

City of Houston, Texas, Ordinance No. 2019 - 989

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; 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 Fourteen, City of Houston, Texas ("Zone"), by Ordinance No. 1999-565, on June 9, 1999; 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 previously enlarged the boundaries of the Zone by Ordinance No. 2007-1439 on December 12, 2007, and Ordinance No. 2013-979 on November 6, 2013; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone, by adding into the Zone approximately 20.1 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 because the Annexation 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 due to the deterioration of the site and other improvements and 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 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 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, including Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Fourteen, City of Houston, Texas, by adding into the Zone the Annexation Area as described in Exhibit "A" and shown on the maps depicted in Exhibit "B," 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. 1999-565, Ordinance No. 2007-1439, and Ordinance No. 2013-979, 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 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 1 0 2019.

Pat J. Maniel
City Secretary Assistant

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: DEC 1 0 2019

(Prepared by Legal Department
 (OUT/ems November 25, 2019)
 (Requested by Andrew F. Icken
 Chief Development Officer, Mayor's Office)
 (L.D. File No. 0421300081010)


 Senior Assistant City Attorney

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	

EXHIBIT "A"

LEGAL DESCRIPTION OF ANNEXATION AREA REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS (FOURTH WARD ZONE)

BOUNDARY DESCRIPTION OF PROPOSED ANNEXATION INTO REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD ZONE)

Tract 1 of 4 being a +/- 14.32 acre tract of land situated in J. Austin Survey Abstract 1, and O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of original Zone No. 14 Fourth Ward same being north Right-Of-Way (ROW) of Andrews St and west ROW of Heiner St; THENCE, north along west ROW of Heiner St to south ROW of Saulnier St; THENCE, west along south ROW of Saulnier St to east ROW of Crosby St and boundary line of original Zone No. 14 Fourth Ward; THENCE, north along east ROW of Crosby St to north ROW of W Dallas St; THENCE, east along north ROW of W Dallas St to east ROW of Gulf Fwy Northbound feeder road and southwest corner of ALLEN CENTER U/R ALL BLK 2; THENCE, south across ROW of W Dallas St and along east ROW of Gulf Fwy Northbound feeder road same being west boundary of ALLEN CENTER U/R TR 3B BLK 3 and TR 3A BLK 3 to southwest corner of said TR 3A and north ROW of Andrews St; THENCE, east along north ROW of Andrews St to west ROW of Shaw St; THENCE, generally north and east along west ROW of Shaw St same being boundary of ALLEN CENTER U/R TR 3C BLK 3 to south ROW of Clay St; THENCE, east southeast along south ROW of Clay St to west ROW of Smith St; THENCE, generally south along west ROW of Smith St to south ROW of Andrews St; THENCE, west along south ROW of Andrews St to east ROW of Pease St; THENCE, south and south southeast along east ROW of Pease St and west boundary of ABST 696 O SMITH TRS 2A & 9A to southwest corner of said TRS 2A & 9A; THENCE, west across IH-45 Gulf Fwy to boundary line of original Zone No. 14 Fourth Ward same being north ROW of Cleveland St and west ROW of Heiner St; THENCE, north along west ROW of Heiner St and boundary line of original Zone No. 14 Fourth Ward to north ROW of Andrews St and **point of beginning of +/- 14.32 acre Tract 1 of 4;**

Tract 2 of 4 being a +/- 1.68 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary of original Zone No. 14 Fourth Ward same being east Right-Of-Way of Matthews St and north ROW of Webster St; THENCE, east and southeasterly along north ROW of Webster St same being boundary of Zone No. 2 Midtown to west ROW of Cushing St and boundary line of TIRZ No. 2 Midtown; THENCE, south along west ROW of Cushing St to north ROW of W Webster St; THENCE, west along north ROW of W Webster St to east ROW of Matthews St;

THENCE, north along east ROW of Matthews St same being boundary of original Zone No. 14 Fourth Ward to north ROW of Webster St and **point of beginning of +/- 1.68 acre Tract 2 of 4;**

