

City of Houston, Texas, Ordinance No. 2020 - 1070

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

* * * * *

WHEREAS, the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Twenty-Seven, City of Houston, Texas ("Zone"), by Ordinance No. 2015-1257, passed and adopted by City Council on December 9, 2015; 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 desires to enlarge the boundaries of the Zone by adding into the Zone approximately 10 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)(b) of the Code because the Annexation Area substantially impairs and arrests the sound growth of the City because of the predominance of defective or inadequate sidewalk or 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, 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 Twelve, City of Houston, Texas, by adding into the Zone the area described in Exhibit "A" and 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.

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 be 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 9th 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 14 2020.

Patrick H. Haniel
 City Secretary

Prepared by Legal Department *Mary Buzalka*
 MFB/ems December 2, 2020 Senior Assistant City Attorney
 Requested by Andrew F. Icken
 Chief Development Officer, Office of the Mayor
 L.D. File No. 0421500118009

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

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE: DEC 14 2020

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
(MONTROSE ZONE)**

(see legal description immediately following this page)

Metes and Bounds for Montrose Boulevard/2020 Annexation

Boundary Description
Montrose Boulevard/2020 Annexation
TIRZ 27
City of Houston, Harris County

Being an area of more or less 2.5 acres in size located in the John Austin Survey, Abstract No. 1 and generally being a segment of existing Right of Way (ROW) of Montrose Boulevard (Blvd.) with a variable width from north line of existing boundary of TIRZ 27 along the north side of Dallas Street to the south side of Allen Parkway (variable ROW);

BEGINNING at the southeast end of a cut corner at the northeast corner of the said Montrose Blvd. and West Dallas Avenue (60' ROW), the same point being the most southerly southwest corner of called 11.31-acre tract, Unrestricted Reserve A of VILLAGE AT ALLEN PARKWAY, SEC 1, a subdivision recorded in the Film Code No. of 572259 of the Harris County Map Records (H.C.M.R.);

THENCE, in northwesterly direction along the common line of said Montrose Blvd. and said 11.31-acre subdivision to the northwest end of the said cut corner;

THENCE, along the east line of said Montrose Blvd. and west boundary line of the said 11.31-acre subdivision in northerly direction for a more or less distance of 1,370 feet to the southeast corner of said Montrose Blvd. and Allen Parkway. The same point being the northwest corner of the said subdivision and as well northeast corner of the hereby described 2.5-acre area;

THENCE, across the width of said Montrose Blvd. in westerly direction along projection of south ROW line of Allen Parkway to the northwest end of a cut corner at southeast corner of the said Allen Parkway and Montrose Blvd. The same point also being the most northerly northwest corner of a called 43.339-acre tract, RESTRICTED RESERVE A of AMERICAN GENERAL CENTER SECTION ONE, a subdivision recorded in the Film Code No. of 564105, H.C.M.R.;

THENCE, in southeasterly direction along common line of said Montrose Blvd. ROW and said 43.339-acre subdivision to the southeast end of the said cut corner;

THENCE, along the said west line of Montrose Blvd. and east boundary line of the said 43.339-acre subdivision in a southerly direction for a called distance of 124.04 feet to a corner of the said 43.339-acre subdivision, the same point also being the northeast corner of a more or less 6-acre tract known as MAGNOLIA CEMETERY, Tract 15B in the John Austin Survey as recorded in Volume 34, Page 608 of the Harris County Deed Records;

THENCE, continuing along the east line of said MAGNOLIA CEMETERY and west lien of said Montrose Blvd. for a distance of more or less 1,035 feet to a point, which being the most easterly northeast corner of a called 4.5046-acre tract, UNRESTRICTED RESERVE A of AMERICAN GENERAL WEST DALLAS ADDITION, a subdivision recorded in the Film Code No. of 651075, H.C.M.R.;

THENCE, along the east line of said 4.5046-acre subdivision and west line of Montrose Blvd. continuing south at a called distance of 180 feet to a point for the southwest corner of the hereby described 2.5-acre area, the same point also being the northwest corner of the said Montrose Blvd. and West Dallas Avenue:

THENCE, across the Montrose Blvd. and said north line of TIRZ 27 to the said southeast end of the cut corner at northeast intersection of said Montrose Blvd. and West Dallas Avenue to the POINT OF BEGINNING and containing a 2.5-acre area, more or less.

