

City of Houston, Texas, Ordinance No. 2020-1084

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWENTY-FIVE, CITY OF HOUSTON, TEXAS (HIRAM CLARKE/FORT BEND ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 2013-708 adopted on August 7, 2013, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-Five, 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 Hiram Clarke/Fort Bend area; and

WHEREAS, pursuant to Code Section 311.007, the City may enlarge the boundaries of an existing reinvestment zone, subject to the restrictions under Code Section 311.006; and

WHEREAS, the City now proposes to enlarge the boundaries of the Zone by adding to the Zone approximately 341 acres of additional territory, including Sway Street Soccer Fields, schools, commercial, retail and industrial properties (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 impairs the sound growth of the City, retards the provision of housing accommodations, 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 predominance of 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 facts and recitals 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. 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 Boundary Enlargement. That the boundaries of 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. 2013-708 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 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 16th day of December, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 22 2020.

ATG. Haniel
Interim City Secretary

DocuSigned by: [Signature] [OS]
6051958C001D4C0
(Prepared by Legal Department _____)
(JN:gd November 18, 2020) Assistant City Attorney
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 042-1300087-014)

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-FIVE

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREAS TO BE ANNEXED TO
TAX INCREMENT REINVESTMENT ZONE NUMBER TWENTY-FIVE
(HIRAM CLARKE/FB HOUSTON)
CITY OF HOUSTON, FORT BEND COUNTY**

Tract 1 of 5 is +/- 61.32 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at boundary line of City of Houston TIRZ 25 and north right-of-way of W Fuqua St;

Then generally east along north right-of-way of W Fuqua St to southwest corner of 0.4683 acre lot (BRIARGATE SEC 2, ACRES 0.4683, RESERVE "A" (PT));

Then north along west boundary of said 0.4683 acre lot to northwest corner of said lot;

Then generally east along north boundary of said 0.4683 acre lot, and BRIARGATE SEC 2, ACRES 0.6275, RESERVE "A" (PT), and BRIARGATE SEC 2, ACRES 0.328, RESERVE A (PT), BRIARGATE SEC 2, ACRES 2.934, RESERVE "A" (PT) to northeast corner of said 2.934 acre lot;

Then east across right-of-way of Blue Ridge, and along north boundary of 0280 J LAFAYETTE, ACRES 2.0, (225 X 387.2) (GULF TRACT #9) to northeast corner of said 2.0 acre lot;

Then south along east boundary of said 2.0 acre tract, and BRIARGATE SEC 2, ACRES 1.554, RESERVE B to southeast corner of said 1.554 acre tract, same being north right-of-way of W Fuqua St;

Then east along north right-of-way of W Fuqua St to west right-of-way of Ridgerock Rd;

Then generally south along west right-of-way of Ridgerock Rd, and east boundary of BRIARGATE SEC 6, ACRES 3.8855, RESERVE B to southeast corner of said 3.8855 acre tract;

Then west along south boundary of said 3.8855 acre tract to southwest corner of said 3.8855 acre tract, same being east boundary of BRIARGATE SEC 6, ACRES 4.330, (PT) RESERVE "A";

Then south along east boundary of said 4.330 acre tract, and BRIARGATE SEC 6, ACRES 3.9991, RESERVE C to southeast corner of said 3.9991 acre tract, same being north right-of-way of Laughlin Dr;

Then west along south boundary of said 3.9991 acre tract, and 0280 J LAFAYETTE, ACRES 9.5672, BRIARGATE ELEMENTARY SCHOOL to southwest corner of said 9.5672 acre tract, same being east right-of-way of Blue Ridge Rd;

Then north along east right-of-way of Blue Ridge Rd to a point east of southeast corner of BRIARGATE SEC 4, ACRES 7.042, RESERVE "A" (PT);

Then west across Blue Ridge Rd, and along south boundary of said 7.042 acre tract, BRIARGATE SEC 4, ACRES 5.502, RESERVE "A"(PT) to southwest corner of said 5.502 acre tract, same being west right-of-way of Ruppstock Rd;

Then north along west right-of-way of Ruppstock Rd to south right-of-way of W Fuqua St;

Then generally west along south right-of-way of W Fuqua St to boundary line of City of Houston TIRZ 25;

Then northeast along boundary line of City of Houston TIRZ 25 across W Fuqua St to north right-of-way of W. Fuqua and beginning point of +/- 61.32 acre tract 1 of 5.

