

City of Houston, Texas, Ordinance No. 2022-1005

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY-ONE, CITY OF HOUSTON, TEXAS (HARDY/NEAR NORTHSIDE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 2003-1258, passed and adopted December 17, 2003, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-One, City of Houston, Texas (the "Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Hardy/Near Northside area; and

**WHEREAS**, pursuant to Code Section 311.007, the City may enlarge the boundaries of an existing reinvestment zone, subject to the limitations provided by Code Section 311.006; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 2019-993, passed and adopted December 4, 2019; and

**WHEREAS**, the City desires to further enlarge the boundaries of the Zone by adding to the Zone approximately 41 acres of additional territory, including the Houston Farmers Market and nearby parcels (collectively, the "Additional Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; and

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

**WHEREAS**, the City Council finds that the Additional Area meets the requirements of Code Section 311.005(a)(1) because the Additional Area substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic and social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the deterioration of site or other improvements and defective or inadequate sidewalk and street layout; and

**WHEREAS**, not more than thirty percent (30%) of the property in the enlarged Zone, excluding property that is publicly owned, is used for residential purposes as described in Code Section 311.006(a)(1); and

**WHEREAS**, the total appraised value of taxable real property in the enlarged Zone and in 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. Findings.** That the findings contained in the preamble of this Ordinance are determined to be true and correct and are adopted as a part of this Ordinance.

**Section 2. Boundary Enlargement.** That the City, acting in accordance with the provisions of Chapter 311 of the Texas Tax Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge the Zone by adding the area described in **Exhibit A** and depicted on the map in **Exhibit B**, which are attached hereto and incorporated by reference.

**Section 3. Effective Date of Enlargement.** That the boundaries of the Zone shall be enlarged as of the effective date of this Ordinance.

**Section 4. Tax Increment Base for Added Territory.** That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 2003-1258 and Ordinance No. 2019-993, and shall also include the tax increment base attributable to the Additional Area added to the Zone by this Ordinance, which tax increment base shall be determined as of January 1 of the year in which this Ordinance becomes effective.

**Section 5. Severability.** 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 held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances 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. Emergency.** 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; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 14<sup>th</sup> day of December, 2022.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 20 2022.

AT HARRIS  
City Secretary

DocuSigned by:

*Andrea Taylor*

(Prepared by Legal Department \_\_\_\_\_)  
(JN:jn December 5, 2022) Assistant City Attorney  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(LD-RE-0000000692)

Meeting 12/14/2022

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
Absent on personal business		Kubosh
✓		Plummer
✓		Alcorn
<b>Caption</b>	<b>Adopted</b>	

Captions Published in DAILY COURT REVIEW  
 Date: 12/20/2022

**Exhibit A**

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-ONE

J. Austin Survey  
Abstract No. 1  
Harris County, Texas

41.57 Acres (1,810,816 Sq. Ft.)  
TIRZ 21 Annexation  
Page No. 1 of 5

1 FISCAL YEAR 2023 ANNEXATION FOR TAX INCRMENT REINVESTMENT ZONE  
2 NUMBER TWENTY-ONE, (HARDY NEAR/NORTHSIDE ZONE), CITY OF HOUSTON,  
3 HARRIS COUNTY, TEXAS:  
4

5 This description is comprised of being a 41.57 acre (1,810,816 square feet) tract of land situated  
6 in the J. Austin Survey, Abstract No. 1, Harris County, Texas, Said 41.57 acre of land being  
7 more particularly described by metes and bounds as follows:  
8

9 BEGINNING at a point at intersection of southerly line of IH 610 (ROW varies) recorded in  
10 the Harris County Clerk File (H.C.C. F.) No. B205690 of Official Public Record Of Real  
11 Properties of Harris County (O.P.O.R.P.H.C.) and north line of E 28th Street (50' wide) as  
12 recorded in the City of Houston (COH) Ordinance No. 4-3473, same being the northeasterly  
13 corner of Unrestricted Reserve A, Block 1 of Greensheet Addition, Replat No. 1, a subdivision  
14 recorded in the Film Code (F.C.) No. 689377 of Harris County Map Record (H.C.M.R.);  
15