Metes and Bounds for Fairview Mason/2020 Annexation

Boundary Description
Fairview Mason/2020 Annexation
TIRZ 27
City of Houston, Harris County

Being an area of more or less 7.6 acres in size located in the Obedience Smith Survey, Abstract No. 696 and generally being surrounded by Taft Street on the west, Fargo Avenue on the north, Genesee, Tuam and Albany Street along the easterly side and Hyde Park Boulevard (Blvd.) along the south side;

BEGINNING on the northerly east line of TIRZ 27 at the southeast corner of intersection of said Hyde Park Blvd. (50' ROW) and Taft Street (60' ROW), the same point being the northwest corner of BLOCK 18 of FAIRGROUND EXTENSION a subdivision recorded in Volume 72, Page 1 of the Harris County Deed Records;

THENCE, across the said Hyde Park Blvd. and along the said TIRZ 27 east line in north direction to a point at the northeast corner of the said Hyde Park Blvd. and Taft Street (60' ROW) intersection. The same point being the southwest corner of BLOCK 15 of the said FAIRGROUND EXTENSION subdivision;

THENCE, continuing along the said TIRZ 27 east line, same being the east line of said Taft Street and west line of said BLOCK 15 at a called distance of 200.00 feet in north direction to a point at the southeast corner of the said Taft Street and Fairview Avenue (50' ROW) intersection. The same point being the northwest corner of the said BLOCK 15 of FAIRGROUND EXTENSION subdivision;

THENCE, across the said Fairview Avenue and continuing along the said TIRZ 27 east line in north direction to a point at the northeast corner of the said Taft Street and Fairview Avenue intersection. The same point also being the southwest corner of BLOCK 14 of the said FAIRGROUND EXTENSION subdivision;

THENCE, continuing along the said TIRZ 27 east line, same being the east line of said Taft Street and west line of said BLOCK 14 at a called distance of 200.00 feet in north direction to a point at the southeast corner of the said Taft Street and Fargo Avenue (50' ROW) intersection. The same point also being the northwest corner of the said BLOCK 14 of FAIRGROUND EXTENSION subdivision;

THENCE, across the said Fargo Avenue and continuing along the said TIRZ 27 east line in north direction to a point for a corner at the northeast corner of the said Taft Street and Fargo Avenue intersection. The same point also being the southwest corner of BLOCK 1 of EL JARDIN MODERNO recorded in the Film Code No. of 541034 of the Harris County Map Records (H.C.M.R.), a partial replat of BLOCK 11 of the said FAIRGROUND EXTENSION subdivision. The same point being the northwest corner of the hereby described 7.6-acre area;

THENCE, along the north line of said Fargo Avenue and south line of said BLOCK 11 in east direction at a called distance of 215.00 feet to a point at the northwest corner of the said Fargo Avenue and Mason Street (60' ROW) intersection. The same point also being the southeast corner of BRADELY SQUARE recorded in the Film Code No. of 419140, H.C.M.R., a partial replat of BLOCK 11 of the said FAIRGROUND EXTENSION subdivision;

THENCE, across the said Mason Street continuing in east direction to a point at the northeast corner of said Fargo and Mason Street intersection. The same point also being the southwest corner of BLOCK 12 of said FAIRGROUND EXTENSION subdivision;

THENCE, continuing along the south line of said BLOCK 12 and north line of said Fargo Avenue at a called distance of 215.00 feet in east direction to a point at the northwest corner of the said Fargo Avenue and Genesee Street (60' ROW) intersection. The same point also being the southeast corner of the said BLOCK 12 of FAIRGROUND EXTENSION subdivision. The same point as well being the most northerly northeast corner of the hereby described 7.6-acre area;

THENCE, across the said Fargo Avenue continuing in south direction to a point at the northeast corner of said Fargo and Genesee Street intersection. The same point also being the northeast corner of BLOCK 1, of FAIRGROUNDS EXTENSION PARTIAL REPLAT NO. 3, recorded in the Film Code No. of 679473, H.C.M.R, a partial replat of BLOCK 13 of the said FAIRGROUND EXTENSION subdivision.