Tract 2 of 5 +/- 77.13 acre tract of land situated in J. Lafayette Abstract 280, TTRR Abstract 413, City of Houston, Fort Bend County and being more particularly described as follows: **BEGINNING** at northwest corner of 0280 J LAFAYETTE, ACRES 9.391, DRAINAGE EASEMENT (BETWEEN W FRONTAGE &

BLUE RIDGE RD) and boundary line of City of Houston TIRZ 25;

Then east along north boundary of said 9.391 acre drainage easement across right-of-way of Blue Ridge Rd, and along north boundary of 0280 J LAFAYETTE, ACRES 12.15 to southwest corner of 0413 T T R R, ACRES 5;

Then north along west boundary of 0413 T T R R, ACRES 5, and 0413 T T R R, ACRES 34.5495, and 0413 T T R R, BLOCK 1, ACRES 9.718, RESTRICTED RESERVE "A" (RESTRICTED TO PRIVATE PARK & RELATED USES), WILLOW COMMUNITY PARK, and SOUTH MAIN PLAZA, BLOCK 10 to north corner SOUTH MAIN PLAZA, BLOCK 10, LOT 3,4,5,6;

Then southeast and east along SOUTH MAIN PLAZA, BLOCK 10, 0413 T T R R, ACRES 0.51, 0413 T T R R, ACRES 1, (SAVE & EXCEPT TRACT), 0413 T T R R, ACRES 34.5495 to northeast corner of said 34.5495 acre tract, same being west right-of-way Rockwell Blvd;

Then south along west right-of-way Rockwell Blvd, and east boundary of 0280 J LAFAYETTE, ACRES 12.15 to southeast corner of said 12.15 acre tract;

Then generally west along south boundary of said 12.15 acre tract, across Blue Ridge Rd, and along south boundary of 0280 J LAFAYETTE, ACRES 9.391, DRAINAGE EASEMENT (BETWEEN W FRONTAGE & BLUE RIDGE RD) to southwest corner of said 9.391 acre tract, same being boundary line of City of Houston TIRZ 25;

Then north by east along boundary line of City of Houston TIRZ 25 to northwest corner of said north drainage easement and beginning point of +/- **77.13 acre tract 2 of 5**.

Tract 3 of 5 is +/- 42.78 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: BEGINNING at east right-of-way of Fondren Rd, and northwest corner of 0280 J LAFAYETTE, ACRES 11.964;

Then east along north boundary of said 11.964 acre tract to northeast corner of said tract;

Then generally south along east boundary of said 11.964 acre tract, across Chasewood Dr to northeast corner of 0280 J LAFAYETTE, BLOCK 1, ACRES 9.3708, FONDREN BUSINESS PARK, UNRESTRICTED RESERVE "A" (PT);

Then generally south, east and south along east boundary of said 9.3708 acre tract, across Chasewind Dr, and 0280 J LAFAYETTE, ACRES 2.8733, UNRESTRICTED RESERVE "A", FONDREN STORAGE PARK to southeast corner of said 2.8733 acre tract, same being north boundary of 0280 J LAFAYETTE, ACRES 9.733, DRAINAGE EASEMENT, (PT) E OF FONDREN RD;

Then east along north boundary of said 9.733 acre tract to northeast corner of said tract, same being boundary line of City of Houston TIRZ 25;

Then southwest along east boundary of said 9.733 acre tract to southeast corner of said tract;

Then west along south boundary of 9.733 acre tract to southwest corner of said tract, same being east right-of-way of Fondren Rd;

