

City of Houston, Texas, Ordinance No. 2019 - 991

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

* * * * *

WHEREAS, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Eighteen, City of Houston, Texas ("Zone"), by Ordinance No. 1999-766, passed July 21, 1999, as amended by Ordinance No. 2001-404, passed May 9, 2001; and

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

WHEREAS, the City Council previously enlarged the boundaries of the Zone by Ordinance No. 2008-765 on September 3, 2008, and Ordinance No. 2015-1206 on December 2, 2015; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding into the Zone approximately 121 acres of land ("Annexation Area") described in Exhibit "A" and depicted in Exhibit "B" attached to this Ordinance; and

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

WHEREAS, the City Council finds that the Annexation Area meets the requirements of Section 311.005(a)(1) of the Code since it is 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 the site and other improvements and due to defective or inadequate sidewalk and street layout; and

WHEREAS, less than thirty percent (30%) of the property within the Annexation Area, 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 within 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 within 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 within 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 hereby 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 Code, including Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Seven, City of Houston, Texas, by adding the area described in Exhibit "A" and as 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 Ordinance No. 1999-766, Ordinance No. 2008-765, and Ordinance No. 2015-1206, and beginning January 1, 2020, 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 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.

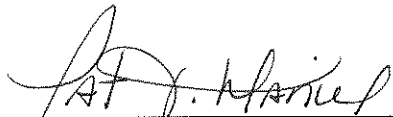
Section 6. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

PASSED AND ADOPTED this 4th day of December, 2019.


APPROVED this _____ day of _____, 2019.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 1 0 2019.



City Secretary **Assistant**

Prepared by Legal Department 
AH/ems 11-22-19 Senior Assistant City Attorney
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
L.D. File No. 0421300018008

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS
(FIFTH WARD ZONE)**

(see legal description immediately following this page)

Exhibit 5
Boundary Description

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO
REINVESTMENT ZONE NUMBER 18 (FIFTH WARD)**