THENCE, continuing south along the east line of said BLOCK 1 and west line of said Genesee Street at a called distance of 167.20 feet to a point for a corner at the northeast corner of the said Block 1 and northwest corner of Fairview Avenue (ROW varies) and Genesee Street intersection. The same point also being an interior corner of the hereby described 7.6-acre area;

THENCE, across the said Genesee Street in a southeasterly direction to a point at the southwest corner of Tuam Street (80' ROW) and said Genesee Street intersection. The same point also being the most northerly corner of BLOCK 6, of FAIRGROUND, 2ND ADDITION a subdivision recorded in Volume 60, Page 183, H.C.M.R;

THENCE, continuing southeasterly along the north line of said BLOCK 6 and south line of said Tuam Street at a called distance of 100.00 feet to a point at the southwest corner of Albany Street (80' ROW) and said Tuam Street. The same point also being the northeast corner of the said BLOCK 6;

THENCE, across the said Albany Street continuing in southeasterly direction to a point for a corner at the southeast corner of said Tuam and Albany Street intersection. The same point also being the northwesterly corner of BLOCK 7 of FAIRGROUNDS SEC 2 and as well being the most easterly northeast corner of the hereby described 7.6-acre area;

THENCE, southwesterly along the west line of said BLOCK 7 and east line of said Albany Street at a called distance of 250.00 feet to a point for a corner at the northeast corner of said Hyde Park Blvd. and Albany Street. The same point also being the southeast corner of the hereby described 7.6-acre area;

THENCE, across the said Albany and Genesee Street in a northwesterly direction to a point for an interior corner at the southwest corner of the said Hyde Park Blvd. and Genesee Street. The same point also being the northeast corner of BLOCK 17 of the said FAIRGROUND EXTENSION subdivision.

THENCE, in west direction along the north line of said BLOCK 17 and south line of said Hyde Park Blvd. at a called distance of 215.00 feet to a point at the northeast corner of said Hyde Park Blvd. and Mason Street. The same point also being the northwest corner of the said Block 17;

