

City of Houston, Texas, Ordinance No. 2022-1008

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY-THREE, CITY OF HOUSTON, TEXAS (HARRISBURG 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, pursuant to Code Section 311.007, the City may enlarge or reduce the boundaries of an existing reinvestment zone, subject to the limitations provided by Code Section 311.006; and

WHEREAS, the City previously enlarged or reduced the boundaries of the Zone by Ordinance No. 2019-997, passed and adopted December 4, 2019, and Ordinance No. 2022-1007, passed and adopted December 14, 2022¹; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding to the Zone approximately 18 acres of additional territory, including the Houston Maker Hub expansion and Guadalupe Plaza (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

¹ Ordinance number of the ordinance amending Ordinance No. 2019-997 to clarify the boundaries of Reinvestment Zone Number Twenty-Three, City of Houston, Texas, to be inserted by the City Secretary.

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. 2011-900, Ordinance No. 2019-997, Ordinance No. 2022- 1007², and shall also include the tax increment base attributable to the Additional Area added to the Zone by

² Ordinance number of the ordinance amending Ordinance No. 2019-997 to clarify the boundaries of Reinvestment Zone Number Twenty-Three, City of Houston, Texas, to be inserted by the City Secretary.

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.

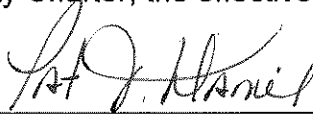
Section 6. Emergency. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval 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 14th 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

DocuSigned by:  _____
6051958C001D4C0

(Prepared by Legal Department
(JN:jn November 30, 2022) Assistant City Attorney
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(LD-RE-0000000557)

Meeting 12/14/2022

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
Absent		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 TWENTY-THREE

1 **JURISDICTIONAL BOUNDARY DESCRIPTION**
2 **2022 ANNEXATION TO TAX INCREMENT REINVESTMENT ZONE NO. 23**
3 **CITY OF HOUSTON, HARRIS COUNTY**

4
5 2022 Annexation to TIRZ No. 23 is comprised of two tracts: +/- 2.85 acre Guadalupe Plaza Park Tract
6 and +/- 14.82 acre Maker Hub Tract.

7 **Annexation Tract 1 of 2 (Guadalupe Plaza Park) is +/- 2.85 acres** located southwest of intersection of
8 S Jensen Dr and Buffalo Bayou with point of beginning being the intersection of west corner of ABST 87
9 S M WILLIAMS PT TR 8 TR 8A BLKS 4 & 5 (401 S JENSEN DR) and corner of ABST 87 S M
10 WILLIAMS TRS 2 3 5 6 9 & 10 BLKS 2 3 4 & 5, same being boundary of City of Houston TIRZ No. 23
11 Harrisburg;

12 Then generally west by north along boundary of said ABST 87 S M WILLIAMS PT TR 8 TR 8A BLKS
13 4 & 5 and curving west southwest to west corner of said PT TR 8 TR 8A BLKS 4 & 5, same being east
14 boundary of Missouri Pacific Railroad Easement;

15 Then northeast by north, southeast by south and northeast by north along west boundary of said PT TR 8
16 TR 8A BLKS 4 & 5 to north corner of said PT TR 8 TR 8A BLKS 4 & 5, same being Buffalo Bayou;

17 Then generally east along north boundary of said PT TR 8 TR 8A BLKS 4 & 5 to east corner of said tract,
18 same being west right-of-way (ROW) of Jensen Dr and boundary of City of Houston TIRZ No. 23
19 Harrisburg;

20 Then south southwest along west ROW of Jensen Dr and boundary of City of Houston TIRZ No. 23
21 Harrisburg to northeast corner ABST 87 S M WILLIAMS PT TR 8 TR 8A BLKS 4 & 5;

22 Then west by north along north boundary of said ABST 87 S M WILLIAMS PT TR 8 TR 8A BLKS 4 &
23 5 to northwest corner of said PT TR 8 TR 8A BLKS 4 & 5, same being interior corner of said ABST 87 S
24 M WILLIAMS TRS 2 3 5 6 9 & 10 BLKS 2 3 4 & 5;

25 Then southwest by south along west boundary of boundary of said ABST 87 S M WILLIAMS PT TR 8
26 TR 8A BLKS 4 & 5 to west corner of said PT TR 8 TR 8A BLKS 4 & 5, same being corner of said
27 ABST 87 S M WILLIAMS TRS 2 3 5 6 9 & 10 BLKS 2 3 4 & 5 and point of beginning of +/-2.85 acre
28 **Annexation Tract 1 of 2.**

29
30 **Annexation Tract 2 of 2 (Maker Hub) is +/- 14.82 acres** located southwest of intersection of
31 Navigation Blvd and Mack Rd with point of beginning being south right-of-way of Navigation Blvd and
32 east ROW of Mack Rd, same being boundary of City of Houston TIRZ 23 Harrisburg East End 2;