16 THENCE, South 87° 26' 06" West along the common line of said Greensheet Addition and E  
17 28<sup>th</sup> Street at a distance of 201.95 feet passing northwest corner of intersection of said E 28<sup>th</sup>  
18 Street and Tabor Street (50' wide) recorded in Volume (Vol.) 26, Page (Pg.) 29 of H.C.M.R.  
19 and northeast corner of Lot 7, Block 1 of Sylvester Gardens, a subdivision recorded in Vol.  
20 26, Pg. 29 of H.C.M.R. and continuing for a total distance of 306.16 feet to a point being the  
21 northwest corner of the said Lot 7, Block 1 and an interior corner of the said Greensheet  
22 Addition, and also being a corner of the herein described tract;  
23

24 THENCE, South 03° 24' 46" East along the east line of said Greensheet Addition and west  
25 line of said Sylvester Gardens at a distance of 349.75 feet to a point on the north line of  
26 Sylvester Road (40 feet wide) recorded in Vol. 5, Pg. 11, H.C.M.R., the same point also being  
27 the southwest corner of Lot 1 of said Block 1, Sylvester Gardens and an interior corner of  
28 said Greensheet Addition and a corner of the herein described tract;  
29

30 THENCE, North 87° 09' 10" East along the north line of said Sylvester Road and south line  
31 of said Sylvester Gardens passing at a distance of 98.20 feet the southeast corner of said Lot 1  
32 and northwest corner of intersection of said Sylvester Road and Tabor Street (40 feet wide),  
33 recorded in Vol. 5, Pg 11 of H.C.M.R. and continuing for a total distance of 148.20 feet to  
34 northeast corner of said Sylvester Road and Tabor Street, the same also being a corner of the  
35 herein described tract;  
36

37 THENCE, South 03° 01' 24" East along the east line of a said Tabor Street a distance of  
38 412.98 feet to southeast corner of said Tabor Street and Samuel Street (40' wide) recorded in  
39 Vol. 5, Pg. 11, H.C.M.R., the same also being a corner of the herein described tract;  
40

41 THENCE, South 86° 58' 36" West at 40 feet crossing the said Tabor Street and along the  
42 south line of said Samuel Street and north line of Lot 1 & Lot 12 of Block 2 of Sapp  
43 Gardens, a subdivision recorded in Vol. 5, Pg. 11 of H.C.M.R., at a distance of 240 feet  
44 passing the northwest corner of said Lot 12 and southeast corner of said Samuel Street and

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45 Angeline Street (40 feet wide) recorded in Vol. 5, Pg. 11 of H.C.M.R, at a distance of 280  
46 feet passing the southwest corner of said Samuel Street and Angeline Street and northeast  
47 corner of Lot 1 of Block 4 of Said Sapp Gardens, and continuing along Lot 1 and Lot 12 of  
48 said Block 4, Sapp Gardens for a total distance of 480.00 feet to the southeast corner of Lula  
49 Street (40 feet wide) recorded in Vol. 5, Pg. 11 of H.C.M.R and said Samuel Street and  
50 northwest corner of said Lot 12, the same also being a corner of the herein described tract;

51  
52 THENCE, South 03° 01' 24" East along the common line of said Lula Street and Block 4 at a  
53 distance of 300.00 feet passing the northeast corner of Service Street (40 feet wide) recorded  
54 in Vol. 5, Pg. 11 of H.C.M.R and said Lula Street and continuing for a total distance of  
55 340.00 feet crossing the said Service Street to a point on the south line of said Service Street,  
56 the same also being a corner of the herein described tract;

57  
58 THENCE, South 86° 58' 36" West along the south line of said Service Street for a distance of  
59 380.00 feet to an angle point, the same also being an angle point of the herein described tract;

