

City of Houston, Texas, Ordinance No. 2024-956

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 ("City"), created Reinvestment Zone Number Seventeen, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("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 reduce or 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, passed and adopted on August 17, 2011, and by Ordinance No. 2014-1129, passed and adopted on December 10, 2014; and

WHEREAS, the City previously changed, by de-annexation and annexation of some areas, the boundaries of the Zone by Ordinance No. 2017-629, passed and adopted on August 16, 2017; and

WHEREAS, the City again enlarged the boundaries of the Zone by Ordinance No. 2019-12, passed and adopted on January 2, 2019; and

WHEREAS, the Board of Directors of the Zone ("Board") has approved the proposed addition to the Zone's boundaries of the areas described in Exhibit "A" and depicted in Exhibit "B", both of which are attached to this Ordinance (collectively, "Annexation Area"); and

WHEREAS, the Annexation Area proposed to be added to the Zone consists of approximately 15 acres of land; and

WHEREAS, the City Council finds that the Annexation Area 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 Annexation Area proposed for addition to the Zone meets the requirements of Section 311.005(a)(1) of the Code because the Annexation Area substantially impairs and arrests 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 presence of deteriorating site and other improvements, and conditions that endanger life or property by fire or other cause; and

WHEREAS, the City Council finds that the Annexation Area proposed for addition to the Zone also meets the requirements of Section 311.005(a)(2) of the Code because the Annexation Area is predominantly open or undeveloped and, due to a variety of factors, substantially impairs or arrests the sound growth of the City; 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) 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; 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. 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. 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 the boundaries of Reinvestment Zone Number Seventeen, City of Houston, Texas, by adding into the Zone the area described in Exhibit "A" and depicted in "Exhibit "B," attached hereto and incorporated by reference.

Section 3. That the boundaries of the Zone shall be enlarged as of the effective date of this Ordinance.

Section 4. That the tax increment base for the enlarged Zone shall include the tax increment bases established by Ordinance No. 1999-0759, Ordinance No. 2011-727, Ordinance No. 2014-1129, Ordinance No. 2017-629 (except as to the De-Annexation Area removed from the Zone pursuant to that Ordinance), and Ordinance No. 2019-12, and beginning January 1, 2025, shall include the tax increment base attributable to the Annexation Area 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. 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. 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 11th day of December, 2024.

APPROVED this _____ day of _____, 2024.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 17 2024.



City Secretary

Prepared by Legal Department

MS/ems 11-13-24

Requested by Gwendolyn F. Tillotson-Bell

Chief Development Officer

Mayor's Office of Economic Development

LD-RE-0000003366



Senior Assistant City Attorney

Meeting 12/11/2024

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

Captions Published in DAILY COURT REVIEW

Date: 12/17/2024

EXHIBIT "A"

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

**JURISDICTIONAL BOUNDARY DESCRIPTION
CITY OF HOUSTON TIRZ NO. 17 MEMORIAL CITY
2024 ANNEXATION**

The City of Houston TIRZ No. 17 Memorial City 2023 Annexation consists of two tracts within the City of Houston Corporate Limits, Harris County.

Annexation Tract 1 is +/- 11.38 acres and is situated southeast of intersection of Westview Dr and Conrad Sauer Rd with point of beginning being the southwest corner of FROST & SETTEGAST TRS 13E 13H 15B & 17A (10157 WESTVIEW DR), same being east right-of-way (ROW) of Conrad Sauer Rd and boundary of City of Houston TIRZ No. 17 Memorial City;

Then generally north along east ROW of Conrad Sauer Rd to northwest corner of said FROST & SETTEGAST TRS 13E 13H 15B & 17A, same being southwest corner of OH S KWON DEVELOPMENT RES A BLK 1;

Then generally east along boundary of said FROST & SETTEGAST TRS 13E 13H 15B & 17A to interior corner of said tracts, same being southeast corner of said OH S KWON DEVELOPMENT RES A BLK 1;

Then north along boundary of said FROST & SETTEGAST TRS 13E 13H 15B & 17A, same being east boundary of OH S KWON DEVELOPMENT RES A BLK 1 to corner of said FROST & SETTEGAST TRS 13E 13H 15B & 17A, same being south ROW of Westview Dr;

