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City of Houston, Texas, Ordinance No. 2025-989

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

* * * * *

WHEREAS, by Ordinance No. 1998-713, adopted on August 26, 1998, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Eleven, 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 Greater Greenspoint 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 changed the boundaries of the Zone by Ordinance No. 2019-987, passed and adopted December 4, 2019; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding to the Zone approximately 50 acres of additional territory, as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance (the "Additional Area"); 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)(2) because the Additional Area is predominantly open or undeveloped land and, because of obsolete platting, substantially impairs or arrests the sound growth of the city; 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

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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 bases established by Ordinance No. 1998-713 and Ordinance No. 2019-987, 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

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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 ON 12/03/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is: 12/09/2025.

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ATTEST:

Signed by:
Troy D. Lemon
50EA7451720D4B5...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
0B5135BC001D4C8...

Assistant City Attorney
JN:jn 11.04.2025
LD-RE-0000004345
(Requested by Gwendolyn F. Tillotson-Bell, Chief Economic Development Officer)

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Meeting 12/03/2025

Aye	No	
✓		**Mayor Whitmire**
....	**....**	**Council Members**
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
✓		Pollard
out of the City on City business		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 12/9/2025

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Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER ELEVEN

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JURISDICITIONAL BOUNDARY DESCRIPTION
CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 11
GREENSPOINT, HARRIS COUNTY
2025 ANNEXATION

The City of Houston TIRZ No. 11 Greenspoint 2025 Annexation consists of one (1) tract within the City of Houston Corporate Limits, and Harris County.

2025 Annexation Tract is +/- 49.873 acres situated southeast of intersection of Rushcreek Dr and Spears Rd, with point of beginning being intersection of north right of way (ROW) of Rushcreek Dr and east ROW of Spears Rd, same being southwest corner of TR 4 ABST 741 J SCHNELL and boundary of City of Houston TIRZ No. 11 Greenspoint;

Then generally east along south boundary of said TR 4, same being north ROW of Rushcreek Dr and boundary of City of Houston TIRZ No. 11 Greenspoint to southeast corner of said TR 4;

Then generally south across ROW of Rushcreek Dr continuing along east boundary of RES A BLK 1 RESERVES AT ELLA to northwest corner of RES D BLK 1 RESERVES AT ELLA;

Then east along north boundary of said RES D BLK 1 to northeast corner of said tract, same being west ROW of Ella Blvd and City of Houston Municipal Limits;

Then generally south along west ROW of Ella Blvd and City of Houston Municipal Limits to south corner of RES C BLK 1 RESERVES AT ELLA;

Then north along west boundary of said RES C BLK 1, and RES B BLK 1 (DRAINAGE/DETENTION) RESERVES AT ELLA, and City of Houston Municipal Limits to interior corner of said RES B BLK 1 Tract, same being northeast corner of RES A BLK 1 ALDINE ISD SPEARS GEARS ROAD SEC 1;

Then west along south boundary of said RES B BLK 1 Tract, and RES E BLK 1 RESERVES AT ELLA, same being City of Houston Municipal Limits to southwest corner of said RES E BLK 1;

Then north along boundary of said RES E BLK 1 and City of Houston Municipal Limits to interior corner of said tract;

Then west along boundary of said RES E BLK 1 and City of Houston Municipal Limits to corner of said tract, same being east ROW of Spears Rd;

Then north along east ROW of Spears Rd and City of Houston Municipal Limits to north ROW of Rushcreek Dr, southwest corner of said TR 4 ABST 741 J SCHNELL and boundary of City of Houston TIRZ No. 11 Greenspoint, and point of beginning of **+/- 49.873 acre 2025 Annexation Tract.**