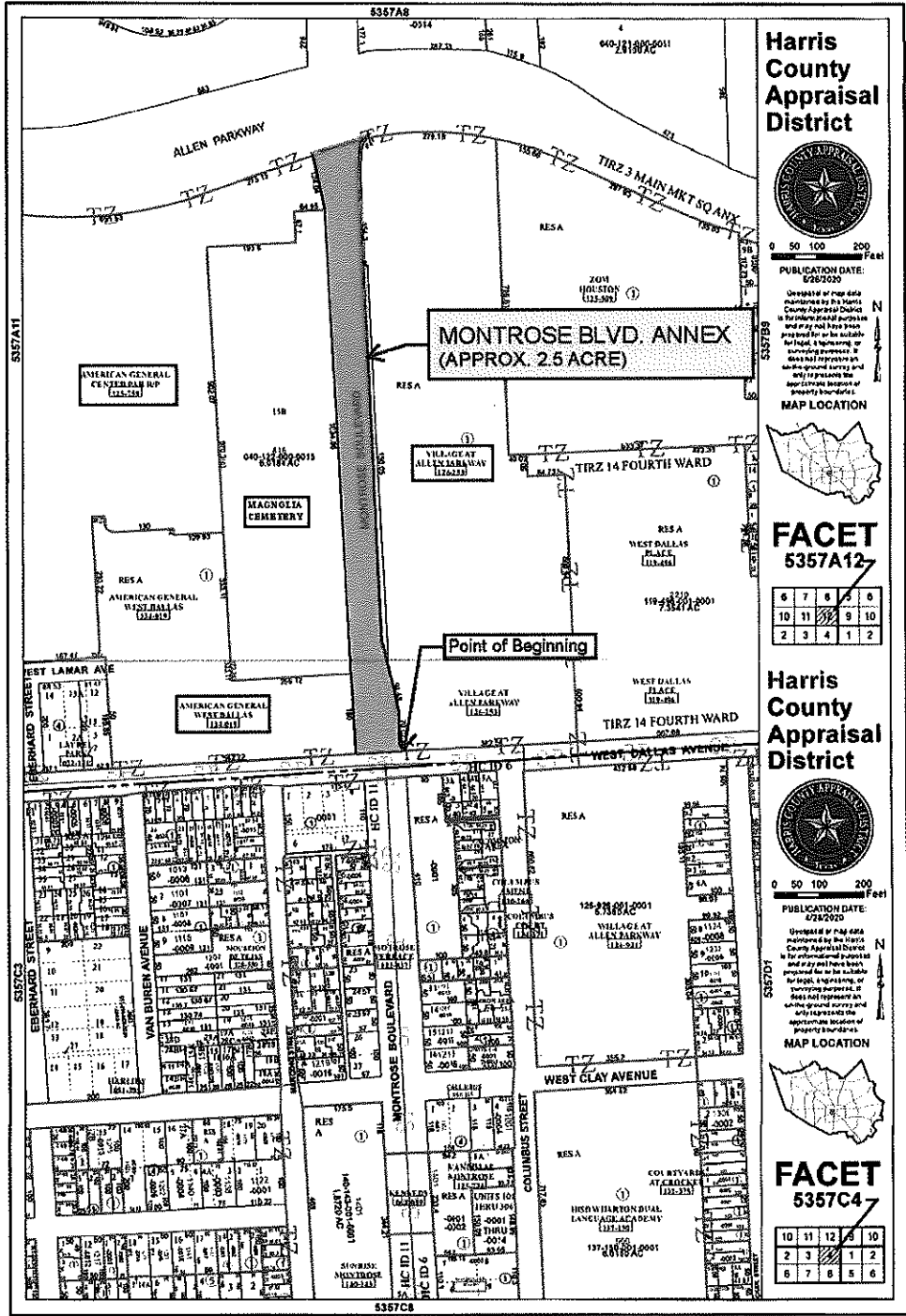
THENCE, across the said Mason Road continuing in west direction to a point at the southwest corner of said Mason Street and Hyde Park Blvd. intersection. The same point also being the northeast corner of BLOCK 1, MASON MILLS, recorded in the Film Code No. of 685544, H.C.M.R., a partial replat of BLOCK 18 of the said FAIRGROUND EXTENSION subdivision;

THENCE, continuing west along the north line of said BLOCK 18 and south line of said Hyde Park Blvd. at a called distance of 215.00 feet to the POINT OF BEGINNING at the southeast corner of said Taft Street and Hyde Park Blvd. and containing the said 7.6-acre area, more or less.

EXHIBIT "B"

**MAPS OF ANNEXATION AREA AND BOUNDARIES AS ENLARGED
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
(MONTROSE ZONE)**

(see two maps immediately following this page)



Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE: 5/28/2020

Unrepeated or new data indicated by the Harris County Appraisal District is for informational purposes only and does not constitute a warranty or representation of the accuracy of the data. The data is provided as a service to the public and does not constitute a warranty or representation of the accuracy of the data. The data is provided as a service to the public and does not constitute a warranty or representation of the accuracy of the data.

