

City of Houston, Texas, Ordinance No. 2013-796

AN ORDINANCE ENLARGING 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; 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 Seven, City of Houston, Texas ("Zone"), by City Ordinance No. 1997-478 on May 7, 1997; 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. 1998-1145 on December 9, 1998, and by City Ordinance No. 2008-418 on May 14, 2008; 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 Section 311.005(a)(1) of the Code because the area to be added substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, and 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 because of 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) 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) 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. 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 the boundaries of Reinvestment Zone Number Seven, City of Houston, Texas, by adding the area described in Exhibit "A" and shown on the map 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 City Ordinance No. 1997-478, City Ordinance No. 1998-1145, and City Ordinance No. 2008-418, 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 11th day of September, 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 SEP 17 2013.



City Secretary

(Prepared by Legal Department Donna Capps DCA)
(DRC:drc August 28, 2013) Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development
(L.D. File No. 0421300011001)
G:\REAL ESTATE\TIRZ\TIRZ 7 OST\Alameda Corridors\Annexations\ORD Anne

AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		ABSENT-ON PERSONAL BUSINESS MARTIN
✓		HOANG
✓		PENNINGTON
✓		ABSENT-OUT OF CITY CITY BUSINESS GONZALEZ
✓		ABSENT-OUT OF CITY CITY BUSINESS 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 SEVEN, CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)**

PROPOSED CITY OF HOUSTON
FY13 ANNEXATION FOR OLD SPANISH TRAIL/ALMEDA CORRIDORS
REINVESTMENT ZONE, TIRZ NO. 7, HARRIS COUNTY, TEXAS

1 DESCRIPTION

2 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

3
4 Being a tract of land situated in City of Houston, Harris County, Texas and being more
5 particularly described as follows:

6
7 BEGINNING at the southeast corner of a lot described as Tract 16 of the Tracts 15 & 16,
8 Holman Outlot 15, same being the intersection of the north right-of-way line of Tuam
9 Street with the west right-of-way line of Dowling Street and same being a northern
10 boundary line of the Old Spanish Trail/Almeda Corridors Reinvestment Zone;

11
12 THENCE, proceeding in a westerly direction along and with the north right-of-way line
13 of said Tuam Street, to the southwest corner of a lot described as Tract 13 of the Tracts 8
14 & 13, Holman Outlot 15, same being the intersection of the north right-of-way line of
15 said Tuam Street with the east right-of-way line of Hutchins Street and same being an
16 eastern boundary line of the Old Spanish Trail/Almeda Corridors Reinvestment Zone;

17
18 THENCE, proceeding in a northerly direction along and with the east right-of-way line of
19 said Hutchins Street to the northwest corner of a lot described as Tract 12 of the Tracts 11
20 & 12, Holman Outlot 15, same being the intersection of the east right-of-way line of said
21 Hutchins Street with the south right-of-way line of Dennis Street, same being a southern
22 boundary line of the Old Spanish Trail/Almeda Corridors Reinvestment Zone;

23
24 THENCE, proceeding in an easterly direction along and with the south right-of-way line
25 of Dennis Street to the northeast corner of a lot described as Tract 20A of the Tracts 20A
26 Thru 20F, 23 & 27A, Holmon Outlot 15, same being the intersection of the south right-
27 of-way line of said Dennis Street with the west right-of-way line of said Dowling Street
28 and same being a western boundary line of the Old Spanish Trail/Almeda Corridors
29 Reinvestment Zone;

30
31 THENCE, proceeding in a southerly direction along and with the west right-of-way line
32 of said Dowling Street to the southeast corner of said Tract 16 of the Tracts 15 & 16,
33 Holman Outlot 15, same being the intersection of the north right-of-way line of said
34 Tuam Street with the west right-of-way line of said Dowling Street, and same being a
35 northern boundary line of the Old Spanish Trail/Almeda Corridors Reinvestment Zone,
36 the POINT OF BEGINNING.


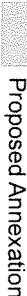
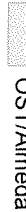
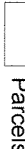
EXHIBIT "B"

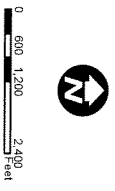
**MAP OF AREA TO BE ADDED
TO REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)
AND MAP OF ZONE AS ENLARGED**

(see maps immediately following this page)

City Of Houston
TIRZ #7
Proposed Annexation
Fiscal Year 2013

Legend

-  Waterway
-  Proposed Annexation
-  OST/Alameda
-  Parcels



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: September 2012
 Reference: p16529, Proposed



City Of Houston TIRZ #7 As Enlarged

Legend

- Waterway
- OST/Alameda
- Parcels



**PLANNING &
DEVELOPMENT
DEPARTMENT**

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Source: GIS Services Division
Date: September 2012
Reference: PJ1829, Enlarged

