceeding in a northerly direction, to the western-most northwest corner of said Tract 2A, Abst 1 J Austin same being the northeast corner of said Tract 3 of the Tracts 2, 3, 4, 6 & 7A (Stockbridge TR), Abst 1 J Austin and same further being the eastern-most southeast corner of a lot described as Tract 7A of the Tracts 2, 3, 4, 6 & 7A (Stockbridge TR), Abst 1 J Austin;

THENCE, proceeding in a northerly direction, along and with the east line of said Tract 7A of the Tracts 2, 3, 4, 6 & 7A (Stockbridge TR), Abst 1 J Austin to the eastern-most southeast corner of a lot described as Tract 4 of the Tracts 2, 3, 4, 6 & 7A (Stockbridge TR), Abst 1 J Austin, same being the west right-of-way line of Diesel Street;

THENCE, proceeding in a northerly direction along and with the west right-of-way line of said Diesel Street to the northeast corner of a lot described as Tract 5 of the Tracts 2B, 2C, 2D, 5 & 7, Abst 1 J Austin, same being the intersection of the west right-of-way line of said Diesel Street with the south right-of-way line of Hicks Street;

THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a lot described as Tract 5, Abst 1 J Austin, same being the intersection of the west right-of-way line of said Diesel Street with the north right-of-way line of said Hicks Street;

THENCE, proceeding in a northerly direction, along and with the west right-of-way line of said Diesel Street to the southwest corner of a lot described as Tract R1 of the Tracts 1A-1 & R1, Old Houston Stockyards, Abst 1 J Austin;

THENCE, proceeding in an easterly direction a distance of approximately 901.61 feet to the southeast corner of a lot described as Reserve A, Block 1 Harcros, same being the northern-most northeast corner of a lot described as Tract 1L, Abst 1 J Austin;

THENCE, proceeding in an easterly direction by projecting a line to the southwest corner of a lot described as Reserve A2, Block 1, Sawyer Heights Village Section 1, same being the north right-of-way line of Summer Street;

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THENCE, proceeding in a northerly direction, a distance of approximately 192.19 feet to the northwest corner of said Reserve A2, Block 1, Sawyer Heights Village Section 1, same being the southwest corner of a lot described as Res A1, Block 1 & Adj Pt Shearn Street, Sawyer Heights Village Section 1;

THENCE, proceeding in an easterly direction, a distance of approximately 498.61 feet to the northeast corner of a lot described as Tract 9 of the Tracts 7 & 9 (001*Tract 28 – 1B & 1C), Abst 1 J Austin, same being the northwest corner of a lot described as Lot 20 of the Lots 1 & 20, Block 2, Howard Haynes, same being the south right-of-way line of Crockett Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Crockett Street to the northeast corner of a lot described as Tract 15 of the Tracts 15, 16 & 18, Abst 1 J Austin, same being the intersection of the south right-of-way line of said Crockett Street with the west right-of-way line of Sawyer Street;

THENCE, proceeding in an easterly direction by projecting a line to the northern-most northwest corner of a lot described as Tract 9, Abst 1 J Austin, same being the intersection of the south right-of-way line of said Crockett Street with the east right-of-way line of said Sawyer Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Crockett Street to the northeast corner of a lot described as Lot 7 of the Lots 1 Thru 12, Block 346, Shearn, same being the intersection of the south right-of-way line of said Crockett Street with the west right-of-way line of Taylor Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Crockett Street to the northwest corner of a lot described as Lot 12 of the Lots 1 Thru 12, Block 337 (PC IMPS*0051590000015), Shearn, same being the intersection of the south right-of-way line of said Crockett Street with the east right-of-way line of said Taylor Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Crockett Street to the northeast corner of a lot described as Lot 7 of said Lots 12 of the Lot 1 Thru 12, Block 337 (PC IMPS*0051590000015), Shearn, same being the intersection of the south right-of-way line of said Crockett Street with the west right-of-way line of Hemphill Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Crockett Street to the northwest corner of a lot described as Lot 12 of the Lots 11 & 12, Block 330, Shearn, same being the intersection of the south right-of-way line of said Crockett Street with the east right-of-way line of said Hemphill Street;

