

City of Houston, Texas, Ordinance No. 2014-1129

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

* * * * *

WHEREAS, by Ordinance No. 1999-759, adopted on July 21, 1999, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Seventeen, 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 Memorial City area; and

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

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 2011-727 approved on August 17, 2011; and

WHEREAS, the City Council finds that the area now proposed to be added to the Zone is located wholly within the corporate limits of the City; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone meets the requirements of Code Section 311.005(a)(1) because the area to be added 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 deterioration of site and other improvements and defective or inadequate sidewalk and

street layout; and

WHEREAS, less than thirty percent (30%) of the property proposed to be included in the Zone, 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 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 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 found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Boundary Enlargement. That the City, acting in accordance with the provisions of Chapter 311 of the Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge Reinvestment Zone Number Seventeen, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto.

Section 3. Effective Date of Boundary Enlargement. That the Zone shall be enlarged as of the effective date of this Ordinance.

Section 4. Tax Increment Base. That the tax increment base for the enlarged Zone shall include the tax increment bases established by Ordinance No. 1999-0759 and Ordinance No. 2011-727, and beginning January 1, 2015, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be 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 10th day of December, 2014.

APPROVED this _____ day of _____, 2014.


Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2014.



City Secretary

Prepared by Legal Department
MFB:mfb December 4, 2014
Requested by Andrew F. Icken,
Chief Development Officer
Mayor's Office of Economic Development
L.D. File No. 042-1400-127003



Senior Assistant City Attorney

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AYE	NO	
		ABSENT-OUT OF CITY BUSINESS
.....	MAYOR PARKER
		COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		MAYOR PRO TEM PRESIDING
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
		ABSENT-ON PERSONAL BUSINESS
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW DATE: DEC 10 2014

EXHIBIT "A"

LEGAL DESCRIPTIONS OF AREAS PROPOSED TO BE ADDED TO REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS (MEMORIAL CITY ZONE)

LARSTON DRIVE EXHIBIT

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at a point 5 linear feet west of the southeast corner of a Lot described as Lot 8, Block 19 of Spring Branch Woods, Section 3, same being on the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a northerly direction parallel to the east property line of said Lot 8 by projecting a line to the south right-of-way line of Larston Drive, to a point 5 linear feet west of the northeast corner of said Lot 8;

THENCE, proceeding in a northeasterly direction along the south right-of-way line of Larston Drive, to a point 5 linear feet east of the northeast corner of said Lot 8 on the south right-of-way of said Larston Drive;

THENCE, proceeding in a southerly direction parallel to the east property line of said Lot 8 by projecting a line to the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a northeasterly direction along the northern boundary line of the Memorial City Reinvestment Zone to a point 5 linear feet west of the southwest corner of a Lot described as Lot 15, Block 19 of Spring Branch Woods, Section 3;

THENCE, proceeding in a northwesterly direction by projecting a line parallel to the west property line of said Lot 15 to the east right-of-way line of Larston Drive, same being on an arc with a radius of 90 feet;

THENCE, proceeding in a southwesterly direction along the arc of a curve to the left, to the northeast corner of a Lot described as Lot 14, Block 19 of Spring Branch Woods, Section 3, same being on the south right-of-way line of Larston Drive;

THENCE, proceeding in a northeasterly direction by projecting a line to the north right-of-way line of Larston Drive to the southern-most cut-back corner and Point of Curvature of an arc with a radius of 25 feet of a Lot described as Lot 14, Block 18 of Spring Branch Woods, Section 3;

THENCE, proceeding in a northeasterly direction along the arc of a curve to the left and north right-of-way line of Larston Drive, to the northern-most cut-back corner and Point of Tangency;

THENCE, proceeding in a northerly direction along the west right-of-way line of Larston Drive to a point 8 linear feet from the aforesaid northern-most cut-back corner and Point of Tangency;

THENCE, proceeding in an easterly direction by projecting a line to the east right-of-way line of Larston Drive, same being the northwest corner of a Lot described as Lot 16, Block 19 of Spring Branch Woods, Section 3 and Point of Curvature of an arc with a radius of 90 feet;

THENCE, proceeding in a southwesterly direction along the arc of a curve to the left, a point 5 linear feet east of the northeast corner of said Lot 14;

THENCE, proceeding in a southeasterly direction by projecting a line parallel to the east

property line of said Lot 14 to the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a westerly, along the northern boundary line of the Memorial City Reinvestment Zone, to the **POINT OF BEGINNING** of the herein described tract.

