

City of Houston, Texas, Ordinance No. 2022 - 1007

**AN ORDINANCE RELATING TO THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS (HARRISBURG ZONE); AMENDING ORDINANCE NO. 2019-997 TO CLARIFY THE BOUNDARIES OF THE ZONE; REDUCING THE BOUNDARIES OF THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 2011-900, passed and adopted October 19, 2011, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-Three, 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 Harrisburg area; and

**WHEREAS**, on November 15, 2019, the Board of Directors of the Zone adopted a First Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the "First Amended Plan"), which called for the annexation of approximately 315 acres, as well as the de-annexation of approximately 44 acres described in **Exhibit A** and depicted on the map in **Exhibit B** attached to this Ordinance (the "Excluded Area"); and

**WHEREAS**, on December 4, 2019, the City adopted Ordinance No. 2019-998 approving the First Amended Plan for the Zone, and Ordinance No. 2019-997 enlarging the boundaries of the Zone; and

**WHEREAS**, the removal of the Excluded Area was not clearly described in Ordinance No. 2019-997, causing uncertainty regarding the boundaries of the Zone; and

**WHEREAS**, for purposes of clarifying the boundaries of the Zone, the City desires to amend Ordinance No. 2019-997 by including provisions for the removal of the Excluded Area; **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 Reduction. That the City, acting in accordance with the provisions of the Code, does hereby reduce the boundaries of the Zone by removing the Excluded Area described in **Exhibit A** and depicted on the map in **Exhibit B**, which are attached to this Ordinance and incorporated by reference.

**Section 3.** Effective Date of Boundary Reduction. That the boundaries of the Zone shall be reduced as of the effective date of Ordinance No. 2019-997.

**Section 4.** Tax Increment Base. That the tax increment base for the Zone shall include the tax increment base established by Ordinance No. 2011-900, Ordinance No. 2019-997, and shall exclude the taxable value of the Excluded Area for the year in which the Excluded Area was originally included in the Zone's boundaries.

**Section 5.** Amendment to Ordinance No. 2019-997. That the City hereby amends Ordinance No. 2019-997 by including provisions for the removal of the Excluded Area as set forth in Sections 1 - 4 of this Ordinance, and hereby confirms that all other provisions of Ordinance No. 2019-997 shall remain unchanged.

**Section 6.** 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 7. 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.

*AT J. H. H. H.*  
City Secretary

(Prepared by Legal Department (JN:gd November 29, 2022) (Requested by Andy Icken, Chief Development Officer, Office of the Mayor) (LD-RE-0000000558))  
DocuSigned by: *[Signature]*   
6051958C004D4C0 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
<b>Absent</b>		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
<b>Absent on personal business</b>		Kubosh
✓		Plummer
✓		Alcorn
<b>Caption</b>	<b>Adopted</b>	

Captions Published in DAILY COURT REVIEW  
 Date: 12/20/2022

**Exhibit A**  
Description of Excluded Area

**LEGAL DESCRIPTION OF PROPOSED DE-ANNEXATION FROM  
REINVESTMENT ZONE NUMBER TWENTY-THREE (HARRISBURG ZONE)**

Being a 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 Tract 15, Block 23, Hailey, same being west right-of-way for Jensen Drive and northern boundary line of the Greater East End Management District; **THENCE**, proceeding in an westerly direction along the south property line of said Tract 15, Block 23, Hailey, to the southwest corner of Lot 9, Block 23, Hailey; **THENCE**, proceeding in a westerly direction by projecting a line from the southwest corner of said Lot 9, 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 northerly direction along the western property line of said Tract R2-A2, ABST 327 S M Harris, to the southwest corner of a lot described as Tract R2-A2A, ABST 327 S M Harris; **THENCE**, proceeding in a northerly direction along the west property line of said Tract R2-A2A, ABST 327 S M Harris, to the southwest corner of a lot described as Tract R2-A, ABST 327 S M Harris; **THENCE**, proceeding in a northerly direction along the west property line of said Tract R2-A, ABST 327 S M Harris, to the southwest corner of a lot described as Reserve A, Block 1, ACCO Park; **THENCE**, proceeding in a northerly direction along the west property line to the northwest corner of said 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, to the northeast corner of a lot described as Tract 9, Block 9, Hailey; **THENCE**, proceeding in a southeast direction by projecting a line from the northeast corner of said Tract 9, Block 9, Hailey, 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 Tract 1, ABST 327 S M Harris; THENCE, proceeding in an easterly direction along the north property line of said Tract 1, ABST 327 S M Harris, to the northeast corner of said Tract 1, ABST 327 S M Harris; THENCE, proceeding in a southerly direction along the east property line of said Tract 1, ABST 327 S M Harris, to the southeast corner of said Tract 1, ABST 327 S M Harris; THENCE, proceeding in a westerly direction along the south property line of said Tract 1, ABST 327 S M Harris, to a distance approximately 110 linear feet; THENCE, proceeding in a southerly direction by projecting a line from said location of Tract 1, ABST 327 S M Harris, to the northeast corner of a lot described as Tract 2, ABST 327 S M Harris; THENCE, proceeding in a southerly direction along the east property line of said Tract 2, ABST 327 S M Harris, to the southeast corner of said Tract 2A, ABST 327 S M Harris; THENCE, proceeding in a westerly direction along the south property line of said Tract 2A, ABST 327 S M Harris, to the southwest corner of said Tract 2A, ABST 327 S M Harris, same being the east right-of-way line of Jensen Drive; THENCE, proceeding in a westerly direction across the right-of-way of Jensen Drive to the southeast corner of a lot described as Tract 15, Block 23, Hailey, same being west right-of-way for Jensen Drive and northern boundary line of the Greater East End Management District, the **point of beginning**;

**Exhibit B**  
Map of Excluded Area