60  
61 THENCE, North 86° 37' 44" West continuing along the south line of said Service Street for a  
62 distance of 715.17 feet to the southeast corner of Airline Drive (variable width of 70 feet to  
63 75 feet with additional random dedications of up to 5 feet as shown on various plats), the  
64 same being the northwest corner of a called 0.47 acre tract conveyed to Golden Coast, Inc. as  
65 recorded in H.C.C.F. No. T466147, O.P.R.O.R.P.H.C and being also a corner of the herein  
66 described tract;

67  
68 THENCE, South 02° 36' 09" East along the east line of said Airline Drive, a distance of  
69 310.86 feet to the northwest corner of Link Road (55 feet wide as shown on F.C. No. 523173,  
70 H.C.M.R.) and said Airline Drive and the same being the southwest corner of a called 0.9278  
71 acre tract conveyed to JGR Texas Investments, LLC as recorded in H.C.C.F. No. W951063,  
72 O.P.R.O.R.P.H.C and being also a corner of the herein described tract;

73  
74 THENCE, South 82° 48' 53" East along the northerly line of said Link Road (variable width  
75 of 50 feet to 55 feet with additional random dedications of up to 5 feet on either side as  
76 referenced in various plats) at a distance of 289.46 feet passing the northwest corner of  
77 intersection of Eastman Street (40 feet side, as shown in Vol. 687, Pg. 530, H.C.M.R.), at a  
78 distance of 329.55 feet passing the northeast corner of the said intersection, at a distance of  
79 1448.80 feet passing northwest corner of said Link Road and Tabor Street, at a distance of  
80 1,489.43 feet passing northeast corner of said intersection, at a distance of 2,033.92 feet  
81 passing the westerly line of Little White Oak Bayou, at a distance of 2,487.28 feet passing  
82 the easterly line of said Little White Oak Bayou and continuing for a total distance of  
83 2,621.68 feet to a point on the westerly line of IH 45 (variable width) at intersection with  
84 said Link Road, the same also being an angle point of the herein described tract;

85  
86 THENCE, South 84° 10' 08" East across the said IH 45 for a distance of 350.00 feet to the  
87 easterly line of said IH 45 at intersection with northerly line of said Link Road, the same  
88 point also being a corner of the herein described tract;



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89  
90 THENCE, South 06° 36' 10" East along the said east line of IH 45 for a distance of 55.03 feet  
91 to a point at intersection with southerly line of said Link Road, the same also being the  
92 southeast corner of the herein described tract;

93  
94 THENCE, North 83° 34' 59" West across the said IH 45 for a distance of 360.00 feet to the  
95 westerly line of said IH 45 at intersection with southerly line of said Link Road, the same  
96 point also being an angle point of the herein described tract;

97  
98 THENCE, North 82° 48' 53" West along the southerly line of said Link Road at a distance of  
99 124.33 feet passing the easterly line of said Little White Oak Bayou, at a distance of 466.58  
100 feet passing the westerly line of said Little White Oak Bayou, at a distance of 528.42 feet  
101 passing northeast corner of said Link Road and End Street, at a distance of 595.99 feet  
102 passing northwest corner of the said intersection, at a distance of 999.05 feet passing the  
103 northeast corner of Walton Street (50 feet wide as shown in Vol. 24, Pg. 58, H.C.M.R.) and  
104 said Link Road, passing at a distance of 1,049.49 feet northwest corner of the said  
105 intersection, passing at a distance of 1,271.74 feet northeast corner of said Link Road and  
106 Tabor Street, passing at a distance of 1,321.73 feet the northwest corner of the said  
107 intersection, passing at a distance of 1,562.61 feet northeast corner of Northwood Street (50  
108 feet wide as shown in City of Houston Drawing No. 9056, F.C. No. 523173 of H.C.M.R.),  
109 passing at a distance of 1,613.28 feet and continuing for a total distance of 2,616.10 feet to  
110 the southeast corner of intersection of said Airline Drive (70' wide) and Link Road, same  
111 also being the northwest corner of Unrestricted Reserve 'A', Block 1 of E. Flores Estate, a  
112 plat recorded under F.C. No. 523173, H.C.M.R. and an angle point of the herein described  
113 tract;

114  
115 THENCE, South 87° 23' 51" West across the said Airline Drive for a distance of 70.00 feet to  
116 west line of said Airline Drive and east line of Unrestricted Reserve A, Block 1 of Golden  
117 Coast Place recorded in F.C. No. 628155, the same also being the southwest corner of the  
118 herein described tract;

119  
120 THENCE, North 02° 36' 09" West along the west line of said Airline Drive and east line of  
121 said Golden Coast Place for a distance of 38.87 feet to the northeast corner of said Golden  
122 Coast Place, the same also being a corner of the herein described tract;

123  
124 THENCE, South 87° 30' 17" West along the north line of said Golden Coast Place and south  
125 line of Airline Drive for a distance of 5.00 feet to the west line of said Airline Drive and east  
126 line of Unrestricted Reserve A of Block 1 of Airline Retail recorded in F.C. No. 692274,  
127 H.C.M.R. for a corner of the herein described tract;

128  
129 THENCE, North 02° 36' 09" West along the common line of said Airline Drive and said  
130 Airline Retail for a distance of 205.06 feet to southeast corner of Gibbs Street (60' feet wide  
131 as recorded in the Vol 3, Pg 43 of H.C.M.R.) and said Airline Drive and northeast corner of  
132 the said Airline Retail, the same also being a corner of the herein described tract;

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133  
134 THENCE, North  $63^{\circ} 37' 00''$  East along north line of said Airline Drive for a distance of 5.46  
135 feet for a corner, the same also being a corner of the herein described tract;

136  
137 THENCE, North  $02^{\circ} 36' 09''$  West along the west line of said Airline Drive at a distance of  
138 60.98 feet passing the northwest corner of Link Road (45 feet wide, as shown on F.C. No.  
139 605608, H.C.M.R.), passing at a distance of 401.68 feet the southeast corner of Aurora Street  
140 (55 feet wide as per Vol. 492, Pg. 216 & Vol. 495, Pg. 150 of H.C.D.R.) and said Airline  
141 Drive, passing at a distance of 471.68 feet the northwest corner of the said Aurora Street and  
142 Airline Drive, and continuing for a total distance of 631.39 feet to the southwest corner of E  
143 26<sup>th</sup> Street (60 feet wide as per Vol. 492, Pg. 216 & Vol. 495, Pg. 150 of H.C.D.R., F.C. No.  
144 680140, 410020, H.C.M.R. ) and said Airline Drive, the same also being an angle point of the  
145 herein described tract;

146  
147 THENCE, North  $11^{\circ} 46' 05''$  West across the said intersection of E. 26<sup>th</sup> Street and Airline  
148 Drive for a distance of 87.96 feet to a point for beginning of a curve to the left, the same also  
149 being the northeast corner of said intersection, southeast corner of Restricted Reserve A,  
150 Block 1 of Sunset Heights Extension, a subdivision recorded in the F.C. No. 680140,  
151 H.C.M.R. and as well being an angle point of the herein described tract;

152  
153 THENCE, along the west line of said Airline Drive and east line of said Sunset Heights  
154 Extension, being a curve turning to the left with an angle of  $01^{\circ} 45' 25''$ , having a radius of  
155 2,457.00 feet, and whose long chord bears North  $08^{\circ} 04' 06''$  West-75.34 feet for an arc  
156 distance of 75.34 feet to the northeast corner of said Sunset Heights Extension at northwest  
157 corner of Sylvester Road (45 feet wide, Vol. 5, Pg. 11, H.C.M.R. & F.C. No. 554039,  
158 H.C.M.R.) and said Airline Drive, the same also being a corner of the herein described tract;

159  
160 THENCE, North  $87^{\circ} 09' 10''$  East across the intersection, at a distance of 80.48 feet passing  
161 the northeast corner of said Airline Drive and Sylvester Road and southwest corner of East  
162 Sunset Height, a subdivision recorded in Vol. 572, Pg. 225, H.C.D.R. along the south line of  
163 said East Sunset Heights and north line of said Sylvester Road passing at a distance of 390.47  
164 feet northwest corner of Eastman Street (50 feet wide, Vol. 572, Pg. 225, H.C.D.R.) and said  
165 Sylvester Drive, passing at a distance of 440.47 feet northeast corner of said Eastman Street  
166 and Sylvester Road, the same being the southwest corner of Block 1 of Eastman Landing  
167 recorded in F.C. No. 675826, H.C.M.R., and along the north line of said Sylvester Road and  
168 south line of said Eastman Landing at a distance of 540.47 feet passing the southeast corner  
169 of the said Eastman Landing, the same along being the southwest corner of Jewish Cemetery  
170 Tract and continuing along the north line of said Sylvester Street and south line of said Jewish  
171 Cemetery Tract for a total distance of 697.07 feet to the southeast corner of the said Jewish  
172 Tract and southwest corner of a called 2.6867 acre tract conveyed to Moda Investments, Ltd  
173 and recorded in H.C.C.F. No. 20070471231, O.P.R.O.R.P.H.C., the same also being a corner  
174 of the herein described tract;

175

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176 THENCE, North 03° 02' 28" West along the east line of said Jewish Cemetery Tract and west  
177 line of said called 2.6867 acre tract for a distance of 747.87 feet to the south line of said IH  
178 610, the same also being the common corner of said Jewish Cemetery Tract and said called  
179 2.6867 acre tract and the most northerly northwest of the herein described tract;

180  
181 THENCE, North 86° 56' 04" East, along the south line of said IH 610 a distance of 232.25  
182 feet to the beginning of a non-tangential curve turning to the right;

183  
184 THENCE, along said curve turning to the right through an angle of 20° 29' 10", having a  
185 radius of 1,114.42 feet, and whose long chord bears South 76° 35' 25" East-396.34 feet for an  
186 arc distance of 398.46 feet to a point of intersection with a non-tangential line;

187  
188 THENCE, South 67° 40' 33" East along south line of said IH 610 a distance of 254.79 feet to  
189 the beginning of a curve turning to the right;

190  
191 THENCE, along said curve turning to the right through an angle of 04° 57' 13", having a  
192 radius of 1,145.92 feet, and whose long chord bears South 65° 11' 52" East-99.04 feet for an  
193 arc distance of 99.07 feet to a point of intersection with a non-tangential line;

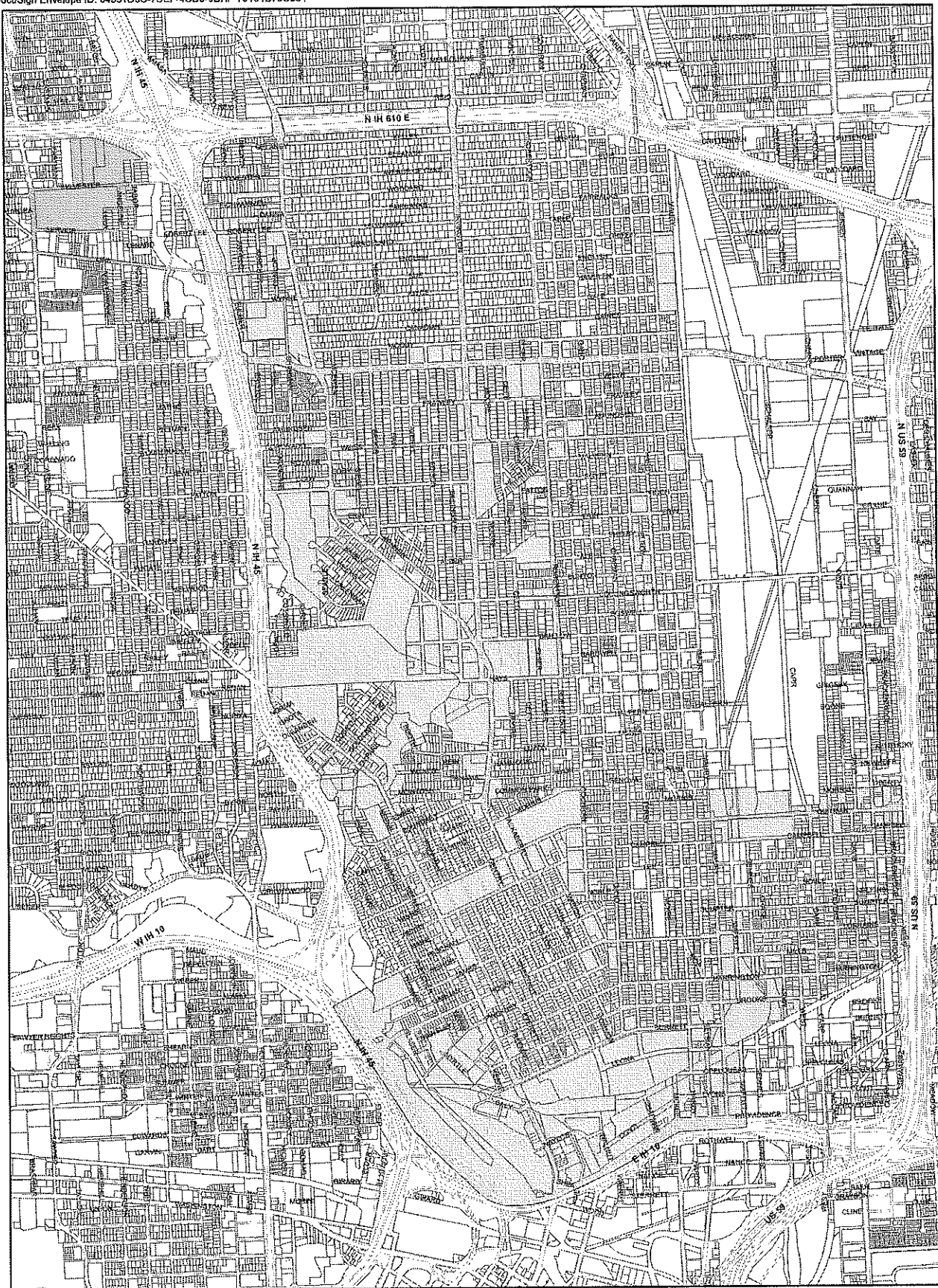
194  
195 THENCE, South 62° 22' 53" East along the south line of said IH 610, a distance of 69.19 feet  
196 to an angle point of the herein described tract;

197  
198 THENCE, South 55° 55' 41" East, along the south line of said IH 610 a distance of 69.22 feet  
199 to the beginning of a non-tangential curve turning to the right;





200  
201 THENCE, along said curve turning to the right through 04° 35' 52", having a radius of  
202 1,145.92 feet, and whose long chord bears South 53° 15' 43" East-91.93 for an arc distance of  
203 91.95 feet to the POINT OF BEGINNING and containing 41.57 acre (1,810,816 square feet)  
204 of land, more or less.

**Exhibit B**

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-ONE



## Legend

-  Proposed Annexation
-  Hardy/Near Northside
-  HCAD Parcels
-  Pavement

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,450.2 Acres  
Proposed: 41.8 Acres

## City of Houston Hardy/Near Northside Proposed Annexation

0 700 1,400 2,800 Feet

Source: COHGIS Data, HGAC, Economic Development

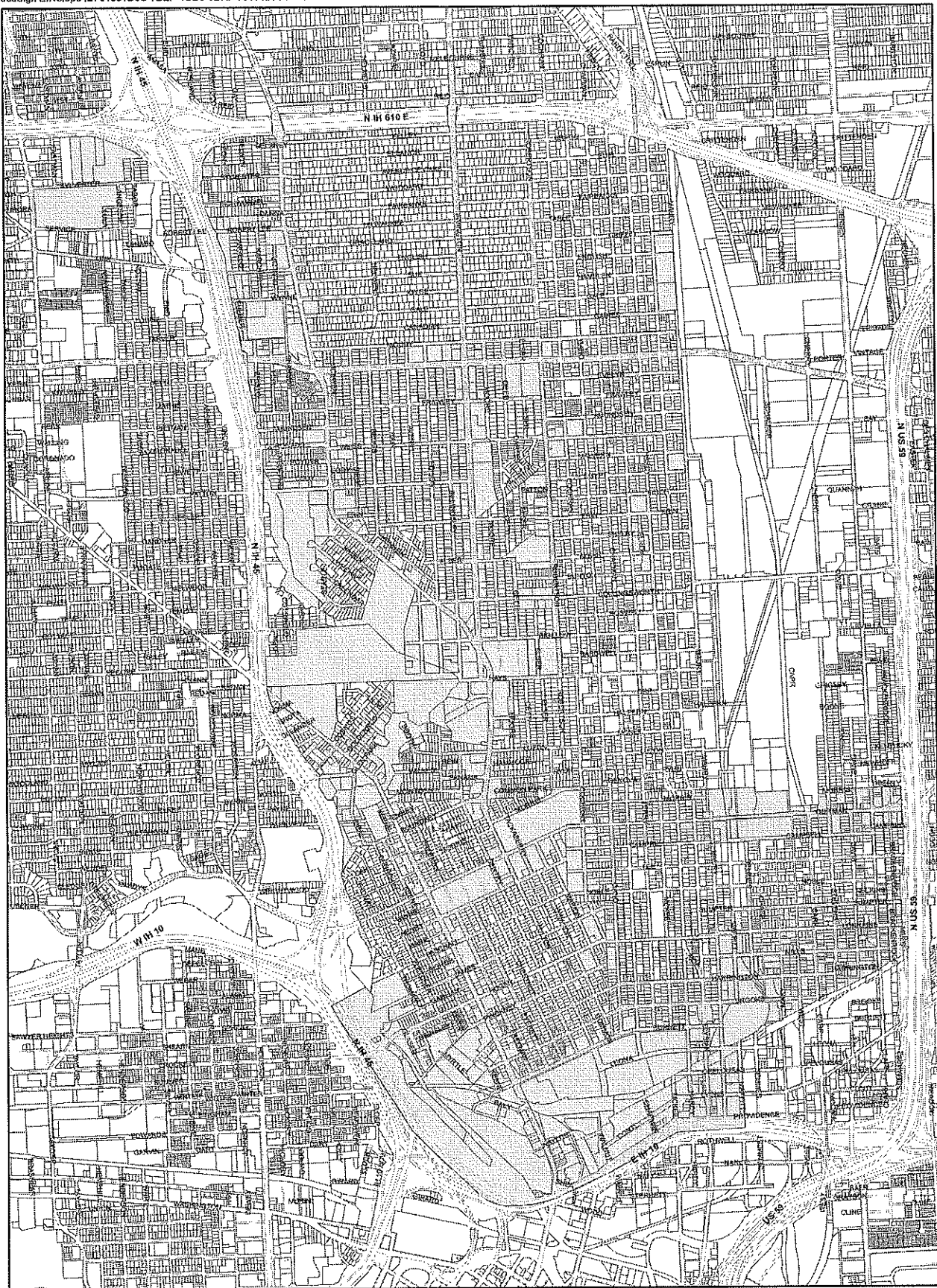
Date: December 2022

Reference: PJ25675\_Hardy\_Annexation




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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**



## Legend

-  Hardy/Near Northside
-  HCAD Parcels
-  Pavement

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,450.2 Acres  
As Enlarged: 1,492 Acres

## City of Houston Hardy/Near Northside As Enlarged

0 700 1,400 2,800 Feet

Source: COHGIS Data, HGAC, Economic Development

Date: December 2022

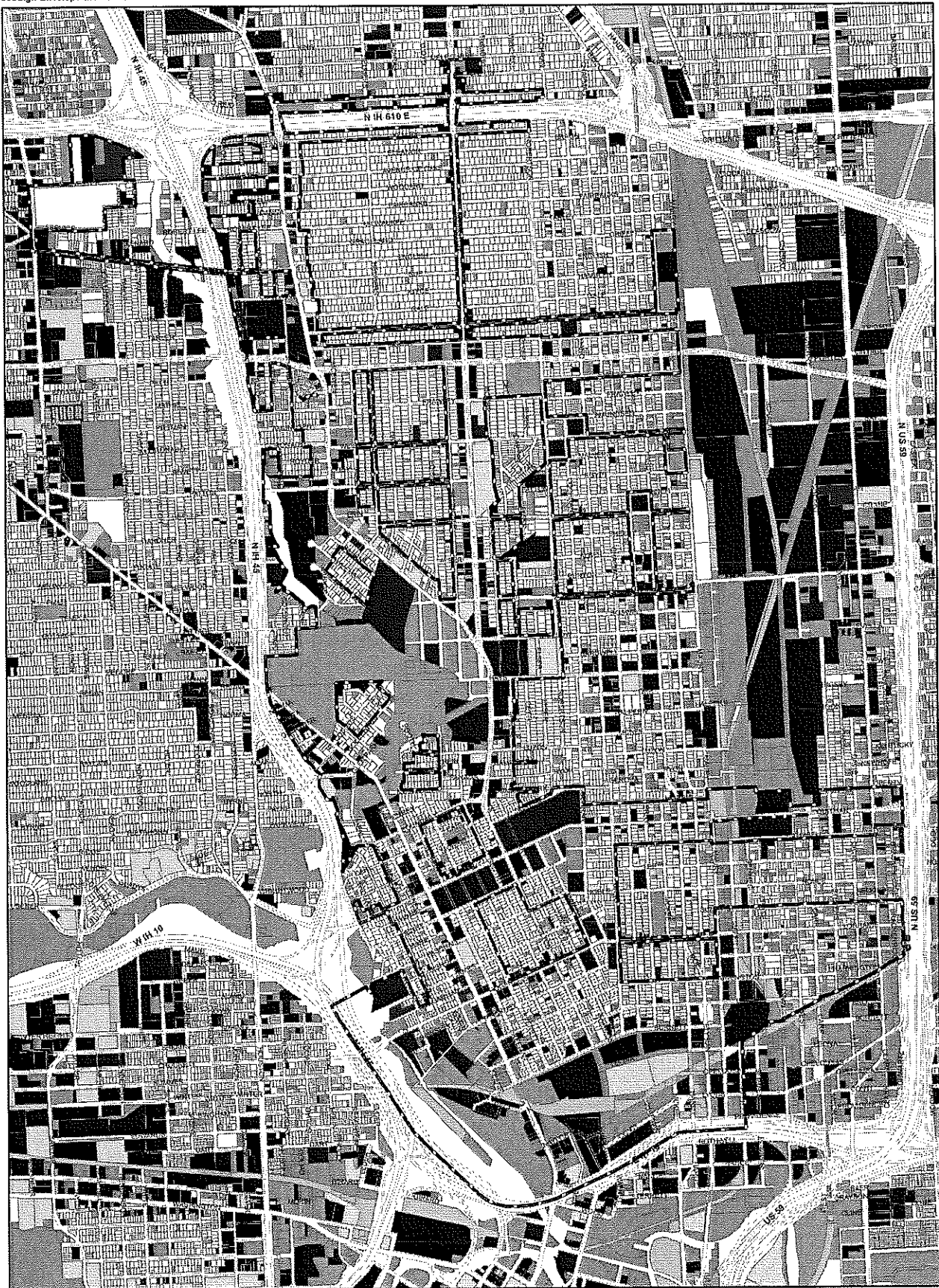
Reference: PJ25675\_Hardy\_Enlarged

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DEPARTMENT**





**Hardy/Near Northside**

Land Use	
	Single-Family Residential
	Multi-Family Residential
	Commercial
	Office
	Industrial
	Public & Institutional
	Transportation & Utility
	Park & Open Spaces
	Agriculture Production
	Undeveloped
	Unknown

# City of Houston Hardy/Near Northside Existing Landuse

0 700 1,400 2,800 Feet

Source: COHGIS Data, HGAC, Economic Development

Date: December 2022

Reference: PJ25675\_Hardy\_Landuse

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