

City of Houston, Texas, Ordinance No. 2015- 1051

**AN ORDINANCE CHANGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS (SOUTHWEST HOUSTON ZONE); REMOVING CERTAIN PROPERTY FROM THE SOUTHWEST HOUSTON ZONE AND ADDING CERTAIN PROPERTY TO THE SOUTHWEST HOUSTON ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE 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 Twenty, City of Houston, Texas (“Zone”), by Ordinance No. 1999-1330, adopted December 15, 1999; and

**WHEREAS**, the City may reduce or enlarge the boundaries of an existing reinvestment zone pursuant to Code Section 311.007(a); and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 2013-212, adopted March 20, 2013; and

**WHEREAS**, the Board of Directors of the Zone has approved the proposed removal from the Zone’s boundaries of the area described in Exhibit “A” and depicted in Exhibit “B,” both of which are attached to this Ordinance (“De-Annexation Area”); and

**WHEREAS**, the De-Annexation Area proposed to be removed from the Zone consists of approximately 29 acres of residential property out of Sharpstown Section 2 bounded generally by Roos, Torquay, Marinette and Sharpview streets on the east; Beechnut Street on the south; Fondren Road on the west, and US Highway 59 on the north; and

**WHEREAS**, the City Council finds that the De-Annexation Area proposed to be removed from the Zone is located wholly within the corporate limits of the City and the existing boundaries of the Zone; and

**WHEREAS**, the Board of Directors of the Zone has approved the proposed addition to the Zone’s boundaries of the areas described in Exhibit “C” and depicted in

Exhibit "D", both of which are attached to this Ordinance (collectively, "Annexation Area"); and

**WHEREAS**, the Annexation Area proposed to be added to the Zone consists of approximately 456.4 acres of land, comprised of the following areas: (i) approximately 424.4 acres generally bounded by Westpark Tollway on the north, Hillcroft Avenue on the east, Harwin Drive and Sharpstown Country Club Estates Section 3 on the south, and West Sam Houston Tollway on the west; (ii) approximately 14.7 acres centered on Bonham Park at Brae Acres Road and extending along the public right-of-way from Bonham Park north along Brae Acres Road then west along Beechnut Street to US Highway 59; and (iii) approximately 17.3 acres centered on Braeburn Glen Park and Lee LeClear Tennis Center, at the northwest corner of S. Gessner Road and Bissonnet Street; and

**WHEREAS**, the City Council finds that the Annexation Area 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 Annexation Area proposed for addition to the Zone is unproductive, underdeveloped or blighted; and

**WHEREAS**, the City Council finds that the Annexation Area proposed for addition to the Zone meets the requirements of Section 311.005(a)(1) of the Code because the Annexation Area 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 deteriorating site and other improvements, and conditions that endanger life or property by fire or other cause; and

**WHEREAS**, the City Council finds that the Annexation Area proposed for addition to the Zone also meets the requirements of Section 311.005(a)(2) of the Code because the Annexation Area is predominantly open or 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) 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; 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, specifically, Sections 311.005, 311.006, and 311.007, does hereby change the boundaries of Reinvestment Zone Number Twenty, City of Houston, Texas, as follows:

- a. The De-Annexation Area described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto, is hereby removed from the Zone.
- b. The Annexation Area described in Exhibit "C" and depicted on the maps in Exhibit "D," each of which is attached hereto, is hereby annexed into the Zone.

**Section 3.** That the boundaries of the Zone shall be changed 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. 1999-1330 and by Ordinance No. 2013-212 (except as to the De-Annexation Area removed from the Zone pursuant to this Ordinance), and beginning January 1, 2016, shall include the tax increment base attributable to the Annexation Area added to the Zone by this Ordinance, which tax increment base shall be January 1 of the year in which this Ordinance becomes effective.

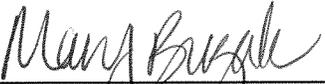
**Section 5.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason be held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall 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 4<sup>th</sup> day of November 2015.