Then north along east right-of-way of Fondren Rd to a point east of southeast corner of 0280 J LAFAYETTE, TRACT 3 (PT), ACRES 1.131;

Then west across right-of-way of Fondren Rd, and along south boundary of said 1.131 acre tract to southwest corner of said tract, and east boundary of 0280 J LAFAYETTE, ACRES 2.154, RESTRICTED RESERVE "A" (COMMERCIAL), BLOCK 1, JOHNSON POINTE;

Then south along east boundary of said 2.154 acre tract to southeast corner of said tract;
Then west along south boundary of said 2.154 acre tract to southwest corner of said tract;
Then generally north along west boundary of said 2.154 acre tract to west right-of-way of Fondren Rd;
Then north along west right-of-way of Fondren Rd to northwest corner of 1444 I & GN RR CO, ACRES 0.0855, FONDREN ROAD ROW (PART), IN CITY OF HOUSTON, and boundary of City of Houston TIRZ 25;
Then east to east right-of-way of Fondren Rd and northwest corner of 0280 J LAFAYETTE, ACRES 11.964, and beginning point of +/- **42.78 acre tract 3 of 5**.

Tract 4 of 5 is +/- 9.19 acre tract of land situated in J. Lafayette Abstract 280, City of Houston, Fort Bend County and being more particularly described as follows: BEGINNING at intersection of north right-of-way of W Fuqua St. and southwest corner of 0280 J LAFAYETTE, ACRES 2.8633, (Pt) Restricted Reserve "A", Block 1, Seventh Day Adventist Fondren at Fuqua;

Then generally north along east right-of-way of Fondren Rd, and west boundary of 0280 J LAFAYETTE, ACRES 2.8633, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA, and 0280 J LAFAYETTE, ACRES 1.359, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA to northwest corner of said 1.359 acre tract;

Then generally east along north boundary of said 1.359 acre tract, and 0280 J LAFAYETTE, ACRES 2.8633, (PT) RESTRICTED RESERVE "A", BLOCK 1, SEVENTH DAY ADVENTIST FONDREN AT FUQUA, and 0280 J LAFAYETTE, TRACT 2 PART, ACRES 3.1, and 0280 J LAFAYETTE, BLOCK 1, ACRES 1.7638, RESTRICTED RESERVE "C", WEST HILL to northeast corner of said 1.7638 acre tract, and boundary line of City of Houston TIRZ 25;

Then south by west along east boundary of said 1.7638 acre tract to southeast corner of said tract, same being north right-of-way of W Fuqua St;

Then generally west along north right-of-way of W Fuqua St to southwest corner of 0280 J LAFAYETTE, ACRES 2.8633, (Pt) Restricted Reserve "A", Block 1, Seventh Day Adventist Fondren at Fuqua, and beginning point of +/- **9.19 acre tract 4 of 5**.

Tract 5 of 5 is +/- 150.6 acre tract of land situated in J Pointevent Abstract 305, F F Friedenhaus Abstract 513, City of Houston, Fort Bend County and being more particularly described as follows:

BEGINNING at boundary line of TIRZ 25 and northwest corner of 0305 J POINTEVENT, ACRES 1.3785, RESTRICTED RESERVE "A" (COMMERCIAL), CAJA PLAZA SUBDIVISION;

Then east along north boundary of said 1.3785 acre tract, 0305 J POINTEVENT, ACRES 3.671 to northeast corner of said 3.671 acre tract, and west boundary of 0305 J POINTEVENT, ACRES 4.063, C=R164522;

Then north along west boundary of said 4.063 acre tract to northwest corner of said tract;

Then east along north boundary of said 4.063 acre tract, 0305 J POINTEVENT, ACRES 10.00, BLUE RIDGE ELEMENTARY SCHOOL, 0305 J POINTEVENT, BLOCK 1, ACRES 5.00, RESTRICTED RESERVE "A", CUSTOMER STORAGE PLUS, 0305 J POINTEVENT, ACRES 6.328 to east right-of-way of S Post Oak Rd;

