

City of Houston, Texas, Ordinance No. 2022-1004

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS (FIFTH WARD ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1999-766, passed and adopted July 21, 1999, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Eighteen, 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 Fifth Ward area; and

**WHEREAS**, by Ordinance No. 2001-404, passed and adopted May 9, 2001, the City amended Ordinance No. 1999-766 to clarify the boundary description of the Zone to conform to the boundary system used by the Harris County Appraisal District; 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. 2008-765, passed and adopted September 3, 2008, Ordinance No. 2015-1206, passed and adopted December 2, 2015, and Ordinance No. 2019-991, 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 116 acres of additional territory, including the Homestead Detention Basin 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. 1999-766, Ordinance No. 2001-404, Ordinance No. 2008-765, Ordinance No. 2015-1206, and Ordinance No. 2019-991, 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.

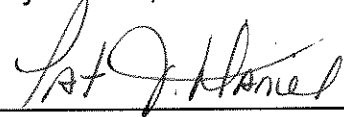
**Section 6. Emergency.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval 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.

  
\_\_\_\_\_  
City Secretary

(Prepared by Legal Department  
(JN:gd November 30, 2022)  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(LD-RE-0000000666)

DocuSigned by: 

\_\_\_\_\_  
Assistant City Attorney

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
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 12/20/2022

**Exhibit A**

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER EIGHTEEN

**JURISDICTIONAL BOUNDARY DESCRIPTION  
2022 ANNEXATION TO  
TAX INCREMENT REINVESTMENT ZONE NO. 18 (FIFTH WARD)**

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2022 Annexation to TIRZ No. 18 Fifth Ward is +/- 116.6 acres located within the Harris & Wilson Abstract No. 32, City of Houston, Harris County, Texas and being more particularly described as follows: Beginning at the northwest corner of ROY B NICHOLS LT 1 BLK 2 (HCAD: 0510660000001, 4334 LIBERTY RD) and boundary of City of Houston TIRZ No. 18 Fifth Ward Annex 3, same being east ROW of Altoona St and south ROW of Liberty Rd;

Then generally east northeast along south ROW of Liberty Rd to northeast corner of AUGUSTA TRS 5 & 6A BLK 53, same being west ROW of Kashmere St;

Then east across ROW of Kashmere St and along south ROW of Liberty Rd to northwest corner of AUGUSTA TR 3A BLK 56;

Then south along west boundary of said TR 3A BLK 56 to southwest corner of said tract;

Then east along south boundary of said TR 3A BLK 56, continuing along south ROW of Liberty Rd to centerline of Lockwood Dr southbound lane, same being west corner of ABST 32 HARRIS & WILSON TR R40 and south ROW of Liberty Rd;

Then generally east northeast along south ROW of Liberty Rd to a point south of southwest corner of ABST 32 HARRIS & WILSON TR 1G-3, same being inline with east ROW of Homestead Rd;

Then north across ROW of Liberty Rd and along east ROW of Homestead Rd, across rail and utility easement, to north corner of ABST 32 HARRIS & WILSON TR 10;

Then generally east southeast along north boundary of said TR 10, and continuing along south boundary ABST 32 HARRIS & WILSON TRS 1A 2A 3A 6A-1 6B 7B & 8A to southeast corner of said TRS 1A 2A 3A 6A-1 6B 7B & 8A;

Then north along east boundary of said TRS 1A 2A 3A 6A-1 6B 7B & 8A to northeast corner of said tracts;

Then generally west along north boundary of said TRS 1A 2A 3A 6A-1 6B 7B & 8A across ROW of Homestead Rd to a point west of northwest corner of said tracts, same being west ROW of Homestead Rd;

Then generally south along west ROW of Homestead Rd to north boundary of ABST 32 HARRIS & WILSON TR 1A;

Then east southeast along north boundary of said TR 1A to northeast corner of said tract;

Then south along east boundary of said TR 1A, and ABST 32 HARRIS & WILSON TR 5 to southeast corner of said TR 5;