33 Then generally southwest by south along east ROW of Mack Rd, same being west boundary of ABST 87
34 S M WILLIAMS TR R100 RW FROM BUFFALO BAYOU TO CANAL PT LTS 63 & 64, and NEILS
35 ESPERSON INDUSTRIAL DIST TR A to south corner of said NEILS ESPERSON INDUSTRIAL DIST
36 TR A, same being east ROW of Mack Rd;

37 Then southwest by west across ROW of Mack Rd to northeast corner of NEILS ESPERSON
38 INDUSTRIAL DIST RW PT BLKS 63 & 64 S M WILLIAMS, same being west ROW of Mack Rd and
39 boundary of NEILS ESPERSON INDUSTRIAL DIST TRS 30, 31, 31A, 32, 32A, 33A, 33B, 33C & 35;

40 Then generally west and north along boundary of said NEILS ESPERSON INDUSTRIAL DIST TRS 30,
41 31, 31A, 32, 32A, 33A, 33B, 33C & 35 to corner of said tract, same being south corner of NEILS
42 ESPERSON INDUSTRIAL DIST TR 30A;

43 Then northeast by north along east boundary of said NEILS ESPERSON INDUSTRIAL DIST TR 30A to
44 northeast corner of said tract, same being south ROW of Esperson St;

45 Then north by east across ROW of Esperson St to southwest corner of NEILS ESPERSON
46 INDUSTRIAL DIST TRS 12A 12B 13B 23A & 23B, same being north ROW of Esperson St;

47 Then generally east by south along north ROW of Esperson St to west corner of NEILS ESPERSON
48 INDUSTRIAL DIST LTS 15 16 19 20 & TR 18A;

49 Then generally north northeast along west boundary of said NEILS ESPERSON INDUSTRIAL DIST
50 LTS 15 16 19 20 & TR 18A to northwest corner of said tract, same being boundary of City of Houston
51 TIRZ 23 Harrisburg East End 2 and south ROW of Navigation Blvd;

52 Then generally east southeast along south ROW of Navigation Blvd, same being boundary of City of
53 Houston TIRZ 23 Harrisburg East End 2 to northeast corner of said NEILS ESPERSON INDUSTRIAL
54 DIST LTS 15 16 19 20 & TR 18A, same being north corner of NEILS ESPERSON INDUSTRIAL DIST
55 TR 17A;

56 Then south southwest along west boundary of said NEILS ESPERSON INDUSTRIAL DIST TR 17A to
57 west corner of said TR 17A;

58 Then east southeast along south boundary of said NEILS ESPERSON INDUSTRIAL DIST TR 17A to
59 south corner of said TR 17A;

60 Then northeast by north along east boundary of said NEILS ESPERSON INDUSTRIAL DIST TR 17A to
61 east corner of said TR 17A, same being boundary of City of Houston TIRZ 23 Harrisburg East End 2 and
62 south ROW of Navigation Blvd;







63 Then generally east by south along boundary of City of Houston TIRZ 23 Harrisburg East End 2 and
64 south ROW of Navigation Blvd to east ROW of Mack Rd and point of beginning of +/- **14.82 acre**
65 **Annexation Tract 2 of 2.**

Exhibit B

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-
THREE

City of Houston Harrisburg TIRZ #23 Proposed Annexation

Legend

-  Harrisburg
-  Proposed Annexation
-  HCAD Parcels
-  Pavement
-  Railroads
-  Waterway

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,707.8 Acres
Proposed: 17.7 Acres

Source: COHGS Database, HCAD, Economic Services

Date: October 2022
Reference: P125627_Prop_Annexation



0 900 1,800 3,600 Feet

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



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City of Houston Harrisburg TIRZ #23 As Enlarged

Legend

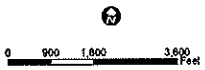
-  Harrisburg
-  HCAD Parcels
-  Pavement
-  Railroads
-  Waterway

Note: Acreages Include Parcels and ROW.

Existing TIRZ: 1,707.8 Acres
As Enlarged: 1,725.6 Acres

Source: COHGIS Database, HCAD, Economic Services

Date: October 2022, Nov. November 2022
Reference: 923527_As_Enlarged



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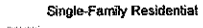

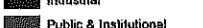
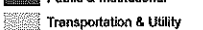






City of Houston Harrisburg TIRZ #23 Existing Landuse

Legend

 Harrisburg

Landuse

-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office
-  Industrial
-  Public & Institutional
-  Transportation & Utility
-  Park & Open Spaces
-  Agriculture Production
-  Undeveloped
-  Unknown

Source: COGIRS Database, HGAD, Economic Services

Date: October 2022

Reference: 2125627_Existing Landuse



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