Then south along east right-of-way of S Post Oak Rd to northwest corner of QUAIL BRIDGE SEC 2, ACRES .3371, RESERVE B;

Then east along north boundary of said 0.3371 acre tract to northeast corner of said tract, and west

boundary of 0513 F FRIEDENHAUS, BLOCK 1, ACRES 18.944, INDEPENDENCE BUSINESS PARK, UNRESTRICTED RESERVE "A";

Then north along west boundary of said 18.944 acre tract to northwest corner of said tract;

Then east along north boundary of said 18.944 acre tract to northeast corner of said tract;

Then south along east boundary of said 18.944 acre tract to northwest corner of 0513 F FRIEDENHAUS, ACRES 5.8, TRACT NORTH OF MCHARD ROAD & WEST OF PARK MANOR DRIVE;

Then east along north boundary of said 5.8 acre tract to east right-of-way of Park Manor Dr;

Then south along east right-of-way of Park Manor Dr to north right-of-way of McHard Rd (FM 2234);

Then east along north right-of-way of McHard Rd (FM 2234) to a point south of southwest corner of RIDGEMONT SEC 6, ACRES 8.137, 175' DRAINAGE EASEMENT (W OF HIRAM CLARKE RD);

Then north across GREEN VALLEY ESTATES SEC 1, ACRES 1.057, HIRAM CLARK RD to southwest corner of said 8.137 acre tract;

Then northeast and east along north boundary of said 8.137 acre tract to northeast corner of said tract;

Then east across right-of-way Hiram Clarke Rd, and generally east along north boundary of RIDGEMONT SEC 6, ACRES 4.015, 175' DRAINAGE EASEMENT (E OF HIRAM CLARKE RD) to west boundary of 0513 F FRIEDENHAUS, ACRES 22.3202;

Then north along west boundary of said 22.3202 acre tract to northwest corner of said tract;

Then east along north boundary of said 22.3202 acre tract, and 0286 M MERRITT, ACRES 13.5986 to northeast corner of said 13.5986 acre tract;

Then south along east boundary of 13.5986 acre tract to northwest corner of CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE);

Then east along north boundary of said 6.888 acre tract to interior corner of said tract, same being southeast corner of CLARKE SPRINGS SEC 3, BLOCK 1, LOT 10;

Then north along east boundary of CLARKE SPRINGS SEC 3, BLOCK 1, LOT 10 to northeast corner of said LOT 10, same being CLARKE SPRINGS SEC 3, ACRES 0.3107, NEXUS ROAD ROW;

Then east along south boundary of said acres 0.3107 tract (ROW) to west boundary of 0755 E A GIRAUD, ACRES 12.1;

Then north along west boundary of said 12.1 acre tract to northwest corner of said tract (Harris County Line);

Then east southeast along north boundary of said 12.1 acre tract to northeast corner of said tract;

Then south along east boundary of said 12.1 acre tract, and 0668 I C STAFFORD, ACRES 2.173, PT 14.89 ACRE TRACT IN CITY OF HOUSTON to southeast corner of said 2.173 acre tract;

Then west along south boundary of said 2.173 acre tract, and 0668 I C STAFFORD, ACRES 2.897, PT 10.1 ACRE TRACT IN CITY OF HOUSTON, and CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE) to southeast corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 30;

Then north along east boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to northeast corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 16;

Then generally west along north boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to northwest corner of

CLARKE SPRINGS SEC 3, BLOCK 3, LOT 15;

Then south along west boundary of CLARKE SPRINGS SEC 3, BLOCK 3 to southwest corner of CLARKE SPRINGS SEC 3, BLOCK 3, LOT 1, same being City of Houston Municipal Limits;