Then generally east along south ROW of Westview Dr to northeast corner of said FROST & SETTEGAST TRS 13E 13H 15B & 17A;

Then south along east boundary of said FROST & SETTEGAST TRS 13E 13H 15B & 17A to southeast corner of said tracts, same being boundary of City of Houston TIRZ No. 17 Memorial City;

Then west along south boundary of said FROST & SETTEGAST TRS 13E 13H 15B & 17A, same being boundary of City of Houston TIRZ No. 17 Memorial City to southwest corner of said tracts, same being east ROW of Conrad Sauer Rd, and point of beginning of +/- 11.38 acre **Annexation Tract 1**.

Annexation Tract 2 is +/- 3.49 acres of right-of-way centered in the 9800 and 9900 block of Cedardale Dr with point of beginning being intersection of south right-of-way (ROW) of Cedardale Dr and east ROW of Windhover Ln, same being northwest corner of SPRING BRANCH WOODS SEC 2 LT 1 BLK 11 (9781 CEDARDALE DR), and corner of City of Houston TIRZ No. 17 Memorial City Annex 2;

Then generally west along boundary of City of Houston TIRZ No. 17 Memorial City Annex 2 continuing along south right-of-way of Cedardale Dr to west ROW of Demaret Ln, same being east boundary of SPRING BRANCH WOODS SEC 1 LT 4 BLK 1;

Then generally north along west ROW of Demaret Ln to south ROW of Westview Dr;

Then west southwest along south ROW of Westview Dr to northwest corner SPRING BRANCH WOODS SEC 1 LT 1 BLK 1;

Then generally north across ROW of Westview Dr to southwest corner of SPRING BRANCH WOODS SEC 1 LT 1 BLK 2;

Then generally east northeast along north ROW of Westview Dri to southeast corner of SPRING BRANCH WOODS SEC 1 LT 4 BLK 2;

Then south by east across ROW of Westview Dr to A corner of SPRING BRANCH WOODS SEC 1 LT 1 BLK 5;

Then generally west by south along south ROW of Westview Dr to east ROW of Demaret Ln;

Then generally south along east ROW of Demaret Ln to north ROW of Cedardale Dr;

Then generally east along north ROW of Cedardale Dr to west ROW of Windhover Ln;

Then generally north along west ROW of Windhover Ln to south boundary of SPRING BRANCH WOODS SEC 1 LT 7 BLK 4, same being north ROW of Westview Dr;

Then generally east by north along north ROW of Westview Dr to southeast corner of SPRING BRANCH WOODS SEC 2 LT 11 BLK 4;

Then generally south by east across ROW of Westview Dr to Z corner of SPRING BRANCH WOODS SEC 2 LT 5 BLK 12;

Then generally west southwest along south ROW of Westview Dr to east ROW of Windhover Ln, same being northwest corner of SPRING BRANCH WOODS SEC 2 LT 1 BLK 12;

Then generally south along east right-of-way of Windhover Ln to south right-of-way of Cedardale Dr, same being northwest corner of SPRING BRANCH WOODS SEC 2 LT 1 BLK 11, and corner of City of Houston TIRZ No. 17 Memorial City Annex 2 and point of beginning of +/- 3.49 acre Annexation Tract 2.