Being a +/- 62.3 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at boundary line of TIRZ No. 18 Fifth Ward, same being east right-of-way of Waco St and southwest corner of BURKE LT 2 & TR 1B BLK 4; THENCE, west across Waco St to west right-of-way of Waco St and southeast corner of BURKE TR 11B BLK 3; THENCE, generally north along west right-of-way of Waco St to north right-of-way of Noble St, same being east corner of WEISENBERGERS LUCKY SEVEN TRS 12 & 12B-1 BLK 7; THENCE, generally north along east boundary of said TRS 12 & 12B-1 BLK 7 and WEISENBERGERS LUCKY SEVEN LT 3 & TR 2 BLK 7 continuing across right-of-way of Nichols St to southeast corner of WEISENBERGERS LUCKY SEVEN TR 3A BLK 8; THENCE, north along east boundary of said TR 3A BLK 8 to northeast corner of said TR 3A BLK 8, same being southeast corner of WEISENBERGERS LUCKY SEVEN TR 5B BLK 8; THENCE, west along south boundary of said TR 5B BLK 8 to southwest corner of said TR 5B BLK 8; THENCE, north along west boundary of said TR 5B BLK 8, WEISENBERGERS LUCKY SEVEN LTS 6-8 BLK 8, and ABST 32 HARRIS & WILSON TRS 3 & 14 to northwest corner of said TRS 3 & 14; THENCE, north northwest across So. Pacific Rail easement continuing along west right-of-way of Waco St/Altoona St to south right-of-way of Wylie St; THENCE, west, north and west along south right-of-way of Wylie St to east right-of-way of Abernathy; THENCE, south along east right-of-way of Abernathy St to south right-of-way of Courtney St; THENCE, west along south right-of-way Courtney St to east right-of-way of Russell St; THENCE, south along east right-of-way of Russell St to north right-of-way of Eddie St; THENCE, east along north right-of-way of Eddie St to a point north of northwest corner of SCHWEINLE PLACE LT 7 BLK 3; THENCE, south across right-of-way of Eddie St and along west boundary of said LT 7 BLK 3 and SCHWEINLE PLACE LT 9 BLK 3 to southwest corner of said LT 9 BLK 3, same being north boundary of ABST 124 J S BLACK TR 4A; THENCE, southwest by south along north boundary of said TR 4A and ABST 124 J S BLACK TR 4C, same being south right-of-way of Ranch St to west right-of-way Russell St; THENCE, north along west right-of-way at Russell St to south right-of-way of Courtney St; THENCE, west, south and west along south right-of-way of Courtney St/Retta St to east right-of-way of Bringhurst St; THENCE, south along east right-of-way of Bringhurst St to south right-of-way of Oats St, same being boundary line of TIRZ No. 18 Fifth Ward; THENCE, west across Bringhurst St to west right of way Bringhurst St; THENCE, north along west right-of-away of Bringhurst St to south right-of-away Retta St; THENCE, west along south right-of-away of Retta St to west right-of-way of Gregg St; THENCE, north along west right-of-away Gregg St to north right-of-way of Martha St; THENCE, east along north right-of-way Martha St to west right-of-way of Staples St; THENCE, north along west right-of-way of Staples St to southeast corner of ABST 124 J S BLACK TR 19; THENCE, west along south boundary of said TR 19 to southwest corner of said TR 19; THENCE, north along west boundary of said TR 19 to northwest corner of said TR 19, same being southeast of MC GOWAN N S B B LTS 4 5 & 6 BLK A; THENCE, west along south boundary of said LTS 4 5 & 6 BLK A to southwest corner of said LTS 4 5 & 6 BLK A and east boundary of ANGIERS SEC 1 BLK 4; THENCE, north along west boundary of said LTS 4 5 & 6 BLK A and ABST 124 J S BLACK TR 6 to northwest corner of said TR 6, same being east boundary of ANGIERS SEC 1 BLK 3; THENCE, north along east boundary line of ANGIERS SEC 1 BLK 3 across right-of-way of Roland St continuing north along west right-of-way of Linn St to northeast corner of ABST 327 S M HARRIS TR 4C; THENCE, east by north across Linn St to right-of-way of Linn St and northwest corner of ABST 195 J S COLLINS TR 41; THENCE, east along north boundary of ABST 195 J S COLLINS TR 41 (Tuffly Park) to northeast corner of said TR 41, same being west right-of-way of Russell St; THENCE, east across right-of-way of Russell St and along north boundary of CRANE STREET WOODS SEC 1 TR 11B BLK 3 to northeast corner of said TR 11B BLK 3; THENCE, south along east boundary of said TR 11B BLK 3 to south corner of said TR 11B BLK 3, same

being east right-of-way of Russell St; THENCE, generally south southeast along east right-of-way Russell St to northwest corner of ABST 195 J S COLLINS TR 6A; THENCE, east along north boundary of said TR 6A to northeast corner of said TR 6A and west right-of-way of Sayers St; THENCE north along west right-of-way of Sayers St same being east boundary of COLLINSWOOD SEC 2 BLK 9 to northeast corner of COLLINSWOOD SEC 2 LT 56 BLK 9; THENCE, east across right-of-way of Sayers St and along north right-of-way of Tiffin St to east right-of-way of Love St; THENCE, south along east right-of-way of Love St/Abernathy St to north right-of-way of Wiley St; THENCE, east, south and east along north right-of-way of Wiley St to southeast corner of ABST 32 HARRIS & WILSON LIBERTY GARDENS SEC 2 U/R TR 28A; THENCE, east across right-of-way Altoona St to southwest corner of ABST 32 HARRIS & WILSON LIBERTY GARDENS SEC 1 U/R LT 8 same being east right-of-way of Altoona St; THENCE, generally south along east right-of-way of Altoona St/Waco St, across Southern Pacific rail easement to northeast corner of ABST 3 HARRIS & WILSON TRS 3 & 14; THENCE, proceeding south by east by projecting a line from the northeast corner of said TRS 3 & 14 to southwest corner of WEISENBERGERS LUCKY SEVEN LTS 1 2 3 & 4 BLK 3; THENCE, generally south along east right-of-way of Waco St to southwest corner of BURKE LT 2 & TR 1B BLK 4 and boundary line of TIRZ No. 18 Fifth Ward, same being point at the beginning +/- 62.3 acres Tract;