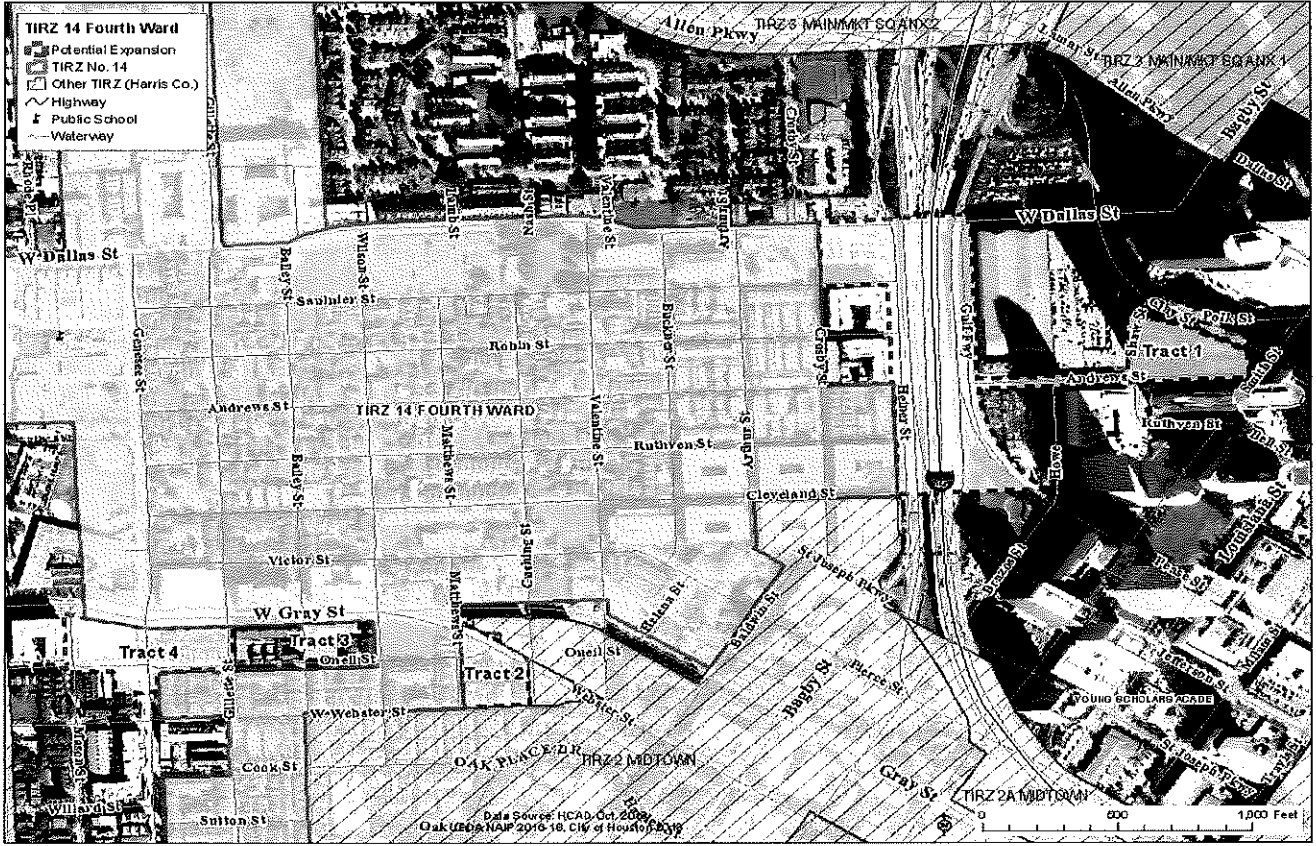
Tract 3 of 4 being a +/- 0.66 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary of original Zone No. 14 Fourth Ward same being south Right-Of-Way (ROW) of W Gray St and west ROW of Bailey St; THENCE, east across ROW of Bailey St and along south ROW of W Gray St and north boundary of BAILEY STREET T/H RES A BLK 1 and BAKER W R SSBB TR 2 BLK 71 Tracts to northeast corner of said TR 2; THENCE, south along east boundary of said TR 2 to southeast corner of said tract; THENCE, west along south boundary of said TR 2 and BAILEY STREET T/H RES A BLK 1 to northeast corner of BAKER W R SSBB TRS 7 & 8A BLK 71; THENCE, south along east boundary of said TRS 7 & 8A BLK 71 to southeast corner of said tract and north ROW of O'Neil St; THENCE, west along north ROW of O'Neil St to west ROW of Bailey St; THENCE, north along west ROW of Bailey St to south ROW of W Gray St and boundary of original Zone No. 14 Fourth Ward and **point of beginning of +/- 0.66 acre Tract 3 of 4;**