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THENCE, proceeding in a southerly direction along and with the east right-of-way line of said Hemphill Street to the southwest corner of a lot described as Lot 1, Block 330, Shearn, same being the intersection of the east right-of-way line of said Hemphill Street with the north right-of-way line of Summer Street;

THENCE, proceeding in an easterly direction along and with the north right-of-way line of said Summer Street to the southeast corner of a lot described as Lot 6, Block 330, Shearn, same being the intersection of the north right-of-way line of said Summer Street with the west right-of-way line of Henderson Street;

THENCE, proceeding in an easterly direction along and with the north right-of-way line of said Summer Street to the southwest corner of a lot described as Tract 1, Block 321, Shearn, same being the intersection of the north right-of-way line of said Summer Street with the east right-of-way line of said Henderson Street;

THENCE, proceeding in a southerly direction by projecting a line to the northwest corner of a lot described as Lot 12 of the Lots 1 Thru 12, Block 322, Shearn, same being the intersection of the south right-of-way line of said Summer Street with the east right-of-way line of said Henderson Street;

THENCE, proceeding in a southerly direction a distance of approximately 200 feet to the southwest corner of a lot described as Lot 1 of said Lots 1 Thru 12, Block 322, Shearn, same being the intersection of the east right-of-way line of said Henderson Street with the north right-of-way line of Winter Street;

THENCE, proceeding in a southerly direction by projecting a line to the northwest corner of a lot described as Tract 12A of the Tracts 1A-1, 9A, 10A, 11A & 12A, Block 323, Shearn, same being the intersection of the east right-of-way line of said Henderson Street with the south right-of-way line of said Winter Street;

THENCE, proceeding in a southerly direction to the eastern-most southeast corner of a lot described as Tract R1-B, Abst 1 J Austin, same being the north line of a lot described as Reserve A, Block 1, Silver Street;

THENCE, proceeding in a westerly direction along and with the north line of said Reserve A, Block 1, Silver Street, a distance of approximately 242.77 feet to the western-most northwest corner of said Reserve A, Block 1, Silver Street, same being the eastern-most northeast corner of a lot described as Reserve A, Block 1, Edwards Street Section 1;

THENCE, proceeding in a southerly direction a distance of approximately 267.4 feet to the southeast corner of a lot described as Reserve B, Block 1, Edwards Street Section 1, same being the north right-of-way line of Edwards Street;

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THENCE, proceeding in a southerly direction by projecting a line to the north line of a lot described as Tract B of the Tracts 1D, 1E, 5 & B, Abst 1 J Austin, same being the south right-of-way line of said Edwards Street;

THENCE, proceeding in an easterly direction along and with the south right-of-way line of said Edwards Street to the northeast corner of said Tract B of the Tracts 1D, 1E, 5 & B, Abst 1 J Austin;

THENCE, proceeding in a southerly direction to the southeast corner of said Tract B of the Tracts 1D, 1E, 5 & B, Abst 1 J Austin, same being the northeast corner of a lot described as Tract 5 of the said Tracts 1D, 1E, 5 & B, Abst 1 J Austin, and same being the northwest corner of a lot described as Tract 2, Henderson St & 4750Sq FT of Abst 1 J Austin;

THENCE, proceeding in a southerly direction a distance of approximately 190 feet to the southwest corner of said Tract 2, Henderson St & 4750Sq FT of Abst 1 J Austin, same being the southeast corner of said Tract 5 of the Tracts 1D, 1E, 5 & B, Abst 1 J Austin, and same being the north line of a lot described as Tract 1E of said Tracts 1D, 1E, 5 & B, Abst 1 J Austin;

THENCE, proceeding in an easterly direction a distance of approximately 43.46 feet to the eastern-most northeast corner of said Tract 1E of the Tracts 1D, 1E, 5 & B, Abst 1 J Austin, same being the northwest corner of a lot described as Tract 1, Block 422 of the Tracts 1, 2 & 4, Block 422 & Tract 1, Block 423 & Tract 1, Abst 1 J Austin Baker W R NSBB;

THENCE, proceeding in a southerly direction to the southwest corner of a lot described as Tract 2 of said Tracts 1, 2 & 4 Block 422 & Tract 1, Block 423 & Tract 1, Abst 1 J Austin Baker W R NSBB, same being the north line of a lot described as Tract R100, Abst 1 J Austin;

