

City of Houston, Texas, Ordinance No. 2023 - 1008

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS (OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Seven, City of Houston, Texas ("Zone"), by Ordinance No. 1997-478, on May 7, 1997; and

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

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 1998-1145 on December 9, 1998, Ordinance No. 2008-418 on May 14, 2008, Ordinance No. 2013-796 on September 11, 2013, Ordinance No. 2016-956 on December 7, 2016, and Ordinance No. 2019-985 on December 4, 2019; and

WHEREAS, the City previously reduced the boundaries of the zone by Ordinance No. 2020-1099 on December 16, 2020; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding into the Zone approximately 9.14 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) of the Code since it is substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, and 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 deterioration of the site and other improvements and due to defective or inadequate sidewalk and 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, 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. Findings. 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. Boundary Enlargement. 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 Seven, City of Houston, Texas, by adding the area described in Exhibit "A" and as shown on the map depicted in Exhibit "B," each of which is attached hereto.

Section 3. Effective Date of Enlargement. That 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 Zone shall include the tax increment base established by Ordinance No. 1997-478, Ordinance No. 1998-1145, Ordinance No. 2008-418, Ordinance No. 2013-796, Ordinance No. 2016-956, Ordinance and No. 2019-985, while excluding the tax increment base that was removed in Ordinance No. 2020-1099, and shall also include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1, 2023.

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 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. 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.

PASSED AND ADOPTED this 15th day of November, 2023.

APPROVED this _____ day of _____, 2023.


Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is _____ NOV 21 2023 _____.



City Secretary

Prepared by Legal Department
KK/gd November 3, 2023
Requested by Andrew F. Icken
Chief Development Officer, Office of the Mayor
LD-RE-0000002108

DocuSigned by:


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Senior Assistant City Attorney

Meeting 11/15/2023

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
Absent - Out of City on City Business		Kamin
✓		Evans-Shabazz
Absent on personal business		Martin
Absent - Out of City on City Business		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
Absent - Out of City on City Business		Pollard
Absent - Out of City on City Business		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 11/21/2023

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)**

(see legal description immediately following this page)

Annexation Tract 1 is +/- 7.36 acres located northwest of the intersection of Southmore Blvd and Scott St with point of beginning being the north right-of-way (ROW) of Southmore Blvd and south corner of ABST 75 H TIERWESTER TR 12H (3755 SOUTHMORE BLVD), and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex 2;

Then generally northwest along north ROW of Southmore Blvd, and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex 2 across ROW of Grantwood St to south corner ABST 75 H TIERWESTER TRS 11 & 11A (3711 SOUTHMORE BLVD);

Then generally north northeast along east boundary of said TRS 11 & 11A to northeast corner of said tract, same being north corner of ABST 75 H TIERWESTER TR 31A (5110 GRANTWOOD ST);

Then east southeast along boundary of said TR 31A, and ROW of Grantwood St, and along north boundary of ABST 75 H TIERWESTER TR 12C and SUNNY TRAILS RES A BLK 1 (5108 SCOTT ST) to northeast corner of said RES A BLK 1, same being west ROW of Scott St and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex;

Then generally south southwest along west ROW of Scott St and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex to southeast corner of ABST 75 H TIERWESTER TR 12H;

Then west by south along boundary of said TR 12H to south corner of said tract and point of beginning of +/- 7.36 acre Annexation Tract 1.

Annexation Tract 2 is +/- 0.82 acres located west of intersection of Southmore Blvd and Scott St with point of beginning being the east corner of ABST 75 H TIERWESTER TRS 4B 4D (3710 SOUTHMORE BLVD), same being south right-of-way (ROW) of Southmore Blvd and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex 2;

Then generally south southwest along east boundary of said TRS 4B 4D to south corner of said tracts, same being east corner of ABST 75 H TIERWESTER TRS 4 & 4E;

Then northwest by west, north by east and northwest by west along south boundary of said TRS 4B 4D to west corner of said tracts, same being north corner of said TRS 4 & 4E;

Then generally north northeast along west boundary of TRS 4B 4D to north corner of said tracts, same being south ROW of Southmore Blvd and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex 2;

Then southeast by east along south ROW of Southmore Blvd and boundary of City of Houston TIRZ No. 7 Old Spanish Trail/Almeda Annex 2 to east corner of said TRS 4B 4D and point of beginning of +/- 0.82 acre Annexation Tract 2.

EXHIBIT "B"

**MAPS OF ANNEXATION AREA AND BOUNDARIES AS ENLARGED
REINVESTMENT ZONE NUMBER SEVEN, CITY OF HOUSTON, TEXAS
(OLD SPANISH TRAIL/ALMEDA CORRIDORS ZONE)**







(see two maps immediately following this page)

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City of Houston

Proposed Annexation OST/Alameda TIRZ #7

WALIPP and Grantwood Block

-  Railroads
-  Waterway
-  Proposed ROW Annexation
-  Proposed Parcel Annexation
-  TIRZ #7 - OST/Alameda
-  HCAD Parcels

Source: COGIS Database, HCAD
Date: August 2023
Reference: P25343_Annexation_WALIPP_Grantwood





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**



TIRZ No. 7 OST/ALMEDA

-  2023 Annexation
-  TIRZ Boundary (Existing)