MAP LOCATION



FACET 5357A12

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Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE: 4/24/2020

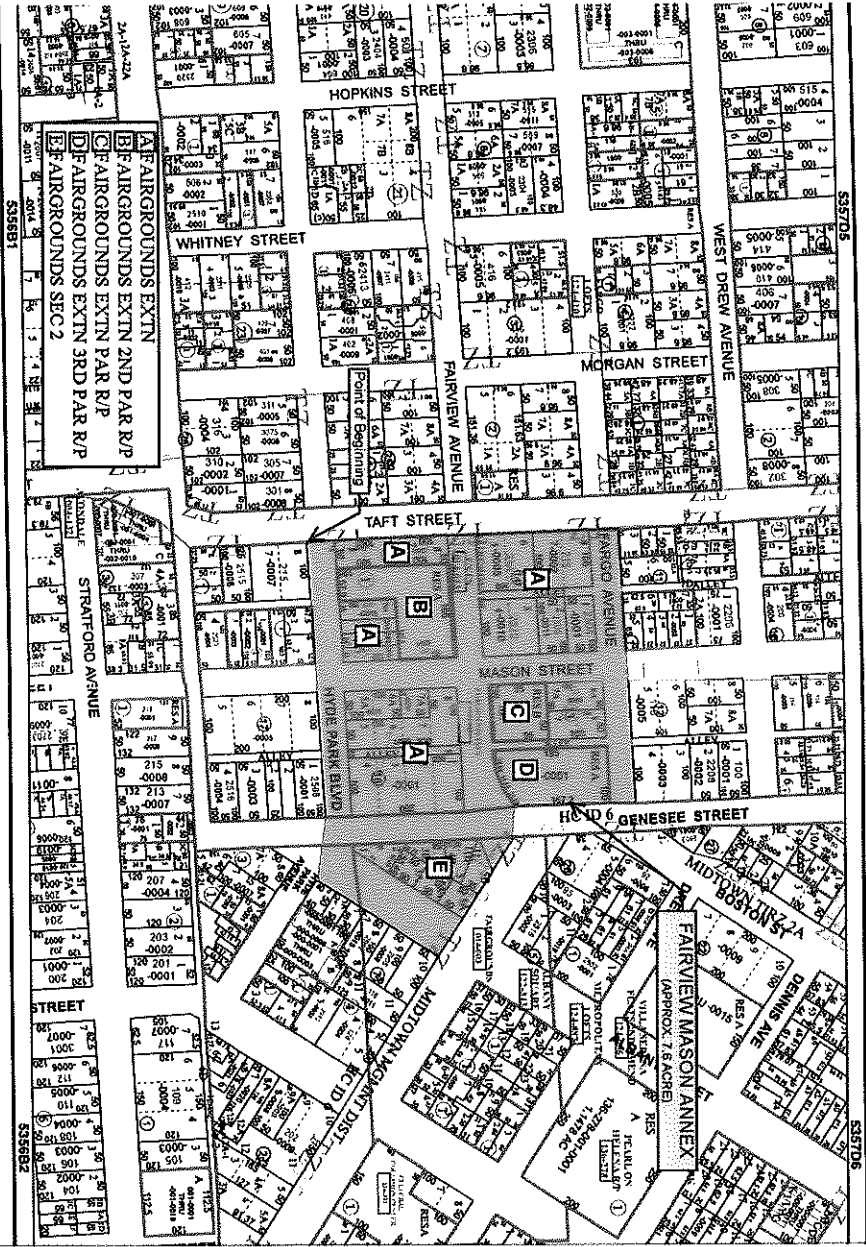
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MAP LOCATION



FACET 5357C4

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- A FAIRGROUNDS EXTN
- B FAIRGROUNDS EXTN 2ND PAR R/P
- C FAIRGROUNDS EXTN PAR R/P
- D FAIRGROUNDS EXTN 3RD PAR R/P
- E FAIRGROUNDS SEC 2

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FAIRVIEW MASON ANNEX
(APPROX 7.6 ACRES)



MONTROSE
 TARRANT COUNTY TEXAS
 Map 1
 Map of Zone and Annexation

Legend

- Proposed TIRZ 27 Annexation
- Existing Boundaries
- TIRZ 2
- TIRZ 3
- TIRZ 27

Date: 1/22/2020

0 600 1,200
 Feet
 1 inch = 1,200 Feet

Gauge
 ENGINEERING