THENCE, proceeding in a southerly direction by projecting a line to the northeast corner of a lot described as Lot 11 of the Lots 7 Thru 12, Block 421, Baker W R NSBB, same being the northwest corner of a lot described as Lot 10 of said Lots 7 Thru 12, Block 421, Baker W R NSBB, same being the south line of said Tract R100, Abst 1 J Austin, and same further being a north line of the Old Sixth Ward Reinvestment Zone Number 13;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northwest corner of a lot described as Lot 12 of said Lots 7 Thru 12, Block 421, Baker W R NSBB, same being the east right-of-way line of said Henderson Street;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northeast corner of a lot described as

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Lot 7 of the lots 4 Thru 9 & Tracts 3 & 10, Block 402, Baker W R NSBB, same being the west right-of-way line of said Henderson Street;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northwest corner of a lot described as Lot 12 of the Lots 1, 2, 11, 12 & Tracts 3A & 10A, Block 402, Baker W R NSBB, same being the east right-of-way line of said Hemphill Street;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northeast corner of a lot described as Lot 7 of the Lots 5, 6, 7 & 8, Block 400, Baker W R NSBB, same being the west right-of-way line of said Hemphill Street;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northwest corner of a lot described as Lot 12 of the Lots 2 Thru 12, Block 381 (001&061*Lots 2 Thru 12), Baker W R NSBB, same being the east right-of-way line of said Sawyer Street;

THENCE, proceeding in a westerly direction along and with the north line of said Old Sixth Ward Reinvestment Zone Number 13 to the northeast corner of a lot described as Tract 9B, Abst 1 J Austin, same being the west right-of-way line of said Sawyer Street;

THENCE, proceeding in a southerly direction along and with the west right-of-way line of said Sawyer Street, same being a west line of said Old Sixth Ward Reinvestment Zone Number 13, to the southeast corner of a lot described as Lot 6, Block 2, Brewster, same being the intersection of the west right-of-way line of said Sawyer Street with the north right-of-way line of Center Street;

THENCE, proceeding in a westerly direction along and with the north right-of-way line of said Center Street, same being a north line of said Old Sixth Ward Reinvestment Zone Number 13, to the southwest corner of a lot described as Lot 1 of the Lots 1, 2, 3, 4, 9, 10, 11 & 12, Block 2 & Tracts 9, 9A & 20, Abst 1 J Austin Brewster, same being the intersection of the north right-of-way line of said Center Street with the east right-of-way line of Brashear Street;

THENCE, proceeding in a westerly direction along and with the north right-of-way line of said Center Street, same being a north line of said Old Sixth Ward Reinvestment Zone Number 13, to the southwest corner of a lot described as Lot 4 of the All of Block 2 & Lots 1 Thru 8 & Tract 9, Block 2, Wynns M E Manger, same being the intersection of the north right-of-way line of said Center Street with the west right-of-way line of said Brashear Street;

THENCE, proceeding in a westerly direction along and with the north right-of-way line of said Center Street, same being a north line of said Old Sixth Ward Reinvestment Zone

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Number 13, to the southwest corner of a lot described as All Block 1, Sarah Brashear, same being the intersection of the north right-of-way line of said Center Street with the east right-of-way line of Oliver Street;

THENCE, proceeding in a westerly direction along and with the north right-of-way line of said Center Street, same being a north line of said Old Sixth Ward Reinvestment Zone Number 13, to the southeast corner of a lot described as All Block 2, Sarah Brashear, same being the intersection of the north right-of-way line of said Center Street with the west right-of-way line of said Oliver Street;

THENCE, proceeding in a southerly direction along and with a west line of said Old Sixth Ward Reinvestment Zone Number 13, to the northeast corner of a lot described as Tract 4 of Tract 4 & 5, Block 6, Sarah Brashear, same being the intersection of the west right-of-way line of Oliver Street with the south right-of-way line of Center Street, same being a west line of the Old Sixth Ward Reinvestment Zone Number 13, and same further being the POINT OF BEGINNING.

EXHIBIT "B"

**MAP OF AREA TO BE ADDED
TO REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF HOUSTON, TEXAS
(OLD SIXTH WARD ZONE)**