Save and Except Tracts

Save and Except Tract 1 being +/- 1.75 acres of land situated in Abstract 195, J.S. Collins, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Tiffin St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy St to north boundary of ABST 195 J S COLLINS TR 6A (former Scott Elementary School); THENCE, west along north boundary of said ABST 195 J S COLLINS TR 6A to northwest corner of said TR 6A, same being east right-of-way of Sayers St; THENCE, north along east right-of-way of Sayers St to south right-of-way of Tiffin St; THENCE, east along south right-of-way of Tiffin St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 1;

Save and Except Tract 2 being +/- 1.55 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south boundary of ABST 195 J S COLLINS TR 7A (former Scott Elementary School) and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy St to north right-of-way of Jewel St; THENCE, west along north right-of-way of Jewel St to southwest corner of COLONIA WEISENBERGER SEC 1 LT 1 BLK 2; THENCE, north along west boundary of said LT 1 BLK 2 to northwest corner of said LT 1 BLK 2, same being south boundary of ABST 195 J S COLLINS TR 7A; THENCE, east along south boundary of said TR 7A to southeast corner of said TR 7A and west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 2;

Save and Except Tract 3 being +/- 2.93 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Jewel St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lucille St; THENCE, west along north right-of-way of Lucille St to southwest corner of COLONIA WEISENBERGER SEC 1 LT 1 BLK 1; THENCE, north along west boundary of said LT 1 BLK 1 and COLONIA WEISENBERGER SEC 1 LT 24 BLK 1 to northwest corner of said LT 24 BLK 1, same being south right-of-way of Jewel St; THENCE, east along south right-of-way of Jewel St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 3;

Save and Except Tract 4 being +/- 3.23 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lucille St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lelia St; THENCE, west along north right-of-way of Lelia St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lucille St; THENCE, east along south right-of-way of Lucille St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 4;

Save and Except Tract 5 being +/- 3.28 acres of land situated in Abstract 124, J.S. Black, City of Houston,

Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lelia St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Wylie St; THENCE, west along north right-of-way of Wylie St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lelia St; THENCE, east along south right-of-way of Lelia St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 5;

Save and Except Tract 6 being +/- 3.26 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Wylie St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Lila St; THENCE, west along north right-of-way of Lila St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Wylie St; THENCE, east along south right-of-way of Wylie St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 6;

Save and Except Tract 7 being +/- 3.23 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lila St and west right-of-way of Abernathy St; THENCE, south along west right-of-way of Abernathy to north right-of-way of Courtney St; THENCE, west along north right-of-way of Courtney St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Lila St; THENCE, east along south right-of-way of Wylie St to west right-of-way of Abernathy St, same being point of beginning of Save and Except Tract 7;

Save and Except Tract 8 being +/- 1.48 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Eddie St and east right-of-way of Russell St; THENCE, east along south right-of-way of Eddie St to west right-of-way of Lucas St; THENCE, south along west right-of-way of Lucas St to north right-of-way of Ranch St; THENCE, generally west along north right-of-way of Ranch St to east right-of-way of Russell St; THENCE, north along east right-of-way of Russell St to south right-of-way of Eddie St, same being point of beginning of Save and Except Tract 8;