LUMPKIN ROAD EXHIBIT

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of a Lot described as Tract 13E, Abst 3, George L. Bellows Survey, same being on the north right-of-way line of Westview Drive and on the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a northerly along the west property line of said Tract 13E, to the northwest corner of Tract 13E;

THENCE, proceeding in a northeasterly direction along the north Lot lines of Tracts 13E and 1B-12A, Abst 3, George L. Bellows Survey, to the northeast corner of said Tract 1B-12A, same being the northwest corner of a Lot described as Tract 1B-22, Abst 3, George L. Bellows Survey;

THENCE, proceeding in a southerly direction along the west Lot line of Tract 1B-22 to the southwest corner of a Lot said Tract 1B-22;

THENCE, proceeding in a northeasterly direction along the south line of said Tract 1B-22, to the southeast corner of said Tract 1B-22 and northwest corner of a Lot described as Tract 1B-13A, Abst 3, George L. Bellows Survey, same being on the west right-of-way line of Lumpkin Road;

THENCE, proceeding in a northwesterly along the west right-of-way line of Lumpkin Road across Tracts 1B, 1B-19, 1B-10, 1B-11, 1B-22, Abst 3, George L. Bellows Survey to the northeast corner of a Lot described as Lot 24, Block 1, of Spring Lea, Section 1;

THENCE, proceeding in a northeasterly direction by projecting a line to the east right-of-way line of Lumpkin Road, to the northwest corner of a Lot described as Lot 1, Block 5 of Spring Lea, Section 1;

THENCE, proceeding in a southerly direction along the east right-of-way line of Lumpkin Road, across Tracts 1B-5, 1B-9, Abst 3, George L. Bellows Survey, and the Lot described as Briley Enterprises to the southwest corner of said Tract 1B-9, same being on the north right-of-way line of Westview Drive and on the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a southwesterly direction along the north right-of-way line of Westview Drive and the northern boundary line of the Memorial City Reinvestment Zone, to the **POINT OF BEGINNING** of the herein described tract.

PINE LAKE DRIVE EXHIBIT

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at a point 5 linear feet west of the southeast corner of a Lot described as Lot 2, Block 8 of Spring Branch Woods, Section 1, same being on the northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a northerly direction parallel to the east property line of said Lot 2 by projecting a line to the south right-of-way line of Pine Lake Drive, to a point 5 linear feet west of the northeast corner of said Lot 2;

THENCE, proceeding in a southwesterly direction along the south right-of-way line of Pine Lake Drive, a distance of 25 linear feet to a point on the south right-of-way of said Pine Lake Lane;

THENCE, proceeding in a northerly direction by projecting a line to the north right-of-way line of Pine Lake Drive to the southern property line of a Lot described as Lot 11, Block 1 of Spring Branch Woods, Section 1, same being the southern-most cut-back corner and Point of Curvature of an arc with a radius of 25 feet;

THENCE, proceeding in a northeasterly direction along the arc of a curve to the right, to the northern-most cut-back corner of said Lot 11, Block 1, same being on the west right-of-way line of Demaret Lane;

THENCE, proceeding in a northeasterly direction by projecting a line to the east right-of-way line of Demaret Lane, to the northern-most cut-back corner of a Lot described as Lot 3, Block 7, of Spring Branch Woods, Section 1, same being the Point of Curvature of an arc with a radius of 25 feet;

THENCE, proceeding in a southeasterly direction along the arc of a curve to the right, to the southern-most cut-back corner of said Lot 3, Block 7, same being on the north right-of-way line of Pine Lake Drive;

THENCE, proceeding in a southerly direction by projecting a line to the south right-of-way line of Pine Lake Drive to the northeast corner of a Lot described as Lot 3, Block 8 of Spring Branch Woods, Section 1, same being the northwest corner of a Lot described as Lot 4, Block 8 of Spring Branch Woods, Section 1;

THENCE, proceeding in a southwesterly direction along the south right-of-way line of Pine Lake Drive, a distance of 66.40 linear feet to a point on the south right-of-way of said Pine Lake Lane, same being 5 linear feet east of the northeast corner of the aforesaid Lot 2, Block 8;

THENCE, proceeding in a southerly direction parallel to the east property line of said Lot 2 by projecting a line to the northern boundary line of the Memorial City Reinvestment Zone, to a point 5 linear feet east of the southeast corner of said Lot 2;

THENCE, proceeding in a westerly direction, along the northern boundary line of the Memorial City Reinvestment Zone, to the **POINT OF BEGINNING** of the herein described tract.

SPRINGROCK LANE EXHIBIT

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at the Southeast corner of a Lot described as Lot 12, Block 20 of Long Point Woods, Section 3, also being on the West Right-of-Way (R.O.W.) line of a 35 foot wide Drainage Easement (D.E.), and on the Northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a Northerly direction along the West R.O.W. line of said 35 foot wide D.E., to the Northeast corner of said Lot 12, Block 20, same being on the South R.O.W. line of Long Branch Lane;

THENCE, proceeding in a Southwesterly direction along said South R.O.W. line of Long Branch Lane to a point approximately 46.67 linear feet pass the East line of a Lot described as Lot 10, Block 20 of Long Point Woods, Section 3;

THENCE, proceeding in a Northerly direction by projecting a line to the North R.O.W. line of said Long Branch Lane to the Southeast corner of a Lot described as Lot 10, Block 19 of Long Point Woods, Section 3, same being on the West R.O.W. line of Springrock Lane;

THENCE, proceeding in a Northerly direction along the West R.O.W. line of Springrock Lane, to the Northeast corner of a Lot described as Lot 14, Block 16 of Long Point Woods, Section 3, same being on the South R.O.W. line of Westview Drive;

THENCE, proceeding in an Easterly direction by projecting a line to the East R.O.W. line of said Springrock Lane to the Northeast corner of a Lot described as Lot 1, Block

21 of Long Point Woods, Section 3, same being on the East R.O.W. line of Springrock Lane;

THENCE, proceeding in a Southerly direction along the East R.O.W. line of Springrock Lane, to the Southeast corner of a Lot described as Lot 19, Block 21 of Long Point Woods, Section 3, same being on the North R.O.W. line of said Long Branch Lane;

THENCE, proceeding in a Easterly direction along the North R.O.W. line of Long Branch Lane, to the Southwest corner of a Lot described as Lot 19, Block 6 of Long Point Woods, Section 2, same being on the East R.O.W. line of the aforementioned 35 foot wide D.E.;

THENCE, proceeding in a Southerly direction along the East R.O.W. line of said 35 foot wide D.E., to the Southeast corner of said 35 foot D.E. and Southwest corner a Lot described as Lot 2, Block 12 of Long Point Woods, Section 2, same being on the North R.O.W. line of said Memorial City Reinvestment Zone;

THENCE, proceeding in a Westerly direction, along the Northern boundary line of the Memorial City Reinvestment Zone, to the **POINT OF BEGINNING** of the herein described tract.

WINDHOVER LANE EXHIBIT

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at the Southeast corner of a Lot described as Lot 17, Block 8 of Spring Branch Woods, Section 1, also being on the West Right-of-Way (R.O.W.) line of Windhover Lane, and on the Northern boundary line of the Memorial City Reinvestment Zone;

THENCE, proceeding in a Northerly direction along the West R.O.W. line of Windhover Lane, to the Southern-most Cut-back corner of a Lot described as Lot 16, Block 6 of Spring Branch Woods, Section 1, same being the Point of Curvature of a curve to the left, having a Radius of 25 feet;

THENCE, proceeding in a Northwesterly direction along the arc of a curve to the left, to the Northern-most Cut-back corner of Lot 16, Block 8 of Spring Branch Woods, Section 1, same being on the South R.O.W. of Cedardale Drive;

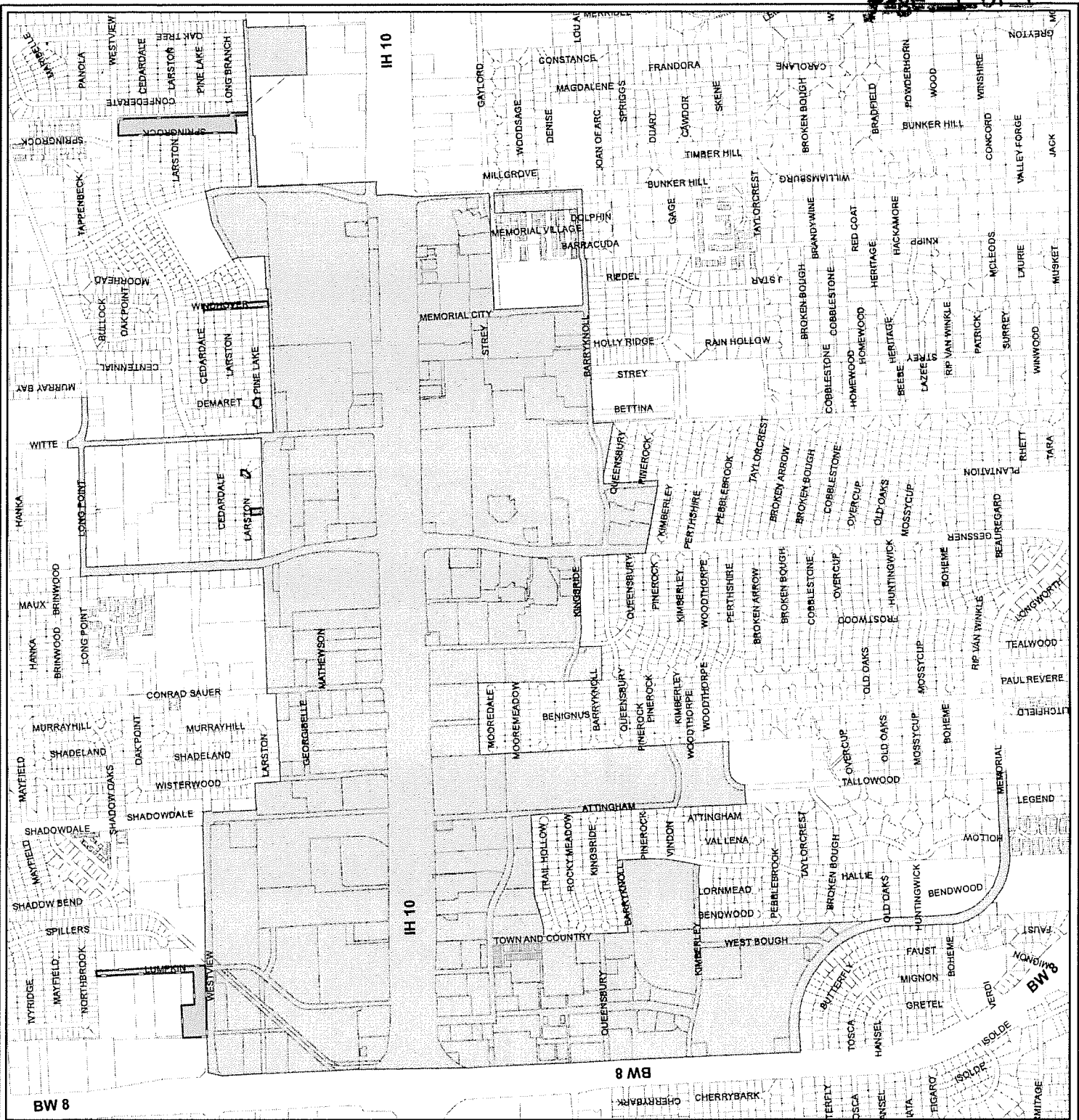
THENCE, proceeding in a Easterly direction, along the South R.O.W. of Cedardale Drive, direction by projecting a line to the Western property line of a Lot described as Lot 1, Block 11 of the Replat of Blocks 10 & 11 of Spring Branch Woods, Section 2, same being on the East R.O.W. line of Windhover Lane;

THENCE, proceeding in a Southerly direction along the East R.O.W. line of Windhover Lane, to the Southwest corner of a Lot described as Lot 1, Block 9 of Spring Branch Woods, Section 1, same being on the Northern boundary line of the Memorial City Reinvestment Zone;





THENCE, proceeding in a Westerly direction, along the Northern boundary line of the Memorial City Reinvestment Zone, to the **POINT OF BEGINNING** of the herein described tract.

EXHIBIT "B"

PROPOSED ANNEXATIONS MAP



City of Houston TIRZ #17 Proposed Annexations

- Legend**
-  Waterway
 -  Memorial City
 -  Proposed Annexations
 -  Parcels



Source: GIS Services Division
Date: October 2014
Reference: pj17829

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**