**APPROVED** this 4<sup>th</sup> day of November, 2015.

  
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Mayor of the City of Houston

(Prepared by Legal Department )  
(MFB:mfb October 22, 2015) Senior Assistant City Attorney  
(Requested by Andrew F. Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No. 0421300019007)

D:\TIRZ\TIRZ 20 Southwest Houston\Annexations\ORD boundary change 10-7-15.docx

CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: NOV 10 2015

AYE	NO	
✓		<b>MAYOR PARKER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF AREA TO BE REMOVED FROM REINVESTMENT ZONE  
NUMBER TWENTY, CITY OF HOUSTON, TEXAS  
(SOUTHWEST HOUSTON ZONE)**

(see legal description immediately following this page)

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Boundary Description  
Reinvestment Zone Number 20  
2015 De-Annexation  
City of Houston, Harris County, Texas

Lying wholly in the City of Houston, the Zone De-Annexation is comprised of one tract totaling +/-29 acres and generally described below.

**Tract 1** is +/- 29 acres being de-annexed from the City of Houston TIRZ No. 20 (2013 Annex) with beginning point being east ROW of Fondren Road, south ROW of feeder road (northbound) US Hwy 59 and boundary line of TIRZ 20;

Then northeast along south ROW of feeder road (northbound) of US Hwy 59 and boundary line of TIRZ 20 to north corner of +/- 0.2075 acre parcel (LT 7 BLK 18 SHARPSTOWN SEC 2);

Then generally southeast along east boundary of said +/- 0.2075 acre parcel and north ROW of Roos Rd. to east ROW of Torquay Ln.;

Then generally southwest along east ROW of Torquay Ln. to east ROW of Marinette Drive;

Then southeast along east ROW of Marinette Drive to south ROW of Sharpview Dr.;

Then southwest along south ROW of Sharpview Dr. to north corner of 0.2298 acre lot (LT 1 BLK 29 SHARPSTOWN SEC 2);

Then generally south southeast along east boundary of said 0.2298 acre lot, and LTS 2-12 BLK 29, and LTS 24-14 BLK 34, and LTS 57-54 BLK 42 to southeast corner LT 45 BLK 42 (SHARPSTOWN SEC 2);

Then west southwest along south boundary of LT 45 BLK 42 (SHARPSTOWN SEC 2) to northeast corner of LT 53 BLK 42 (SHARPSTOWN SEC 2);

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Then south along east boundary of LT 53 BLK 42 (SHARPSTOWN SEC 2) to north ROW of Beechnut St.;

Then west along north ROW of Beechnut St. to east ROW of Fondren Rd.;

Then generally northwest along east ROW of Fondren Road to south ROW of feeder road (northbound) US Hwy 59 and boundary line of TIRZ 20 and beginning point of +/- 29 acre **Tract 1**.

**EXHIBIT "B"**

**MAP OF AREA TO BE REMOVED FROM  
REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS  
(SOUTHWEST HOUSTON ZONE)**

(see map immediately following this page)

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# SOUTHWEST HOUSTON

2015 TIRZ 20 Annex / De-Annex

- Annex
- De-Annex
- City of Houston TIRZ
- TIRZ 20 Original
- TIRZ 20 Annex
- Public School
- Highway / Turnway
- Waterway
- City Limits

