

City of Houston, Texas, Ordinance No. 2013- 979

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 ("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 City Ordinance No. 1999-565, passed June 9, 1999; and

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

WHEREAS, the City Council previously enlarged the boundaries of the Zone by City Ordinance No. 2007-1439 on December 12, 2007; 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; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone meets the requirements of Code Section 311.005(a)(1) because the area to be added 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, 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 Texas Tax 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 Texas Tax 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 Texas Tax Code, including Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Fourteen, City of Houston, Texas, by adding the areas described in Exhibit "A" and shown on the maps 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. 1999-565, and beginning January 1, 2014, 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 6th day of November, 2013.

APPROVED this _____ day of _____, 2013.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 12 2013.



City Secretary

(Prepared by Legal Department _____
(DRC:drc September 19, 2013) Donna Capps ^{DPA} _{dc})
(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0421300081001)

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AYE	NO	
✓		MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		MARTIN
✓		HOANG
✓		PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
	ABSENT DUE TO BEING ILL	NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA PROPOSED TO BE ADDED
TO REINVESTMENT ZONE NUMBER FOURTEEN, CITY OF HOUSTON, TEXAS
(FOURTH WARD ZONE)**

PROPOSED CITY OF HOUSTON
FY13 ANNEXATION FOR FOURTH WARD ZONE REINVESTMENT ZONE,
TIRZ NO. 14, HARRIS COUNTY, TEXAS

DESCRIPTION
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 southwest corner of a lot described as Lot 5 of the Lots 4 & 5, Block 10, Temple Terrace, and proceeding in an easterly direction along the southern boundary of said Lots 4 & 5, Block 10, Temple Terrace, to the southeast corner of said Lots 4 & 5, Block 10, Temple Terrace.

Thence, proceeding in a southerly direction along and with the western boundary line of Tax Increment Reinvestment Zone Number Fourteen Annex, to the northeast corner of a lot described as Lot 1, Block 1, Marrow Layne Rhode.

Thence, proceeding in a westerly direction along the northern property line of said Lot 1, Block 1, Marrow Layne Rhode, to the northwest corner of a lot described as Tract 13B, Block 10, Temple Terrace.

Thence, proceeding in a northerly direction along the eastern right-of-way line of Taft Street to the southwest corner of a lot described as Lot 5 of the Lots 4 & 5, Block 10, Temple Terrace, same being the POINT OF BEGINNING.

TRACT 2

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

Beginning at the northwest corner of a lot described as Tract 3, Block 4, Hardcastle, and proceeding in an easterly direction along the northern property line of said Tract 3, Block 4, Hardcastle, to the northeast corner of a lot described as Tract 1 of the Tracts 1 & 2, Block 4, Hardcastle.

Thence, proceeding in a southerly direction along the eastern property line of said Tracts 1 & 2, Block 4, Hardcastle, to the northern most southeast corner of said Tract 1 of the Tracts 1 & 2, Block 4, Hardcastle.

Thence, proceeding in a southwesterly direction, a distance of approximately 12 feet to the southern-most southeast corner of said Tract 1 of the Tracts 1 & 2, Block 4, Hardcastle, same being the northern boundary line of Tax Increment Reinvestment Zone Number Fourteen.

Thence, proceeding in westerly direction to the southwest corner of said Tract 3, Block 4, Hardcastle.

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FY13 ANNEXATION FOR FOURTH WARD ZONE REINVESTMENT ZONE,
TIRZ NO. 14, HARRIS COUNTY, TEXAS

Thence, proceeding in a northerly direction along the western property line of said Tract 3, Block 4, Hardcastle, to the northwest corner of said Tract 3, Block 4, Hardcastle, same being the POINT OF BEGINNING.

TRACT 3

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 Lot 19, Block 4, Alden Place, same being the intersection of the southern right-of-way line of West Clay Avenue and the western right-of-way line of Taft Street, and proceeding northward to the southeast corner of a lot described as lot 20 of the Lots 20 & 21, Block 3, Alden Place, same being the intersection of the northern right-of-way line of West Clay Avenue and the western right-of-way line of Taft Street.

Thence, proceeding in a northerly direction along the eastern property line of said Lots 20 & 21, Block 3, Alden Place, to the intersection of the boundary line of Tax Increment Reinvestment Zone Number Fourteen and the western right-of-way line of Taft Street.

Thence, proceeding in an easterly direction along the northern boundary line of Tax Increment Reinvestment Zone Number Fourteen, to the western boundary line of Tax Increment Reinvestment Zone Number Fourteen.

Thence, proceeding in a southerly direction along the western boundary line of Tax Increment Reinvestment Zone Number Fourteen to the easterly most southwest corner of a lot described as Reserve A, Block 1, Gregory Lincoln/HSPVA, same being the northern right-of-way line of West Gray Avenue.

Thence, proceeding in a southerly direction to the intersection of the southern right-of-way line of West Gray Avenue and the northern property line of a lot described as Tract 10 of the Lots 5 thru 9 & Tract 3, 4, & 10, Block 1 & Abandoned Alley Fairgrounds Extn.

Thence, proceeding in a westerly direction along the northern property line of said Lots 5 thru 9 & Tract 3, 4, & 10, Block 1 & Abandoned Alley Fairgrounds Extn, to the northwest corner of said Lots 5 thru 9 & Tract 3, 4, & 10, Block 1 & Abandoned Alley Fairgrounds Extn, same being the intersection of the southern right-of-way line of West Gray Avenue and the eastern right-of-way line of Taft Street.