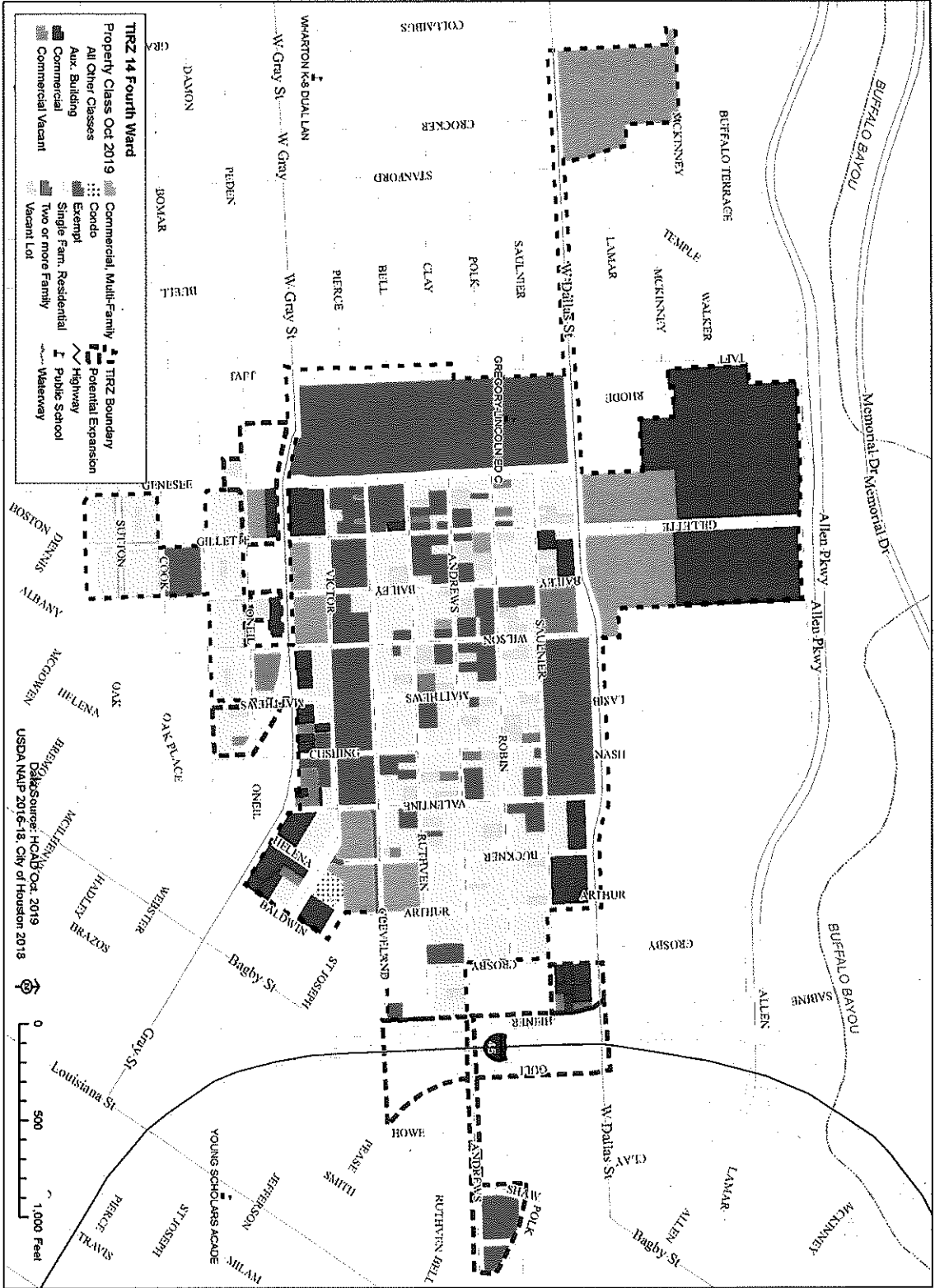
Tract 4 of 4 being a +/- 3.35 acre tract of land situated in O. Smith Survey Abstract 696, City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at boundary line of Zone No. 14 Fourth Ward 2013 Expansion same being at south Right-Of-Way (ROW) of W Gray St and west ROW of Mason St; THENCE, in an easterly direction along south ROW of W Gray St across ROW of Genesee and Gillette Streets to east ROW of Gillette St; THENCE, south along east ROW of Gillette St to south ROW of O'Neil St; THENCE, west along south ROW of O'Neil St to east ROW of Genesee St; THENCE, south along east ROW of Genesee St to a point east of southeast corner of FAIRGROUNDS EXTN LT 2 BLK 4; THENCE, west across ROW of Genesee St and along south boundary of said LT 2 BLK 4 to southwest corner of said LT 2; THENCE, north along west boundary of said LT 2 and FAIRGROUNDS EXTN LT 1 BLK 4 to south ROW of O'Neil St; THENCE, west along south ROW of O'Neil St to west ROW of Mason St; THENCE, north along west ROW of Mason St to south ROW of W Gray St same being boundary line of Zone No. 14 Fourth Ward 2013 Expansion and **point of beginning of +/- 3.35 acre Tract 4 of 4.**

EXHIBIT "B"

**MAPS OF ANNEXATION AREA AND THE BOUNDARIES AS ENLARGED
REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS
(FOURTH WARD ZONE)**

(see two maps immediately following this page)





USDA NAIP 2016-18, City of Houston 2018

BRAND/VAL/COA/2019

DATA SOURCE: HOAD/Oct 2019