De-Annex  
29 Acres

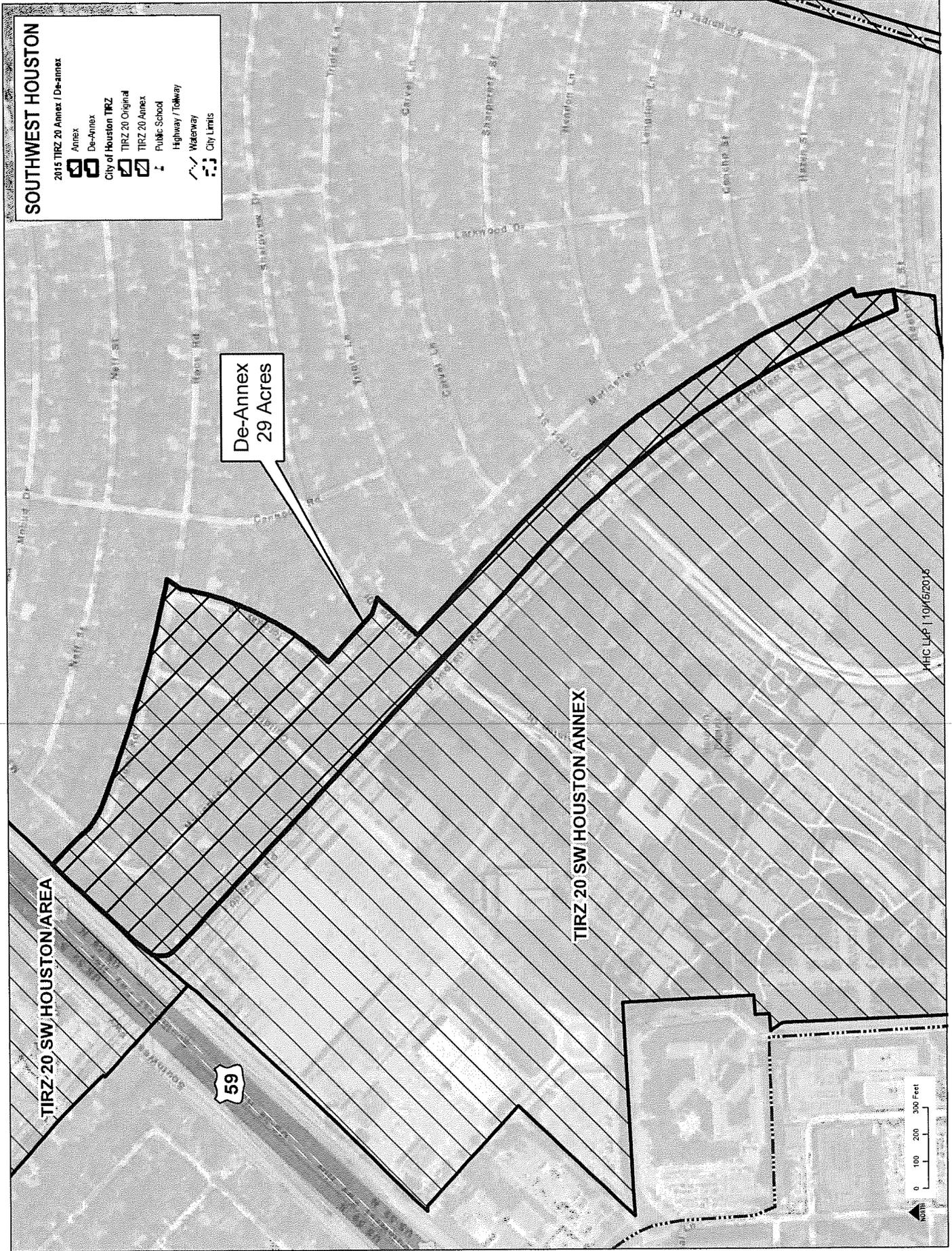
TIRZ 20 SW HOUSTON AREA

TIRZ 20 SW HOUSTON ANNEX

59

JHC LLP 11/04/2016

0 100 200 300 Feet



**EXHIBIT "C"**

**LEGAL DESCRIPTION OF AREAS TO BE ADDED TO REINVESTMENT ZONE  
NUMBER TWENTY, CITY OF HOUSTON, TEXAS  
(SOUTHWEST HOUSTON ZONE)**

(see legal description immediately following this page)

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Boundary Description  
Reinvestment Zone Number 20  
2015 Annexation  
City of Houston, Harris County, Texas

Lying wholly in the City of Houston, the Zone Annexation is comprised of three tracts totaling +/- 456.4 acres with each tract generally described below.