Save and Except Tract 9 being +/- 28.75 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Lucille St and west right-of-way of Russell St; THENCE, south along west right-of-way of Russell St to north right-of-way of Courtney St; THENCE west along north ROW of Courtney St to east boundary of Mc GOWAN N S B B LT 1 BLK 9; THENCE, south along east boundary of said LT 1 BLK 9 to southeast corner of said LT 1 BLK 9 same being north right-of-way line of Retta St; THENCE, west along north right-of-way of Retta St to east ROW of Bringhurst St; THENCE north along east ROW of Bringhurst St to northwest corner of HARRYS REALTY CO TR 7; THENCE, east along north boundary of said TR 7 and HARRYS REALTY CO TRS 7A & 7B to northeast corner of said TRS 7A & 7B, same being west boundary of ABST 124 J S BLACK TRS 11 16 & 17; THENCE, north along west boundary of said TRS 11 16 & 17 to southeast corner of HARRYS REALTY CO TR 9A; THENCE, west along TR 9A, HARRYS REALTY CO TR 9, TRS 8 & 8A to southwest corner of said TRS 8 & 8A, same being west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Martha St; THENCE, west along north right-of-way of Martha St to east right-of-way of Staples St; THENCE, north along east right-of-way of Staples St to south boundary of ABST 195 J S COLLINS TR 41; THENCE, east along south boundary of said TR 41 to northwest corner of ABST 124 J S BLACK TRS 7 8 & 15; THENCE, south along west boundary of said TRS 7 8 & 15 to south right-of-way of Lucille St; THENCE, east along south right-of-way of Lucille St to west right-of-way of Russell St, same being point of beginning of Save and Except Tract 9;

Save and Except Tract 10 being +/- 3.08 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Martha St and west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Sarah St; THENCE, west along north right-of-way of Sarah St to

east right-of-way of Gregg St; THENCE, north along east right-of-way of Gregg St to south right-of-way of Martha St; THENCE, east along south right-of-way of Martha St to west right-of-way of Bringhurst St, same being point of beginning of Save and Except Tract 10;

Save and Except Tract 11 being +/- 3.12 acres of land situated in Abstract 124, J.S. Black, City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Sarah St and west right-of-way of Bringhurst St; THENCE, south along west right-of-way of Bringhurst St to north right-of-way of Retta St; THENCE, west along north right-of-way of Retta St to east right-of-way of Gregg St; THENCE, north along east right-of-way of Gregg St to south right-of-way of Sarah St; THENCE, east along south right-of-way of Sarah St to west right-of-way of Bringhurst St, same being point of beginning of Save and Except Tract 11;

