

City of Houston, Texas, Ordinance No. 2020-1051

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

* * * * *

WHEREAS, by Ordinance No. 2015-1092, adopted on November 10, 2015, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Twenty-Six, 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 Sunnyside area; and

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

WHEREAS, the City now proposes to enlarge the boundaries of the Zone by adding to the Zone approximately 1,392 acres of additional territory, made up of commercial and vacant land (collectively, the "Additional Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; 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)(1) because the Additional Area 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, 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

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 base established by Ordinance No. 2015-1092, 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

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 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.



Interim City Secretary

DocuSigned by:

Kent Kelsey

(Prepared by Legal Department _____)
(KTK:gd November 10, 2020) Assistant City Attorney
(Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
(L.D. File No. 042-1500191-007)

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	

Rev. 5/18

Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-SIX

Boundary Description
Tax Increment Reinvestment Zone No. 26 (Sunnyside/ South Acres)
City of Houston, Harris County
Annexation Area

Lying wholly in the City of Houston Municipal Limits, this annexation to TIRZ No. 26 (Sunnyside/ South Acres) is +/- 1,392 acres centered on the existing boundaries of TIRZ No. 26 with the point of beginning being starting from the existing TIRZ NO. 26 boundaries at the west ROW of Scott St. at the south ROW of Reed Rd.;

Then west along the southern ROW of Reed Rd. to the western boundary of the REEDWOOD SUBDIVISION;

Then south along the western boundary of the REEDWOOD SUBDIVISION to its intersection with the south ROW of Airport Blvd.;

Then west along Airport Blvd. to the east ROW of State Hwy. 288 access road (northbound);

Then north along east ROW of State Hwy. 288 access road (northbound) to its intersection with the south ROW of Reed Rd.;

Then east to the intersection of the southern ROW of Reed Rd. at the western boundary of the REEDWOOD SUBDIVISION;

Beginning at the intersection of the south boundary of Almeda Genoa Rd. with the west boundary of Furman St.;

Then south along the west boundary of Furman St. to the north ROW of Beltway 8;

Then west along the north ROW of Beltway 8 to its intersection with the east ROW of State Hwy. 288 access road (northbound);

Then north along the east ROW of State Hwy. 288 access road (northbound) to its intersection with the south ROW of Almeda Genoa;

Then east along the south ROW of Almeda Genoa to the point of beginning at the intersection of the south boundary of Almeda Genoa Rd. with the west boundary of Furman St.;

Then south along the west ROW of Furman St. to the south ROW of Fuqua St.;

Then east along the south ROW of Fuqua St. to the west ROW of Cullen Dr.;

Then south along the west ROW of Cullen Dr. to its intersection with the north ROW of Beltway 8;

Then east along the north ROW of Beltway 8 to its intersection with the east ROW of Old Chocolate Bayou Rd.;

Then north along the east ROW of Old Chocolate Bayou Rd. to the north ROW of Schurmier Rd.;

Then east along the north ROW of Schurmier Rd. to the east ROW of Cottingham St.;

Then north along the east ROW of Cottingham St. to the north ROW of Allison Rd.;

Then west along the north ROW of Allison Rd. to the east ROW of Pembroke St.;

Then north along the east ROW of Pembroke St. to the north ROW of Almeda Genoa Rd.;

Then southwest along the north ROW of Almeda Genoa to its intersection with the east ROW of Cullen Dr.;

Then north along the east ROW of Cullen Dr. to its intersection with the south ROW of E. Orem Dr.;

Then north to the south boundary of Schnur Park to the east boundary of Schnur Park;

Then north along the east boundary of Schnur Park to the north boundary of Schnur Park;

Then west along the north boundary of Schnur Park to its intersection with the east ROW of Cullen Dr.;

Then north along the west boundary of the Kennedy Heights residential subdivision to its intersection with the south ROW of Selinsky St.;

Then east along the south ROW of Selinsky St. to the east ROW of Roandale Dr.;

Then north along the ROW of Roandale Dr. to its intersection with the north ROW of Airport Blvd.;

Then west along the north ROW of Airport Blvd. to its intersection with the east ROW of Cullen Dr.;

Then north along the east ROW of Cullen Dr. to the south ROW of Sunbeam St.;

Then east along the south ROW of Sunbeam St. to the east ROW of Jutland St.;

Then north along the east ROW of Jutland St. to the north ROW of Pederson St.;

The west along the north ROW of Pederson St. to the east ROW of Coffee St.;

The north along the east ROW of Coffee St. to its intersection with the north ROW of Belfort St.;

Then from the intersection of the north ROW of Belfort with the east ROW of Coffee St. to its intersection with the north ROW of Sunflower St.;

Then west along the north ROW of Sunflower St. to its intersection with the east ROW of Calhoun Rd.;

