

City of Houston, Texas, Ordinance No. 2015-800

**AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY FOUR, CITY OF HOUSTON, TEXAS (GREATER HOUSTON ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by City Ordinance No. 2012-1048, adopted effective December 18, 2012, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Twenty-four, City of Houston, Texas ("Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purpose of development or redevelopment in the eastern end of the central business district and the area around the NRG stadium; and

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

**WHEREAS**, the City Council finds that the territory proposed to be added to the Zone is located wholly within the corporate limits of the City and is contiguous to the boundaries of the Zone; and

**WHEREAS**, the City Council finds that the territory proposed to be added to the Zone meets the requirements of Code Section 311.005 because the area is predominately open and substantially impairs or arrests the sound growth of the City of Houston and Harris County due to deteriorating or deteriorated structures and site improvements or other factors; and

**WHEREAS**, less than thirty percent (30%) of the territory proposed to be included in the Zone, excluding property dedicated to public use, is used for residential purposes as described in Code Section 311.006; 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; 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 facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance for all purposes.

**Section 2.** Territory Added to the Zone. That the City, acting in accordance with the Code, specifically, Code Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Twenty-four, City of Houston, Texas, by adding the territory described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto and incorporated by reference.

**Section 3.** Effective Date of Enlargement. That the Zone shall be enlarged effective as of the 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. 2012-1048 and beginning January 1, 2015, shall include the tax increment base attributable to the land added to the Zone by this Ordinance.

**Section 5.** That a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the law governing Open Meetings, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered, and acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

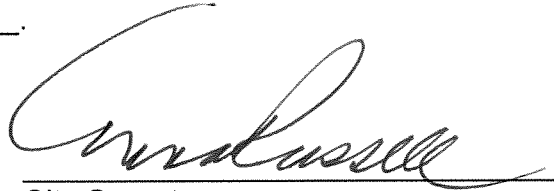
**Section 6.** That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the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

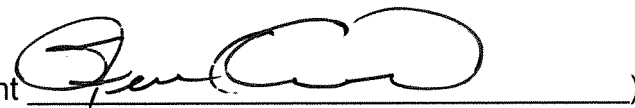
PASSED AND ADOPTED this 26<sup>th</sup> day of August, 2015.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 01 2015.

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

(Prepared by Legal Department   
(SEK July 21, 2015) Senior Assistant City Attorney  
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
(L.D. File No \_\_\_\_\_)  
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AYE	NO	
/		<b>MAYOR PARKER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
/		STARDIG
	<del>ABSENT</del>	DAVIS
/		COHEN
/		BOYKINS
/		MARTIN
/		NGUYEN
/		PENNINGTON
/		GONZALEZ
/		GALLEGOS
/		LASTER
/		GREEN
/		COSTELLO
/		ROBINSON
	<del>ABSENT</del>	KUBOSH
/		BRADFORD
/		CHRISTIE
CAPTION	ADOPTED	

**Exhibit "A"**

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TEN

(next page)

Boundary Description of Greater Houston  
Tax Increment Investment Zone Number Twenty-Four  
(Proposed Annexation)

Being 192.72 acres, more or less, situated in the City of Houston, Harris County, Texas and being more particularly described as follows:

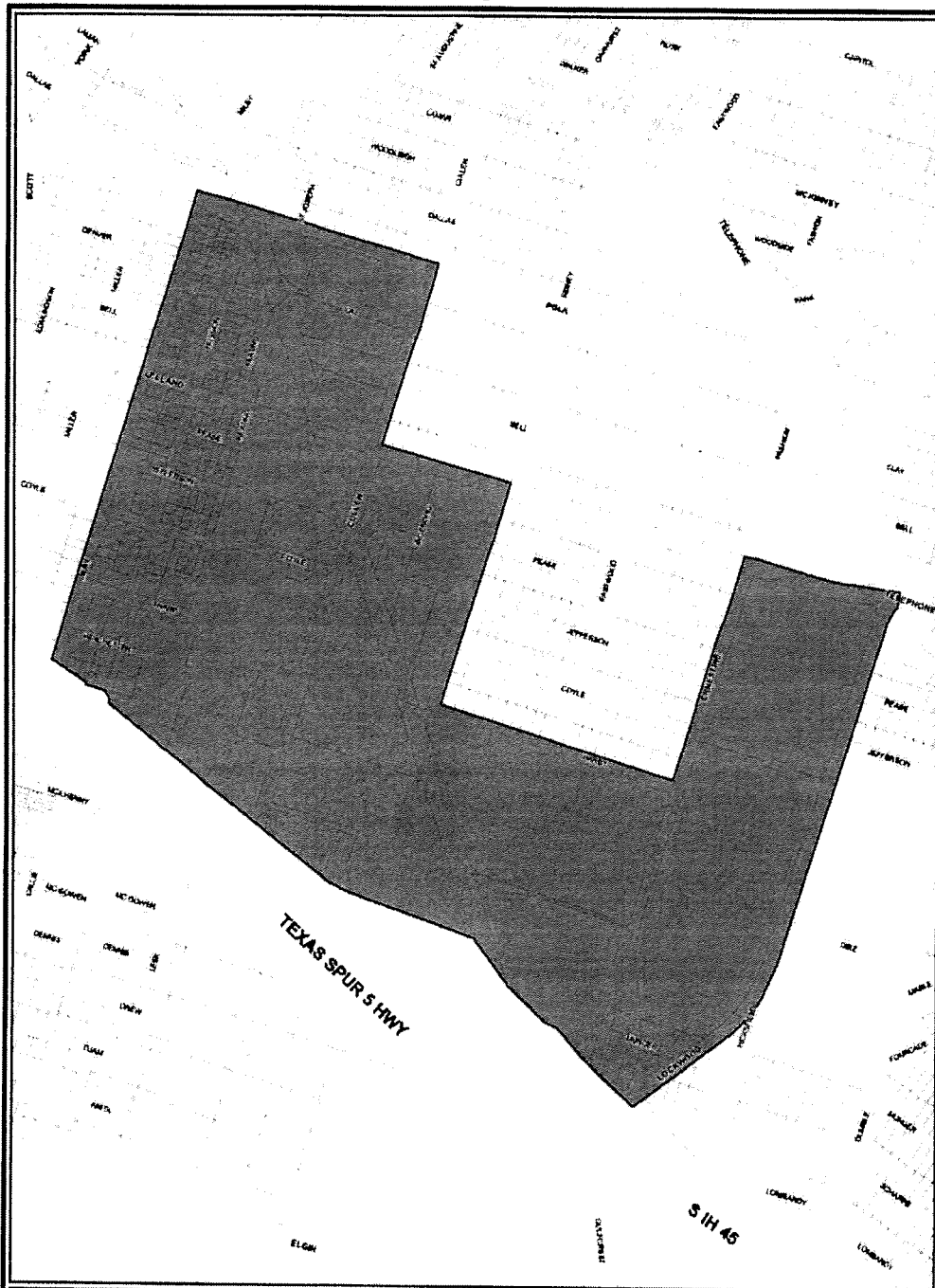
1. Commencing at an intersection with northern Right-of-Way (R.O.W. ) of Polk Street and the western R.O.W of Milby Street to form a corner and the PLACE OF BEGINNING (POB) for a non-contiguous annexation area for TIRZ 24.
2. THENCE Southwesterly along western R.O.W. of Milby Street, to a corner at the intersection of the northern R.O.W. of Interstate Highway 45 and the western R.O.W. of Milby Street.
3. THENCE Southeasterly along northern R.O.W. of Interstate Highway 45, to a corner at the intersection of the eastern R.O.W. of South Lockwood Drive and the northern R.O.W. of Interstate Highway 45.
4. THENCE Northeasterly along eastern R.O.W of South Lockwood Drive, to a corner at the intersection of the northern R.O.W. of Leeland Street and the eastern R.O.W of South Lockwood Drive Street.
5. THENCE Northwesterly along the northern R.O.W. of Leeland Street, to a corner at the intersection of the northern R.O.W of Leeland Street and western R.O.W. of Ernestine Street.
6. THENCE Southwesterly along the western R.O.W of Ernestine Street, to a corner at the intersection of the northern R.O.W. of Harby Street and western R.O.W of Ernestine Street.
7. THENCE Northwesterly along northern R.O.W. of Harby Street, to a corner at the intersection of the western R.O.W. of Sidney Street and the northern R.O.W. of Harby Street.
8. THENCE Northeasterly along the eastern R.O.W of Sidney Street, to a corner at the intersection of the northern R.O.W. of Leeland Street and western R.O.W of Sidney Street.
9. THENCE Westerly along northern R.O.W. of Leeland Street, to a corner at the intersection of the northern R.O.W. of Leeland Street and the eastern R.O.W. of Cullen Boulevard.
10. THENCE Northerly along the eastern R.O.W of Cullen Boulevard, to a corner at the intersection of the northern R.O.W. of Polk Street and eastern R.O.W of Cullen Street.
11. THENCE Northwesterly along northern R.O.W. of Polk Street to the P.O.B.

**Exhibit "B"**

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TEN

(next page)





**Legend**

- Proposed TIRZ #24 Annexation
- Parcels

**City of Houston  
TIRZ #24  
Proposed Annexation**

Source: COGIS Database  
Date: June 2015  
Reference: H18237\_TIRZ24\_prop\_annexation



This map is for informational purposes only and should not be substituted for a survey plan. The City of Houston and its employees shall not be liable for any errors or omissions on this map.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**