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO
REINVESTMENT ZONE NUMBER EIGHTEEN (FIFTH WARD ZONE)**

Being a +/- 58.9 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: **BEGINNING** at the southeast corner of a lot described as LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, same being west right-of-way for Jensen Drive and boundary line of the Greater East End Management District; **THENCE**, proceeding in an westerly direction along the south property line of said LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, to the southwest corner of LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey; **THENCE**, proceeding in a southwesterly direction by projecting a line from the southwest corner of said LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey, to the southeast corner of a lot described as Tract R2-A2, ABST 327 S M Harris; **THENCE**, proceeding in a westerly direction along the south property line of said Tract R2-A2, ABST 327 S M Harris, to the southwest corner of said Tract R2-A2, ABST 327 S M Harris, same being the east right-of-way for Union Pacific Railroad Co; **THENCE**, proceeding in a northeast by north direction along the western property line of said Tract R2-A2, ABST 327 S M Harris to southeast corner of ABST 327 S M HARRIS TRS R2 & 1A, same being east right-of-way for Union Pacific Railroad Co; **THENCE**, west and north across Union Pacific Railroad Co easement to south corner of RESERVES ON BUFFALO BAYOU RES A BLK 1; **THENCE**, north along west boundary of RESERVES ON BUFFALO BAYOU RES A BLK 1 to northwest corner of said RES A BLK 1; **THENCE**, northeast by east along north boundary of said RES A BLK1, across right-of-way of West St to northeast corner of said RES A BLK1 and west right-of-way for Union Pacific Railroad Co rail easement; **THENCE**, east across said rail right-of-way (ABST 327 S M HARRIS TRS R4 & R6) and along north boundary of ABST 327 S M HARRIS TR R4-A to northeast corner of said TR R4-A same being northwest corner of Reserve A, Block 1, ACCO Park; **THENCE**, proceeding in a northeast direction by projecting a line from the northwest corner of said Reserve A, Block 1, ACCO Park, to the southwest corner of a lot described as Tract 1 & 2, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 1 & 2, Benson Acre, to the southwest corner of a lot described as Tract 1A, Benson Acre; **THENCE**, proceeding in an northerly direction along the west property line of said Tract 1A, Benson Acre, to the southwest corner of a lot described as Tract 2A, Benson Acre; **THENCE**, proceeding in an easterly direction along the south property line of said Tract 2A, Benson Acre, to the southeast corner of said Tract 2A, Benson Acre; **THENCE**, proceeding in a northeast direction by projecting a line from the southeast corner of said Tract 2A, Benson Acre, to the northwest corner of a lot described as Tract 10, Block 9, Hailey; **THENCE**, proceeding in an easterly direction along the north property line of said Tract 10, Block 9, Hailey, and GRAYSON SKYLINE LTS 4-6 BLK 1 to the northeast corner of a lot described as GRAYSON SKYLINE LT 6 BLK 1, Hailey; **THENCE**, proceeding generally east by projecting a line from the northeast corner of said LT 6 BLK 1, to the northwest corner of a lot described as Reserve A, Block 1, Bruce Elementary School, same being the east right-of-way line of Jensen Drive. **THENCE**, proceeding in an southerly direction along the west property line of said Reserve A, Block 1, Bruce Elementary School, to the southwest corner of a lots described as Lot 4, 5 & Track A adjacent alley, Block 14, Hailey; **THENCE**, proceeding in a southerly direction by projecting a line from the southwest corner of said Lot 4, 5 & Track A adjacent alley, Block 14, Hailey, to the northwest corner of a lot described as EADO EDGE AMEND LT 1 BLK 1; **THENCE**, proceeding in an easterly direction along the north property line of EADO EDGE AMEND Subdivision to northeast corner of EADO EDGE AMEND LOT 12 BLK 1, same being west boundary line ABST 327 S M HARRIS TR 8B (001*TR 4); **THENCE**, south along west boundary of said TR 8B to southwest corner of said TR 8B; **THENCE**, east