Then generally west northwest along south boundary of said TR 5 to corner of ABST 32 HARRIS & WILSON TR 1D & R100, same being west ROW of Homestead Rd;

Then generally south along west ROW of Homestead Rd to southeast corner of ABST 32 HARRIS & WILSON TR 1E, same being north ROW of Liberty Rd;

40 Then generally west southwest along north ROW of Liberty Rd to south corner of MICHAELS GLENN  
41 RES A BLK 1, same being east boundary of ENGLEWOOD ACRES TR 33;

42 Then south along east boundary of said TR 33 to southeast corner of said tract, same being north ROW of  
43 Liberty Rd;

44 Then generally west southwest along north ROW of Liberty Rd to south corner of ABST 32 HARRIS &  
45 WILSON TRS 19 & 21, same being east ROW of Lockwood Dr;

46 Then west southwest across ROW of Lockwood Dr to southeast corner of LIBERTY ROAD GARDEN  
47 ROW-STREET WIDENING (DEDICATED PER PLAT) (NM), same being north ROW of Liberty Rd;

48 Then generally west by south along north ROW of Liberty Rd to southwest corner of ABST 32 HARRIS  
49 & WILSON TRS 1 7 & 14 BLK 2 LIBERTY ROAD ESTATES U/R, same being east ROW of Solo St;

50 Then northwest across ROW of Solo St and along north ROW of Liberty Rd to southeast corner of  
51 AUGUSTA LTS 1 THRU 6 BLK 52, same being west ROW of Solo St;

52 Then west along north ROW of Liberty Rd to southeast corner of AUGUSTA LT 6 & TRS 7B & A BLK  
53 49, same being east ROW of Kashmere St;

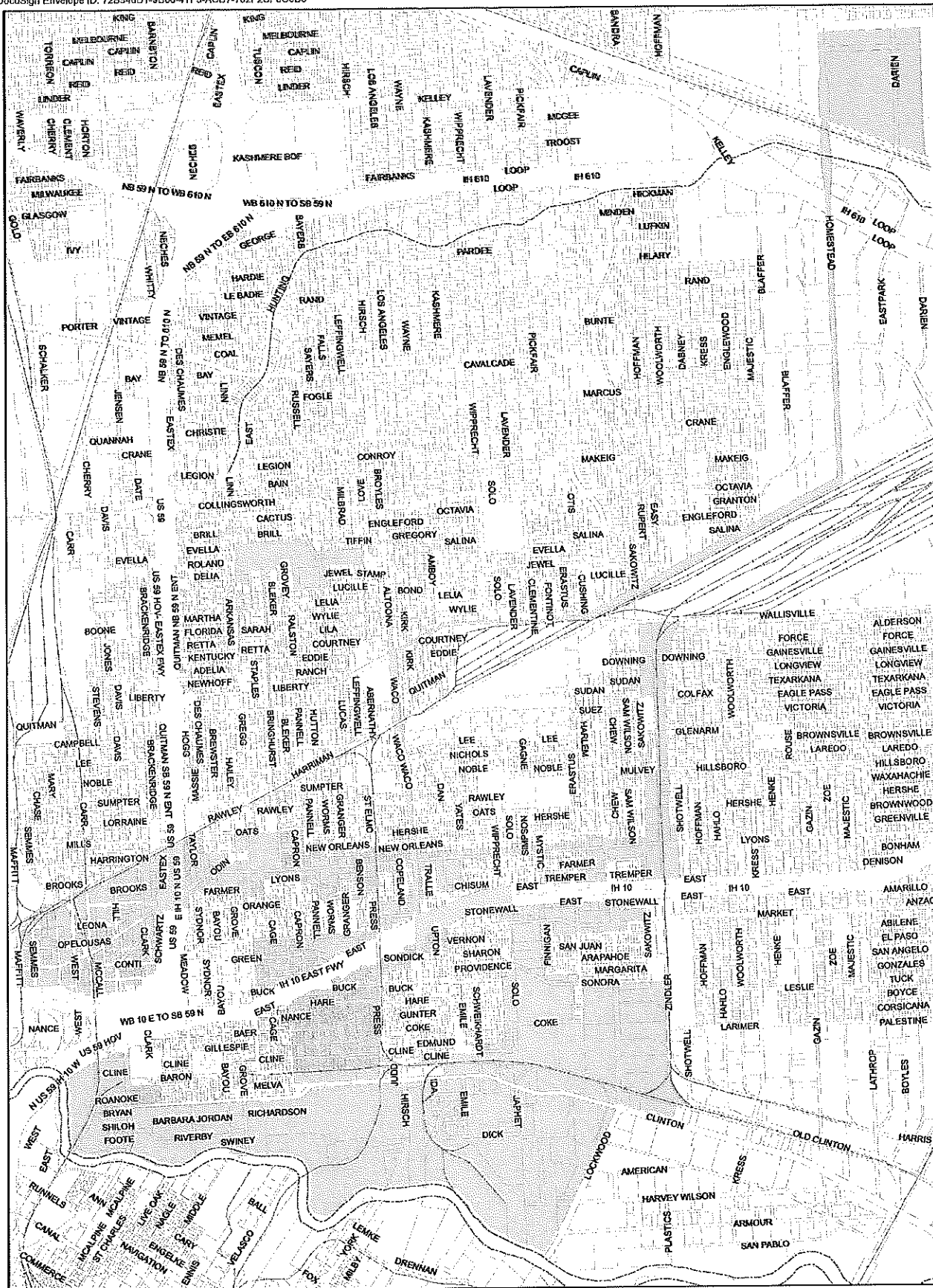
54 Then generally west southwest along north ROW of Liberty Rd to east ROW of Altoona St, same being  
55 southwest corner of ABST 32 HARRIS & WILSON TR 14E LIBERTY GARDENS SEC 1 U/R (HCAD:  
56 0402660040023, 4337 LIBERTY RD) and boundary of City of Houston TIRZ No. 18 Fifth Ward Annex  
57 3;