Thence, proceeding in a westerly direction along the southern right-of-way line of West Gray Avenue, to the northwest corner of a lot described as Lots thru 11 & Tract 2, &

PROPOSED CITY OF HOUSTON
FY13 ANNEXATION FOR FOURTH WARD ZONE REINVESTMENT ZONE,
TIRZ NO. 14, HARRIS COUNTY, TEXAS

Adjacent Alley, Block 2, Fairgrounds Extn, same being the intersection of the southern right-of-way line of West Gray Street and the eastern right-of-way line of Taft Street.

Thence, proceeding in a westerly direction to the northeast corner of a lot described as Reserve A, Block 1, Minhs Place, same being the intersection of the southern right-of-way line of West Gray Avenue and the western right-of-way line of Taft Street.

Thence, proceeding in a northerly direction to the southeast corner of a lot described as Lot 20, Block 6, Alden Place, same being the intersection of the northern right-of-way line of West Gray Avenue and the western right-of-way line of Taft Street.

Thence proceeding in a northerly direction along the eastern property line of said Lot 20, Block 6, Alden Place, and following along the western right-of-way line of Taft Street to the northeast corner of a lot described as Lot 19, Block 4, Alden Place, same being the POINT OF BEGINNING.


EXHIBIT "B"


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

(see two maps immediately following this page)

**City of Houston
TIRZ #14
Proposed Annexation**

Legend

 Fourth Ward

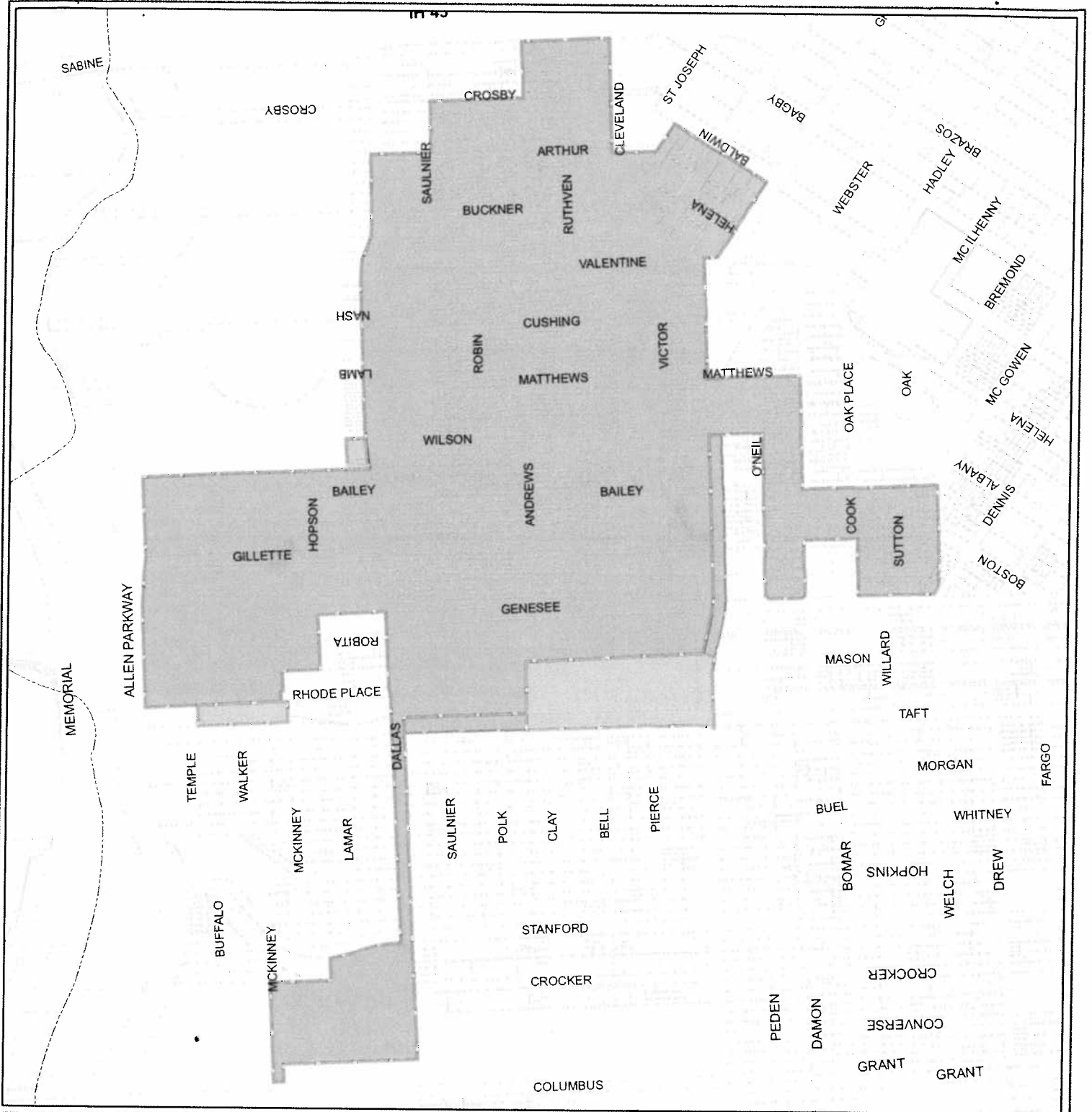
 Proposed Annexation



**PLANNING &
DEVELOPMENT
DEPARTMENT**


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.

Source: GIS Services Division
Date: April 2013
Reference: pl17074_Annexation



**City Of Houston
TIRZ #14
Zone As Enlarged**

Legend

 Zone As Enlarged



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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Source: GIS Services Division
Date: April 2013
Reference: p17075_Enlarged