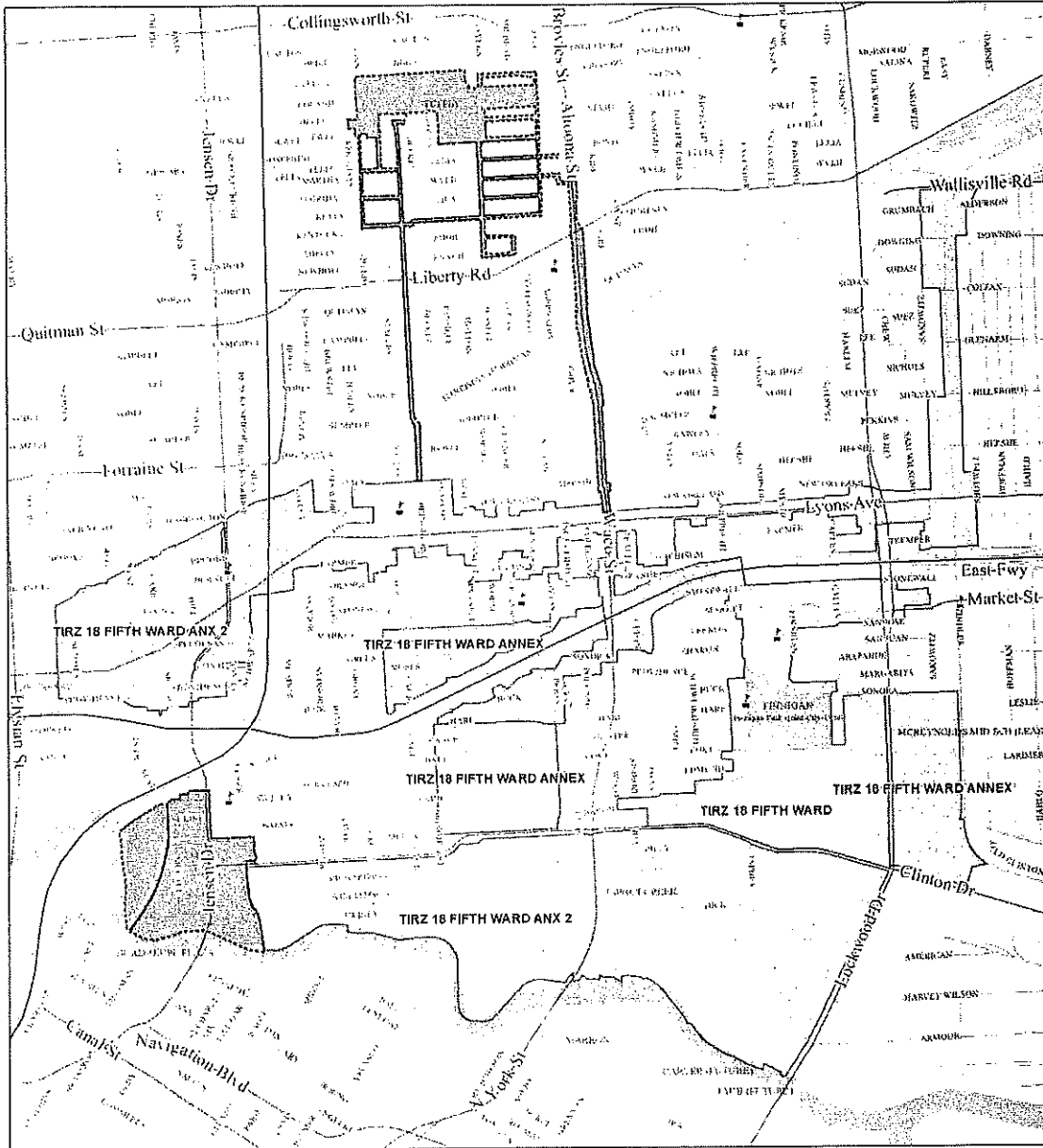
along south boundary of said TR 8B to southeast corner of said tract and east boundary of EADO EDGE AMEND Subdivision; THENCE, proceeding in a southerly direction along the east boundary of EADO EDGE AMEND Subdivision, to the southeast corner of said Subdivision; THENCE, proceeding in a westerly direction along the south boundary of EADO EDGE AMEND Subdivision, same being north right-of-way of Clinton Dr, to a distance approximately 110 linear feet; THENCE, proceeding in a southerly direction by projecting a line from said location of EADO EDGE AMEND Subdivision, across right-of-way of Clinton Dr to boundary line of TIRZ No. 18 Fifth Ward Annex 2/2015 Enlargement; THENCE, proceeding in a southerly direction along boundary, to the south boundary line of TRS 2 2A & 3 ABST 327 SM HARRIS ALL BLKS 43 THRU 48 & 53 THRU 58 LTS 1 2 7 8 & TR 9 BLK 17 (PR YR IMPS 2014-2017*0351560000002); THENCE, proceeding in a westerly direction along the south property line of said TRS 2 2A & 3 ABST 327 SM HARRIS, to southwest corner of said TRS 2 2A & 3, same being the east right-of-way line of Jensen Drive; THENCE, proceeding in a north northwesterly direction across the right-of-way of Jensen Drive to the southeast corner of a lot described as LTS 2 THRU 14 & TRS 1 15 & 16A, Block 23, Hailey same being west right-of-way for Jensen Drive and boundary line of the Greater East End Management District, the **point of beginning** of +/- 58.9 acre tract;

