

City of Houston, Texas, Ordinance No. 2020- 1099

**AN ORDINANCE REDUCING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1997-478, adopted on May 7, 1997, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Seven, 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 Old Spanish Trail/Almeda Corridors area; and

**WHEREAS**, pursuant to Code Section 311.007, the City may reduce or enlarge the boundaries of an existing reinvestment zone, subject to the restrictions under Code Section 311.006; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 1998-1145 approved December 9, 1998, Ordinance No. 2008-418 approved May 14, 2008, Ordinance No. 2013-796 approved September 11, 2013, Ordinance No. 2016-956 approved December 7, 2016, and Ordinance No. 2019-985 approved December 4, 2019; and

**WHEREAS**, the City now proposes to reduce the boundaries of the Zone by removing from the Zone approximately 0.3 acres of territory (collectively, the "Reduced Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; and

**WHEREAS**, the proposed improvements in the reduced 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 hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

**Section 2.** Boundary Reduction. 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 reduce the Zone by removing 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 Boundary Reduction. That the boundaries of the Zone shall be reduced effective as of the date of this Ordinance.

**Section 4.** Tax Increment Base for Added Territory. That the tax increment base for the reduced Zone shall include the tax increment bases established by Ordinance No. 1997-748, Ordinance No. 1998-1145, Ordinance No. 2008-418, Ordinance No. 2013-796, Ordinance No. 2016-956 and Ordinance No. 2019-985, and shall remove the tax increment base attributable to the Reduced Area removed from 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 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 16th day of December, 2020.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 22 2020.

*[Signature]*  
Interim City Secretary

DocuSigned by:  
*Kent Kelsey*  
7289880c01c14cc  
(Prepared by Legal Department \_\_\_\_\_)  
(KK:gd November 23, 2020) Senior Assistant City Attorney  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No. 042-1300011-015 )

CAPTION PUBLISHED IN DAILY COURT  
REVIEW DATE: DEC 22 2020

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

**Exhibit A**

TERRITORY TO BE REMOVED FROM REINVESTMENT ZONE NUMBER SEVEN

Boundary Description

STATE OF TEXAS                   §  
   §  
   §  
COUNTY OF HARRIS               §

Metes & Bounds Description

A tract of land containing 0.3123 Acre, in Unrestricted Reserve "A", Block 1, Emancipation One Center a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687019 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows: (Bearings based on Film Code No. 687019 of the Map Records of Harris County, Texas)

COMMENCING at the intersection of the northerly right-of-way line of Elgin Street (platted as Elgin Avenue, 80 Feet wide) and the easterly right-of-way line of Emancipation Avenue (80 Feet wide);

THENCE, NORTH 32° 52' 00" EAST, with said easterly right-of-way line, a distance of 10.04 Feet to a point at the southwesterly corner and POINT OF BEGINNING of this tract;

THENCE, NORTH 32° 52' 00" EAST, continuing with said easterly right-of-way line, a distance of 182.08 Feet to a point at the northwesterly corner of this tract;

THENCE, across and through the aforementioned Unrestricted Reserve "A" the following

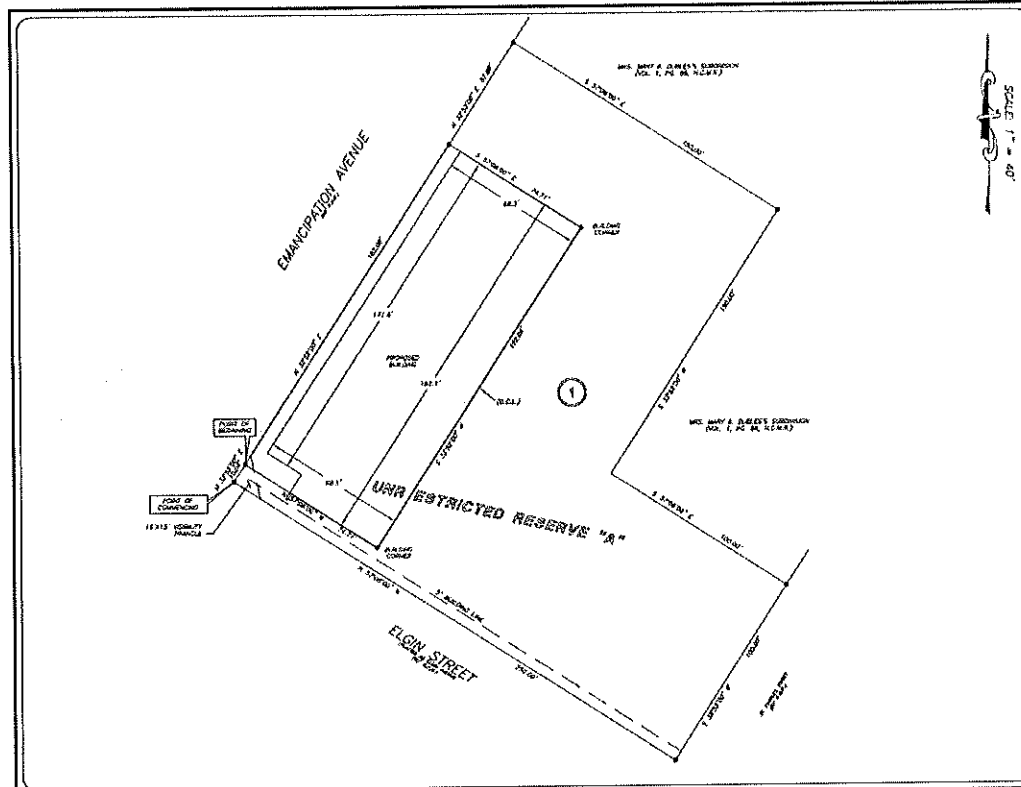
three (3) courses:

1. SOUTH 57° 08' 00" EAST, a distance of 74.71 Feet to a point at the northeasterly corner of this tract;
2. SOUTH 32° 52' 00" WEST, a distance of 182.08 Feet to a point at the southeasterly corner of this tract;
3. NORTH 57° 08' 00" WEST, a distance of 74.71 Feet to the POINT OF BEGINNING and containing 0.3123 Acre of land.

See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 19-08444  
October 14, 2019



ADDRESS: 2401 ELGIN STREET  
 HOUSTON, TEXAS 77004  
 ORDERED BY: MARLON MARSHALL

**PLOT PLAN:  
 0.3123 ACRE  
 BEING PART OF  
 UNRESTRICTED RESERVE "A"  
 BLOCK 1  
 EMANCIPATION ONE CENTER**

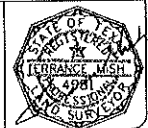
A SUBDIVISION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 UNDER FILM CODE NO. 887019 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS)

NOTE: PLAT PLAN ONLY. ADDITIONAL IMPROVEMENTS MAY NOT BE SHOWN.  
 NOTE: ADDITIONAL MEASUREMENTS SHOULD BE TAKEN PRIOR TO CONSTRUCTION.  
 NOTE: THIS PLANET MAY BE SUBJECT TO FIELD MEASUREMENTS AND/OR  
 ADDITIONAL SURVEYING BEING NECESSARY.  
 NOTE: THIS PLANET HAS PROVIDED WITH A FILE EQUIPMENT  
 THESE ELEMENTS AND/OR SCALING UNITS AND ADJUST THIS PLANET

THIS PROPERTY DOES NOT BE BOUND BY  
 THE PLAT PLANED PLANS AS SET FORTH  
 AND THE METES AND BOUNDS  
 THEREON.  
 THIS PLANET HAS PROVIDED WITH A FILE EQUIPMENT  
 THESE ELEMENTS AND/OR SCALING UNITS AND ADJUST THIS PLANET

A SURVEYOR'S INVESTIGATION  
 WAS PERIOD THE STATE OF THIS SURVEY

DRAWN BY: MC



DATE: 10/15/2018  
 TIME: 10:00 AM  
 PROJECT: 18018



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 281-444-1268 FAX 281-444-1817 281-444-4881 FAX 281-444-1233  
 440 WINDHOLM STREET SUITE 100 HOUSTON, TEXAS 77054 1771 W. 116TH AVE SUITE 200 HOUSTON, TEXAS 77057  
 TXPLN NO. 15043700

**Exhibit B**

MAP OF AREA TO BE REMOVED FROM REINVESTMENT ZONE NUMBER SEVEN

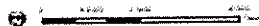




**Legend**

- O.S.T./Alameda
- De-Annexation
- Parcels

**City of Houston**  
**O.S.T./Alameda - TIRZ #7**  
**De-Annexation**



Source: City of Houston, Department of Planning and Development  
 Date: October 2007  
 Reference: 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100

This map is made available for informational purposes only and should not be construed as a contract. The City of Houston assumes no liability for any errors or omissions in this map.



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**