**Tract 1** is +/- 424.4 acres with beginning point being west right-of-way (ROW) of Hillcroft Ave., northeast corner of 1.5447 acre tract (TR 1E SHARPSTOWN INDUSTRIAL PARK), and boundary line of TIRZ No. 20;

Then south along west ROW of Hillcroft Ave. and boundary line of TIRZ No. 20 to north ROW of Harwin Dr.;

Then generally west along north ROW of Harwin Dr. and boundary line of TIRZ No. 20 to west ROW of Fondren Rd.;

Then south along west ROW of Fondren Rd. across ROW of Harwin Dr. and along boundary line of TIRZ No. 20 to south easement of flood control channel (D133-00-00 Bintliff Ditch);

Then west along south easement of flood control channel (D133-00-00 Bintliff Ditch) to east boundary of 4.768 acre tract (TR 2 DUNNRIDGE);

Then south along east boundary of said 4.768 acre tract to southeast corner of said tract;

Then west along south boundary of said 4.768 tract, and tracts 4, 6D, 6C, 8A, 10C & 10D, 12, 14 & 16B, TRS 16A 16A-1 35 & 35A, 34, 33, 32, 20X (.041667 INT COMMON LAND & ELE), 22, 22A, 24 and 26 to southwest corner of 2.7836 acre tract (TR 26 DUNNRIDGE) and boundary line of TIRZ No. 20;

Then north along west boundary of said 2.7836 acre tract and boundary line of TIRZ No. 20 to north ROW of Harwin Dr.;

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Then generally west along north ROW of Harwin Dr. and boundary line of TIRZ No. 20 to east ROW of northbound feeder road of W. Sam Houston Parkway S.;

Then north along east ROW of northbound feeder road of W. Sam Houston Parkway S. to south boundary of +/-4.9 acre tract (TR R10 ROW ABST 855 I E WADE);

Then generally east along south boundary of said +/-4.9 acre tract, +/- 8.08 acre tract (PT TR R20 ABST 253 C ENNIS), 10.2 acre tract (TR R10 ABST 854 I E WADE), 13.8 acre tract (TR R 10 ABST 1049 S SMITH), and north boundary of 20.6189 acre parcel (LTS 23 & 25 & TRS 1A 3A 5A 7A 9A 11A 15A 17A 19A & 21A DUNNRIDGE) to northeast corner of said 20.6189 acre parcel;

Then southeast along south boundary of said 13.8 acre tract to northwest corner of 4.291 acre tract (TR 1 BLK 1 TOWN OF JEANETTA);

Then generally east along south boundary of said 13.8 acre tract and north boundary said 4.291 acre tract, across ROW of Fondren Rd., and 4.9 acre tract (TR R 10 ABST 852 J H WALTON), and 10.5 acre tract (TR R 20 ABST 1026 GC&SFRR CO SEC 2) to west ROW of Hillcroft Ave. and boundary line of TIRZ No. 20;

Then south along west ROW of Hillcroft Ave. and boundary line of TIRZ No. 20 to northeast corner of 1.5447 acre tract (TR 1E SHARPSTOWN INDUSTRIAL PARK) and beginning point of +/- 424 acre **Tract 1**.

**Tract 2** is +/- 14.7 acres with beginning point being west ROW of feeder road (southbound) of US Hwy 59 and north ROW of Beechnut St;

Then east across ROW of US Hwy 59 and along north ROW of Beechnut St to east ROW of Brae Acres Rd.;

Then south along east ROW of Brae Acres Rd. to northwest corner of +/- 8.66 acre tract (TR C BLK 18 SHARPSTOWN SEC 3), Bonham Park, City of Houston;

Then generally east along north boundary of said +/- 8.66 acre tract to northeast corner of said tract;

Then south along east boundary said +/- 8.66 acre tract to southeast corner of said tract;

Then west along south boundary said +/- 8.66 acre tract to southwest corner of said tract and west ROW Brae Acres Rd.;

Then north along west boundary of said +/- 8.66 acre tract and west ROW of Brae Acres Rd. to a point due east of southeast corner of +/- 0.95 acre parcel (LT 43 BRAEBURN ACRES SEC 2);

Then west across ROW of Brae Acres Rd. to east boundary of said +/- 0.95 acre parcel and west ROW of Brae Acres Rd.;

Then north along west ROW of Brae Acres Rd. to south ROW of Beechnut St.;

Then west along south ROW of Beechnut St. to west ROW of feeder road (southbound) of US Hwy 59 and boundary line of TIRZ 20;

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Then northeast along west ROW of feeder road (southbound) of US Hwy 59 and boundary line of TIRZ 20 to north ROW of Beechnut St. and beginning point of +/- 14.7 acre **Tract 2**.