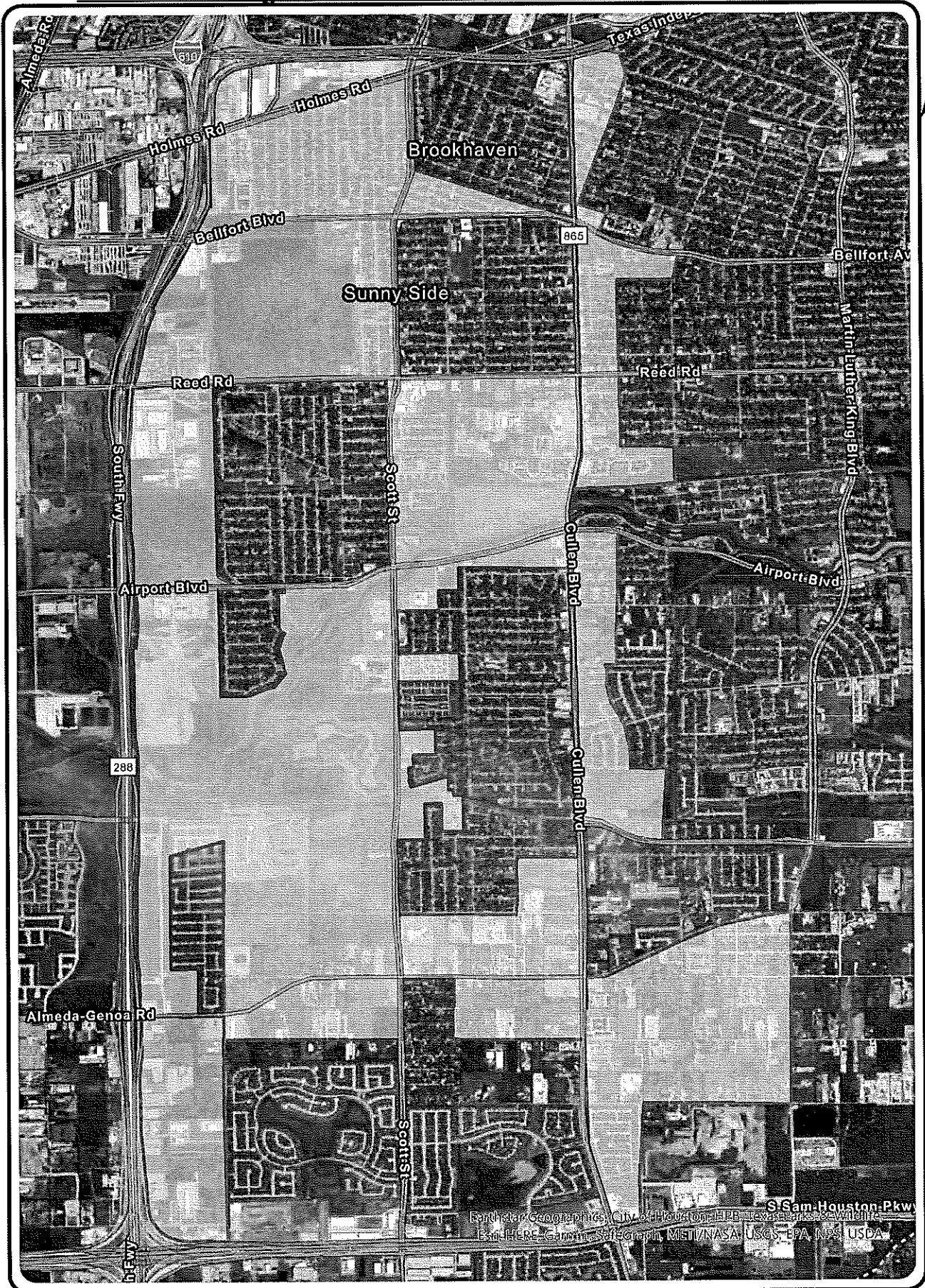
Then northeast along the east ROW of Calhoun Rd. to its intersection with the south ROW of S Loop (610) Fwy. East access road (eastbound);

The annexation boundary then moves west along the south ROW of S Loop (610) Fwy. East access road (eastbound) to its termination at the intersection with the existing TIRZ NO. 26 boundary intersection with the east ROW of Scott St.

Exhibit B

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-SIX

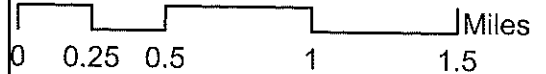
TIRZ 26 Original and Annexation Boundaries



TOUCHPOINT
STRATEGIES

Annexation Boundaries

- Old (Area +/- 3,185 acres)
- New (Area +/- 1,392 acres)



Earthstar Geographics, City of Houston, HPB, Texas Parks & Wildlife
Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA