

City of Houston, Texas, Ordinance No. 2015-1105

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS (SAINT GEORGE PLACE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

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**WHEREAS**, by Ordinance No. 1990-1452, adopted on December 12, 1990, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number 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 Lamar Terrace area; and

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

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 1992-1674, adopted December 22, 1992; 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 is unproductive, underdeveloped, or blighted; 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 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. Findings.** That the facts and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2. Boundary Enlargement.** 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 One, City of Houston, Texas, by adding the area described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto.

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

**Section 4. Tax Increment Base.** That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 1990-1452 and Ordinance No. 1992-1674, and beginning January 1, 2016, 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. 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 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 10<sup>th</sup> day of November, 2015.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is NOV 16 2015.

  
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City Secretary

CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: NOV 17 2015

(Prepared by Legal Department Mary Brade OMD)  
(MFB:mfb November 3, 2015) Senior Assistant City Attorney  
(Requested by Andrew F. Icken, Chief Development Officer)  
L.D. File No. 042400110003

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AYE	NO	
✓		MAYOR PARKER
....	....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
	ABSENT	COHEN
	ABSENT-ON PERSONAL BUSINESS	BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

## EXHIBIT "A"

### LEGAL DESCRIPTION OF AREA PROPOSED TO BE ADDED TO REINVESTMENT ZONE NUMBER ONE, CITY OF HOUSTON, TEXAS (SAINT GEORGE PLACE ZONE)

Lying wholly in the City of Houston, the Zone Annexation is a +/- 932 acre tract generally bounded by Westheimer Rd. on the north, Chimney Rock Rd. on the east, Westpark Tollway on the south, and Hillcroft Ave. on the west, with the beginning point being the north right-of-way (ROW) of Westheimer Rd. and east ROW of Chimney Rock Rd.;

Then in a southerly direction along east ROW of Chimney Rock Rd. to the centerline of the ROW of Westpark Tollway and north boundary of Houston Metro Transit Authority Rail Easement (TR R 30 ABST 725 H SANDERSON);

Then in a westerly direction along centerline of ROW of Westpark Tollway and north boundary of Houston Metro Transit Authority Rail Easement (TR R 30 ABST 725 H SANDERSON, TR 6 ABST 77 R VINCE, TR R20 ABST 1026 GC&SFRR CO SEC 2) to west ROW of Hillcroft Ave.;

Then in a northerly direction along west ROW of Hillcroft Ave. to north ROW of Westheimer Rd.;

Then in a easterly direction along north ROW of Westheimer Rd. to east ROW of Chimney Rock Rd. and beginning point of +/- 932 acre tract.

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**EXHIBIT "B"**

**PROPOSED ANNEXATION MAP**

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