EXHIBIT "B"

**MAP OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER EIGHTEEN, CITY OF HOUSTON, TEXAS
(FIFTH WARD ZONE)**

(see map immediately following this page)

Map 1



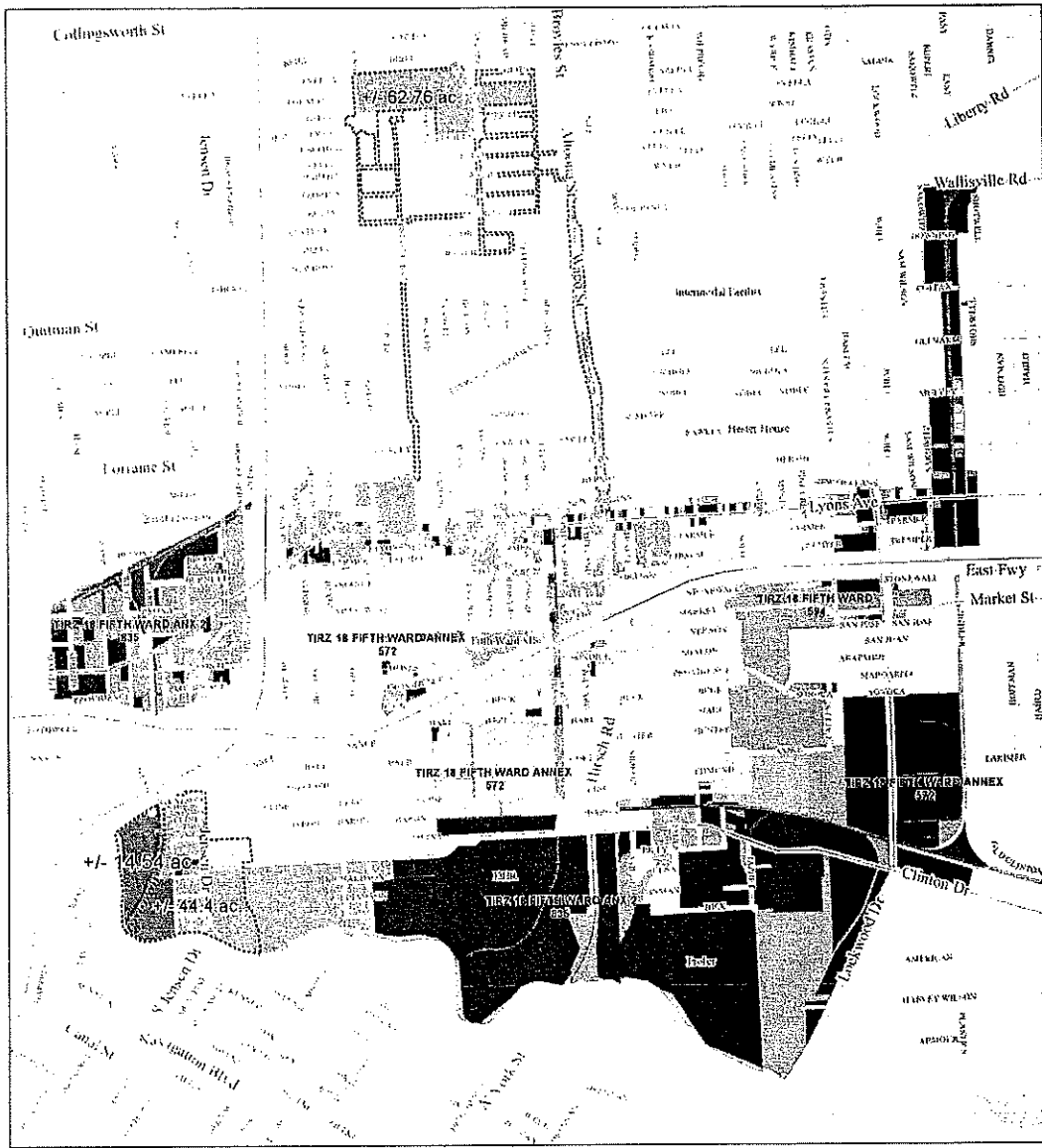
0 500 1,000 Feet



Data Source: City of Houston: HCAD July 2019
 USDA NAIP 2016 Map Source: Howes Hill and
 Associates LLP | Sept. 2019