Then west along City of Houston Municipal Limits, and south boundary CLARKE SPRINGS SEC 3, ACRES 6.888, RESTRICTED RESERVE "B" (DETENTION AND DRAINAGE) to southeast corner of 0286 M MERRITT, ACRES 13.5986, same being City of Houston Municipal Limits;

Then west along south boundary of said 13.5986 acre tract, same being City of Houston Municipal Limits to southwest corner of said 13.5986 acre tract and east boundary of 0513 F FRIEDENHAUS, ACRES 22.3202;

Then south along east boundary of said 22.3202 acre tract, same being City of Houston Municipal Limits to southeast corner of said 22.3202 acre tract;

Then west along south boundary of said 22.3202 acre tract, same being City of Houston Municipal Limits to southwest corner of said 22.3202 acre tract;

Then north along west boundary of said 22.3202 acre tract to southwest corner 0513 F FRIEDENHAUS, ACRES 7.0592, RESTRICTED RESERVE "A", BLOCK 1, AAA MCHARD ROAD;

Then west along south boundary said 7.0592 acre tract, and 0513 F FRIEDENHAUS, ACRES 2 to southwest corner of said 2 acre tract;

Then north along west boundary of 2 acre tract, and said 7.0592 acre tract to south boundary of RIDGEMONT SEC 6, ACRES 4.015, 175' DRAINAGE EASEMENT (E OF HIRAM CLARKE RD);

Then west along south boundary of said 4.015 acre tract to east right-of-way of Hiram Clarke Rd;

Then generally south along east right-of-way of Hiram Clarke Rd to northwest corner of 0513 F FRIEDENHAUS, TRACT NORTHSIDE MC HARD RD, ACRES 1.999, (295.20 X 295.20), EXEMPT;

Then east along north boundary of said 1.999 acre tract to northeast corner of said tract;

Then south along east boundary of said 1.999 acre tract to southeast corner of said tract;

Then west along south boundary of said 1.999 acre tract to west right-of-way of Hiram Clarke Rd;

Then north along west right-of-way of Hiram Clarke Rd to southeast corner of GREEN VALLEY ESTATES SEC 1, ACRES 1.830, R/P, UNRESTRICTED RESERVE "A" (FORMERLY RIDGEMONT SEC 6 RES A 79750 SFT);

Then west along south boundary of said 1.830 acre tract to southwest corner of said tract;

Then north along west boundary of said 1.830 acre tract to northwest corner of said tract;

Then east along north boundary of said 1.830 acre tract to northeast corner of said tract, and west right-of-way of Hiram Clarke Rd;

Then generally north along west right-of-way of Hiram Clarke Rd to south boundary of RIDGEMONT SEC 6, ACRES 8.137, 175' DRAINAGE EASEMENT (W OF HIRAM CLARKE RD);

Then west and southwest along south boundary of said 8.137 acre tract to southeast corner of said tract, same being north boundary of GREEN VALLEY ESTATES SEC 1, ACRES 1.057, HIRAM CLARK RD;

Then due south across said 1.057 acre tract, and 0513 F FRIEDENHAUS, ACRES 10.243, FM 2234 ROW to City of Houston Municipal Limits;

Then west along south boundary of 0513 F FRIEDENHAUS, ACRES 10.243, FM 2234 ROW, same being

City of Houston Municipal Limits to southwest corner of said 10.243 acre tract;

Then north along west boundary of said 10.243 acre tract to northwest corner of said tract, and southeast corner of QUAIL BRIDGE SEC 2, ACRES .3371, RESERVE B, same being City of Houston Municipal Limits;

Then west along City of Houston Municipal Limits to east right-of-way of Chimney Rock Rd, same being southwest corner of 0305 J POINTEVENT, ACRES 1.3785, RESTRICTED RESERVE "A" (COMMERCIAL), CAJA PLAZA SUBDIVISION;

Then generally north along east right-of-way of Chimney Rock Rd, same being west boundary of said 1.3785 acre tract to northwest corner of said tract, and point of beginning of +/- 150.6 acre tract 5 of 5.

Exhibit B

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