**Tract 3** is +/- 17.3 acres with beginning point being northeast corner of 1.538 acre tract (Units 1-24 BLDG A-E BISSONNET T/H CONDO), south ROW of Bissonnet St. and boundary line of TIRZ No. 20;

Then north across ROW of Bissonnet St. and along west boundary of 6.38 acre tract (TR 12 ABST 1012 L COTTON) to northwest corner of said tract;

Then east along north boundary of said 6.38 acre tract, across Brays Bayou (D100-00-00) to east easement and west boundary of 3.0133 acre tract (LTS 11 THRU 17 BLK 7 BRAEBURN GLEN SEC 1) and boundary line of Braeburn Glen Park, City of Houston;

Then northwest along west boundary of said 3.0133 acre tract, boundary line of Braeburn Glen Park, and 1.8986 acre tract (TRS 5 THRU 10 BLK 7 BRAEBURN GLEN SEC 1) to northwest corner of said 1.8989 acre tract;

Then northeast along north boundary of said 1.8986 acre tract, boundary line of Braeburn Glen Park to west boundary of +/- 1.879 acre tract (LTS 13 THRU 22 BLK 9 BRAEBURN GLEN SEC 1);

Then northwest along west boundary of said +/- 1.879 acre tract, boundary line of Braeburn Glen Park to northwest corner of said tract;

Then east northeast and east along north boundary of said +/- 1.879 acre tract, boundary line of Braeburn Glen Park to northeast corner of said tract and west ROW of S. Gessner Rd.;

Then generally south along west ROW of S. Gessner Rd., boundary line of Braeburn Glen Park to a point +/- 146 feet north of southeast corner of said 6.38 acre tract (TR 12 ABST 1012 L COTTON);

Then west southwest along boundary line of Braeburn Glen Park +/- 129 feet to a point +/- 165 feet north of south boundary of said 6.38 acre tract;

Then generally south along boundary line of Braeburn Glen Park +/- 153 feet to south boundary of said 6.38 acre tract and north ROW of Bissonnet St.;

Then generally west along south boundary of said 6.38 acre tract, north ROW of Bissonnet St. to a point north of northwest corner of 6.7045 acre parcel (RES A BLK 1 EPIPHANY);

Then south across ROW of Bissonnet St. to south ROW of Bissonnet St. and northwest corner of said 6.7045 acre parcel;

Then west along south ROW of Bissonnet St. and boundary line of TIRZ No. 20, across Brays Bayou (D100-00-00) easement to northeast corner of 1.538 acre tract (Units 1-24 BLDG A-E BISSONNET T/H CONDO) and the beginning point of +/-17.3 acre **Tract 3**.

**EXHIBIT "D"**

**MAPS OF AREAS TO BE ADDED TO  
REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS  
(SOUTHWEST HOUSTON ZONE)**

(see three maps immediately following this page)