- T18 Fifth Ward**
- Proposed Annexation (3)
 - TIRZ 18 Fifth Ward
 - Public School
 - Highway / Tollway
 - Railway
 - City Park
 - County Park
 - Open Water

Map 2 Existing and Proposed Land Uses



0 500 1,000 Feet

T18 Fifth Ward

TIRZ 18 Fifth Ward	Property Class Oct 2019	Industrial
Proposed Annexation (3)	Agric. Land	Part Duplex
Highway / Tollway	Aux. Building	Single Fam. Residential
Railway	Commercial	Two or more Family
Open Water	Commercial Vacant	Utility
	Commercial, Multi-Fam	Vacant Lot
	Exempt	

Data Source: City of Houston, HGAD Oct 2019
 USDA NAIP 2018 Map Source: Hawes Hill and Associates LLP, Oct. 2019



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/3/2019

District B

Item Creation Date: 11/21/2019

MYR - TIRZ 18 Fifth Ward Boundary Enlargement

Agenda Item#: 87.

Summary:

ORDINANCE enlarging the boundaries of **REINVESTMENT ZONE NUMBER EIGHTEEN**, City of Houston, Texas (Fifth Ward Zone); containing findings and other provisions related to the foregoing subject; providing for severability; and declaring emergency - **DISTRICT B - DAVIS**

Background:

SUBJECT: Approval of an ordinance to change the boundaries of Reinvestment Zone Number Eighteen (Fifth Ward Zone) by adding certain property to the Zone

RECOMMENDATION: City Council adopt an ordinance to change the boundaries of Reinvestment Zone Number Eighteen(Fifth Ward Zone) by adding certain property to the Zone

Specific Explanation:

City of Houston Tax Increment Reinvestment Zone Number Eighteen (the "Zone") was created by Ordinance No.1999-0766 on July 21, 1999. On May 9, 2001, City Council approved a boundary clarification to the Zone (Ordinance 2001-0404). On September 3, 2008, Council approved an Annexation Plan by Ordinances No. 2008-0765. City Council approved an Annexation Plan by Ordinance No. 2015-1206 on December 5, 2015.

On November 19, 2019, the Board of Directors of the Zone approved a proposed Third Amendment to Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan") which reflected the annexation of certain land and transmitted it for City Council consideration and approval. The annexation of approximately 121 acres generally includes two areas (1) Tuffly Park and property adjacent and (2) the area in the southern portion of the zone generally located north and east of Buffalo Bayou and south of Hwy 59. The property description and notice of the public hearing were published in the Houston Chronicle on November 12, 2019. The annexation of the area into the Zone would allow for the improvement of infrastructure, drainage, roadways, parks, and housing in the area.

Pursuant to Chapter 311 of the Texas Tax Code Sections 311.003, 311.007 and 311.011, a public hearing was held on November 20, 2019.

DocuSigned by:

Andrew F Icken, Chief Development Officer

Prior Council Action:

Ord. No.1999-0766, 07/21/99; Ord. No. 2001-0404, 05/09/01; Ord. No. 2008-0765, 09/03/08; Ord. No. 2015-1206, 12/2/15

Amount of Funding:

No funding required

Contact Information:

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ATTACHMENTS:

Description

- PCA 1999-766
- PCA 2008-765
- PCA 2015-1206
- PCA 2001-0404 (Part 1 of 4)
- PCA 2001-0404 (Part 2 of 4)

Type

- Backup Material
- Backup Material
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