58 Then generally southeast across ROW of Liberty Rd and along boundary of City of Houston TIRZ No. 18  
59 Fifth Ward Annex 3 to northwest corner of ROY B NICHOLS LT 1 BLK 2, same being beginning of +/-  
60 **116.6 acre** tract.









**Exhibit B**

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER EIGHTEEN



**Legend**

-  Proposed Annexation
-  Fifth Ward
-  HCAD Parcels
-  Pavement
-  Railroads
-  Waterway

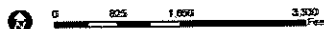
**Note: Acreages Include Parcels and ROW.**

**Existing TIRZ: 1,008.4 Acres**  
**Proposed: 116.0 Acres**

**City of Houston  
Fifth Ward**

**TIRZ #18**

**Proposed Annexation**



Source: CDHGIS Data, HCAD, Economic Services

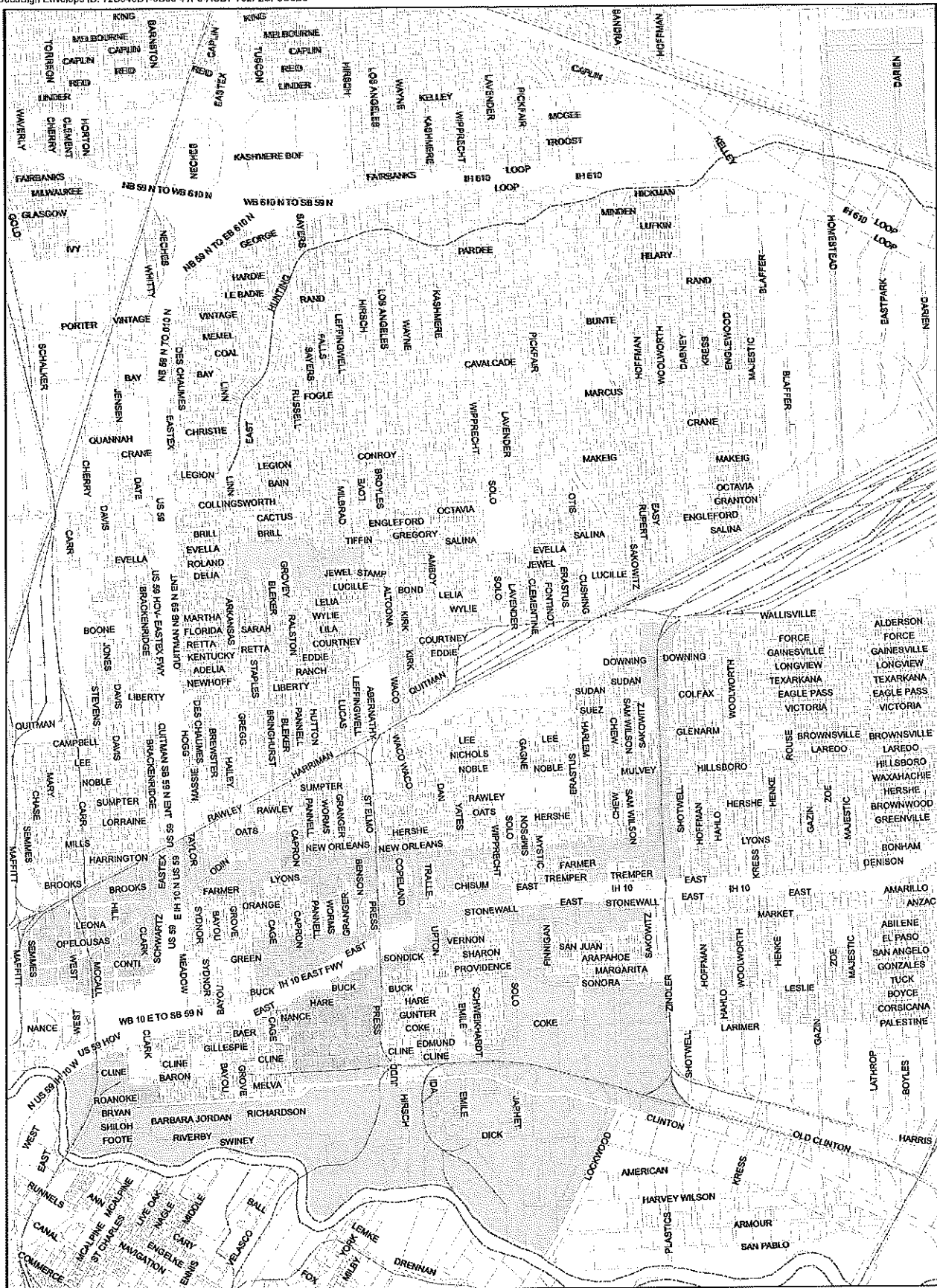
Date: November 2022

Reference: R125641\_Proposed\_Fifth\_Ward

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**



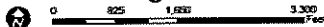
**Legend**

- Fifth Ward As Enlarged
- HCAD Parcels
- Pavement
- Railroads
- Waterway

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,008.4 Acres  
As Enlarged: 1,124.4 Acres

**City of Houston  
Fifth Ward  
TIRZ #18  
As Enlarged**



Source: CDHGIS Data, HCAD, Economic Services

Date: November 2022  
Reference: P125648\_As Enlarged\_Fifth\_Ward

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**PLANNING & DEVELOPMENT DEPARTMENT**



**Legend**


- Fifth Ward
- HCAD Parcels
- Pavement
- Railroads
- Wideway
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Public & Institutional
- Transportation & Utility
- Park & Open Spaces
- Agriculture Production
- Undeveloped
- Unknowns

**City of Houston  
Fifth Ward  
TIRZ #18  
Existing Landuse**

0 625 1250 3320 Feet

Source: CDNGIS Data, HCAD, Economic Services  
Date: November 2022  
Reference: #125641\_Landuse\_Fifth\_Ward

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**PLANNING & DEVELOPMENT DEPARTMENT**