Boundary Map

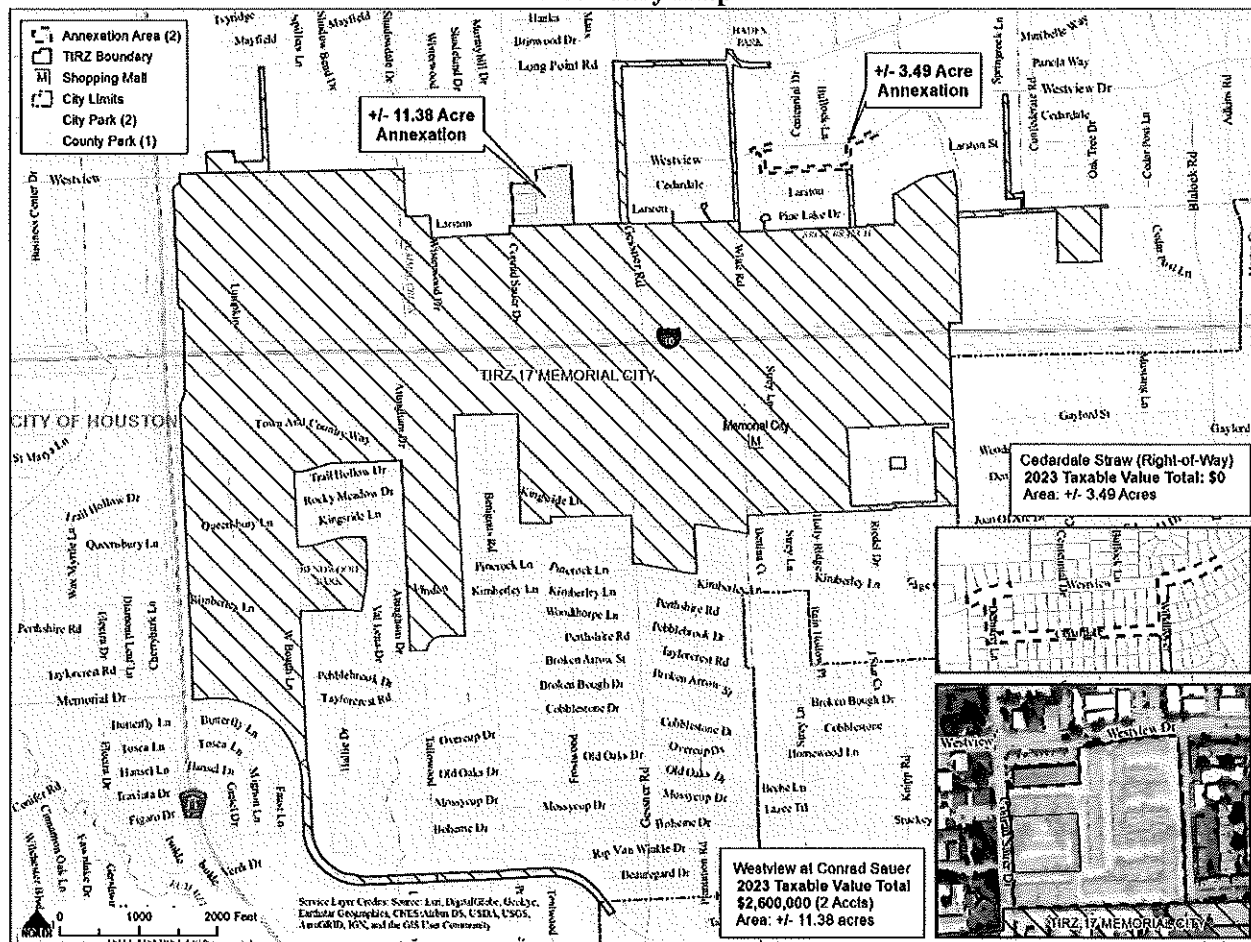


EXHIBIT "B"

**MAPS OF AREAS TO BE ADDED TO
REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS
(MEMORIAL CITY ZONE)**

(see two maps immediately following this page)

City of Houston

Memorial City

TRIZ #17

Proposed Annexation

- Existing Memorial City
- Memorial City Proposed Annexations
- HCAD Parcels
- Pavement
- Waterway

Note: Acreages include Parcels and ROW.

-Existing TRIZ: 983.66 Acres
Proposed: 14.87 Acres

0 650 1,300 2,600 Feet



Source: COGIS Database, Economic Services
Date: November 2024
Reference: P15828, Memorial City, Proposed



PLANNING &
DEVELOPMENT
DEPARTMENT

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City of Houston

Memorial City

TRRZ #17

Existing & Proposed
Landuse

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

0 650 1,300 2,600 Feet



PLANNING &
DEVELOPMENT
DEPARTMENT

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Source: CH2M Hill/Danville, H&A
Date: November 2014
Reference: P15526, Memorial City Landuse