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# SOUTHWEST HOUSTON

2015 TIRZ 20 Annex / De-Annex

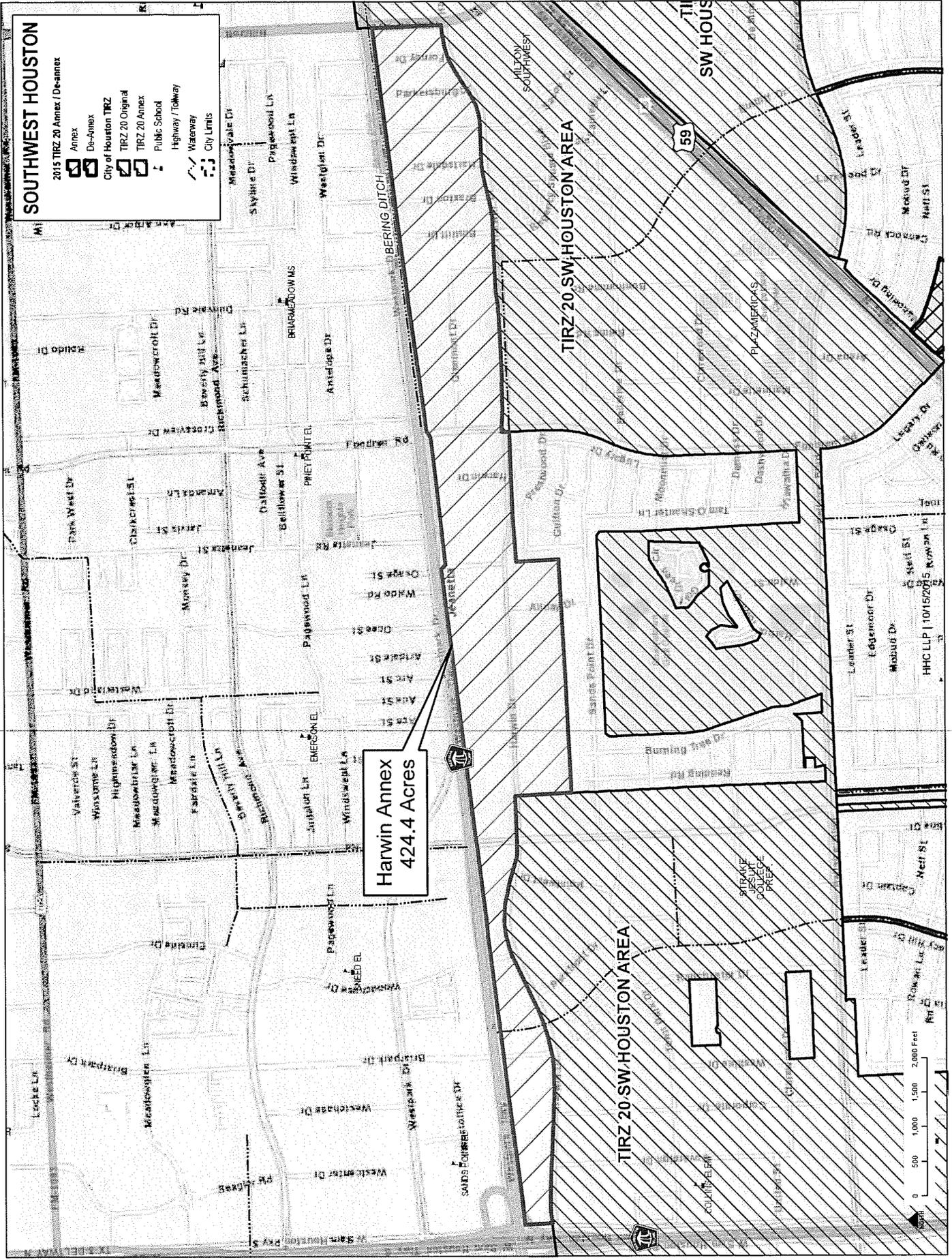
- Annex
- De-Annex
- City of Houston TIRZ
- TIRZ 20 Original
- TIRZ 20 Annex
- Public School
- Highway / Tollway
- Waterway
- City Limits