***** END OF JURISDICTIONAL BOUNDARY DESCRIPTION *****

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Exhibit B

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER ELEVEN

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City of Houston

Greenspoint
TIRZ # 11
Proposed Annexation

Parcels

Proposed Annexation

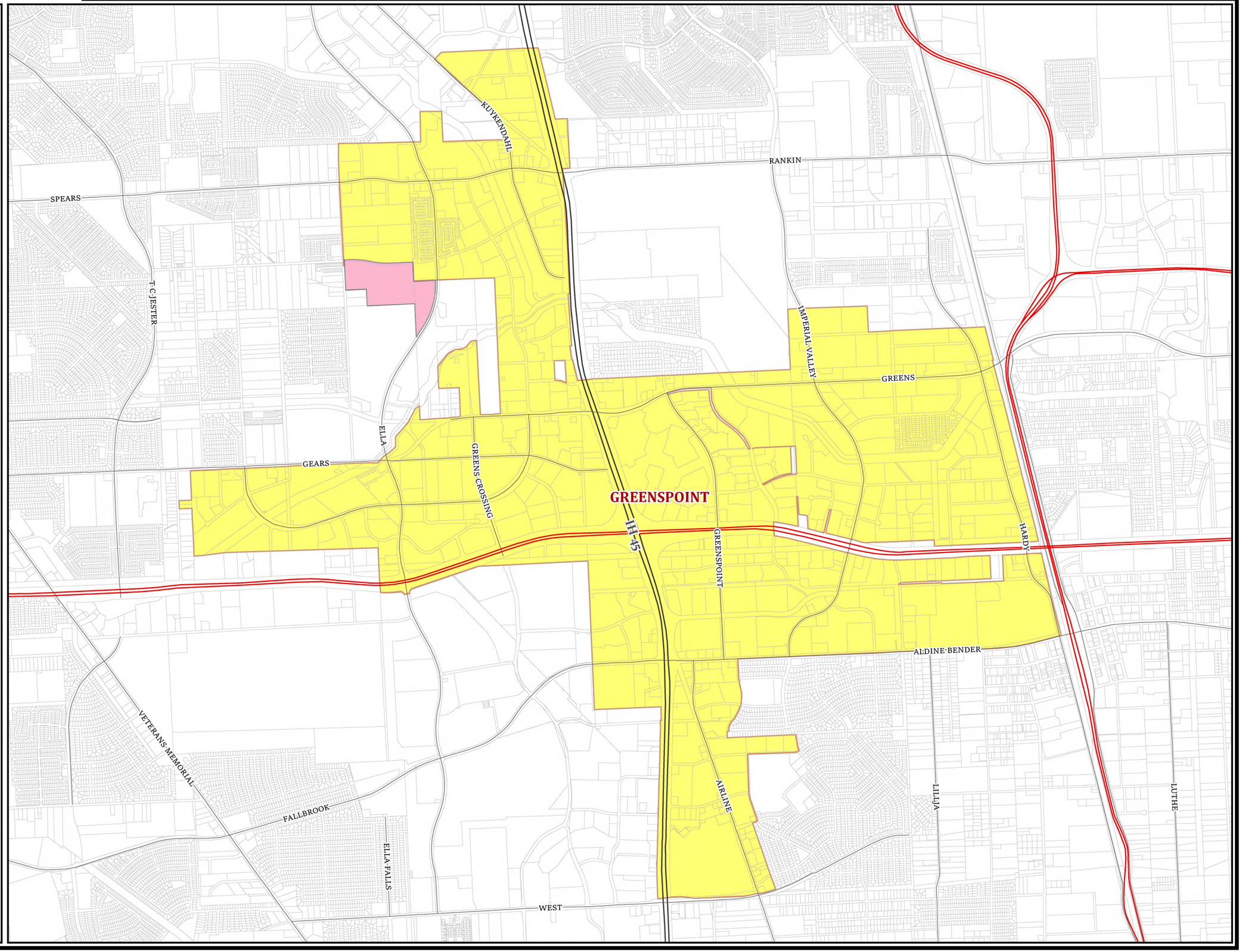
Existing TIRZ

Source: *COHGIS Database*
Date: *October 2025*
Reference: *pj27289*

0 3,600 Feet

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

PLANNING & DEVELOPMENT DEPARTMENT



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City of Houston

Greenspoint
TIRZ # 11

Parcels

Greenspoint

Source: *COHGIS Database*
Date: *October 2025*
Reference: *pj27289*

0 3,600 Feet

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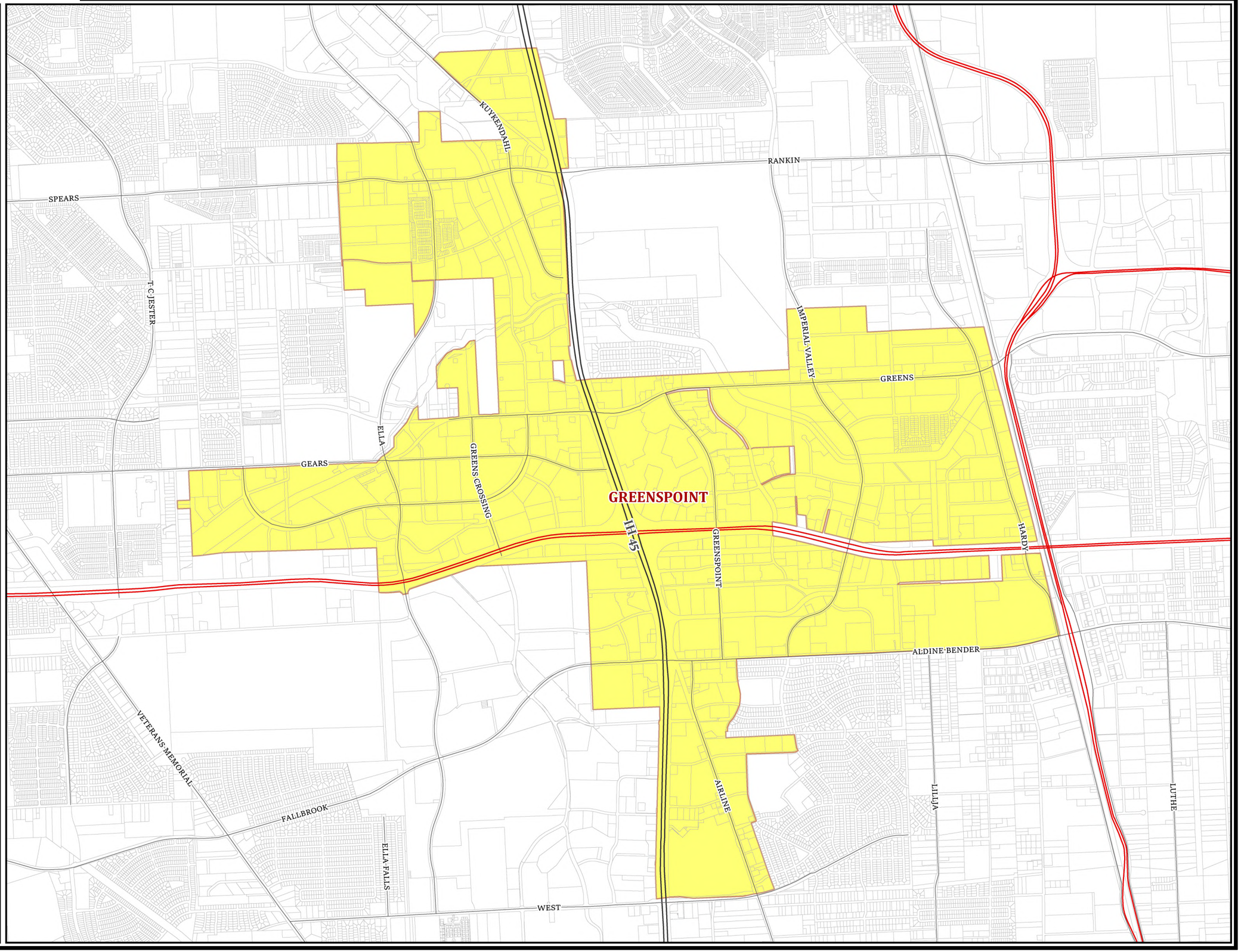

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City of Houston

Greenspoint
TIRZ # 11
Proposed Annexation
Land Use

Greenspoint

Land Use

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

Source: *COHGIS Database*
Date: *October 2025*
Reference: *pj27289*

0 3,600 Feet

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PLANNING & DEVELOPMENT DEPARTMENT