Harwin Annex  
424.4 Acres

TIRZ 20 SW HOUSTON AREA

TIRZ 20 SW HOUSTON AREA

SW HOUSTON



FHC LLP | 10/15/2015, Rowan Ln

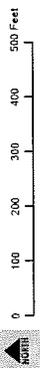
# SOUTHWEST HOUSTON

2015 TRZ 20 Annex / De-Annex

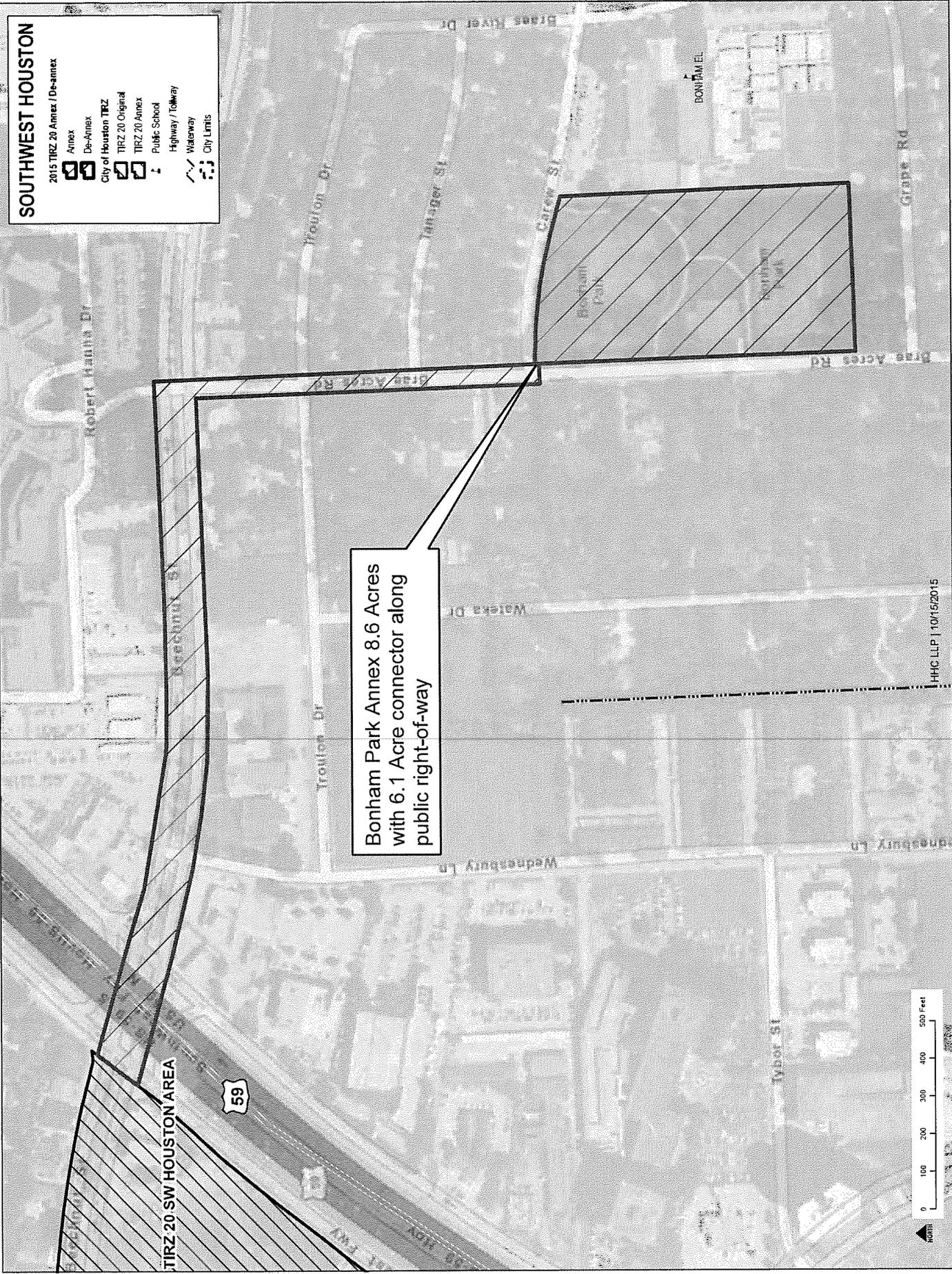
- Annex
- De-Annex
- City of Houston TRZ
- TRZ 20 Original
- TRZ 20 Annex
- Public School
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- City Limits

Bonham Park Annex 8.6 Acres  
with 6.1 Acre connector along  
public right-of-way

TRZ 20 SW HOUSTON AREA



HHC LLP | 10/16/2015

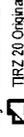


**SOUTHWEST HOUSTON**

2015 TIRZ 20 Annex / De-Annex



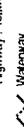
City of Houston TIRZ



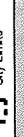
TIRZ 20 Annex



Highway / Tollway



City Limits



Braeburn Glen Park / Lee LeClear  
Tennis Center Annex 17.3 Acres

BRAYS BAYOU

TIRZ 20 SW HOUSTON ANNEX

HHCLLP / 01/15/2015

