

991

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

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

* * * * *

WHEREAS, by Ordinance No. 2011-900, passed and adopted October 19, 2011, the City Council of the City of Houston, Texas (the “City”), created Reinvestment Zone Number Twenty-Three, 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 Harrisburg 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. 2019-997, passed and adopted December 4, 2019, and Ordinance Nos. 2022-1007 and 2022-1008, passed and adopted December 14, 2022; and

WHEREAS, the City desires to further enlarge the boundaries of the Zone by adding to the Zone approximately 8.2 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)(1) because the Additional Area substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic and social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of substandard, slum, deteriorated, or deteriorating structures; 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 findings contained in the preamble of this Ordinance are determined to be true and correct and are adopted as a part of this Ordinance.

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 Enlargement. That the boundaries of 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 enlarged Zone shall include the tax increment bases established by Ordinance No. 2011-900, Ordinance No. 2019-997, Ordinance No. 2022-1007, Ordinance No. 2022-1008, 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 or their application to other persons or sets of circumstances 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 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}_____.

ATTEST:

CITY OF HOUSTON, TEXAS

Signed by:

Signed by:

Troy D. Lemon

City Secretary of the City of Houston

Mayor of the City of Houston



PREPARED BY:

DocuSigned by:

de

Assistant City Attorney

JN:jn 11.04.2025

LD-RE-0000004347

(Requested by Gwendolyn F. Tillotson-Bell, Chief Economic Development Officer)

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

Exhibit A

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER TWENTY-THREE

**JURISDICTIONAL BOUNDARY DESCRIPTION
CITY OF HOUSTON TAX INCREMENT REINVESTMENT ZONE NO. 23
HARRISBURG, HARRIS COUNTY
2025 ANNEXATION**

The City of Houston TIRZ No. 23 Harrisburg 2025 Annexation consists of one tract within the City of Houston Corporate Limits, Harris County.

2025 Annexation Tract is +/- 8.2366 acres located south of the intersection of Navigation Blvd and Norwood St, with point of beginning being northwest corner of RES A BLK 1 HARRIS COUNTY SHERIFFS OFFICE COMPLEX ON NAVIGATION (5920 NAVIGATION BLVD), same being south right-of-way (ROW) of Navigation Blvd and east ROW of Norwood St, and boundary line of City of Houston TIRZ No. 23 Harrisburg;

Then south along east ROW of Norwood St, same being west boundary of said RES A BLK 1 tract to corner of said tract, same being northwest corner of TR 7C NEILS ESPERSON INDUSTRIAL DIST;

Then east along boundary of said RES A BLK 1 tract to interior corner of said tract, same being northeast corner of RES D4 NEILS ESPERSON INDUSTRIAL DIST;

Then generally south along east boundary of said RES D4 NEILS ESPERSON INDUSTRIAL DIST to east corner of said tract;

Then south by west along east boundary of said RES D4 NEILS ESPERSON INDUSTRIAL DIST to southeast corner of said tract;

Then west northwest along south boundary of said RES D4 NEILS ESPERSON INDUSTRIAL DIST, across ROW of Norwood St to southeast corner of RES A BLK 1 NORWOOD GROVE (235 N NORWOOD), same being west ROW of Norwood St and boundary line of City of Houston TIRZ No. 23 Harrisburg;

Then north by east approx. 25 ft. along west ROW of Norwood St and boundary of City of Houston TIRZ No. 23 Harrisburg to east corner of said RES A BLK 1 NORWOOD GROVE;

Then west by north along boundary of City of Houston TIRZ No. 23 Harrisburg across said RES A BLK 1 NORWOOD GROVE to centerline of Portwood St, same being southeast corner of TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT) NEILS ESPERSON INDUSTRIAL DIST (210 BAYWOOD), same being boundary of City of Houston TIRZ No. 23 Harrisburg;

Then north along centerline of Portwood St, same being southeast corner of TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT) NEILS ESPERSON INDUSTRIAL DIST and boundary of City of Houston TIRZ No. 23 Harrisburg to corner of said TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT);

Then west by north along boundary of said TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT) to west ROW of Portwood St and interior corner of TRS 3A 3B 3F & 4C 4D & 38A 38B & TR A TR A (PT ABANDONED RR ESMT) NEILS ESPERSON INDUSTRIAL DIST, same being boundary of City of Houston TIRZ No. 23 Harrisburg;

The north along west ROW to northeast corner of TR 4B NEILS ESPERSON INDUSTRIAL DIST, same being west ROW of Portwood St and south ROW of Navigation Blvd, same being boundary of City of Houston TIRZ No. 23 Harrisburg;

43 Then generally east along south ROW of Navigation Blvd, same being boundary of City of Houston TIRZ
44 No. 23 Harrisburg to east ROW of Norwood St and northwest corner of said RES A BLK 1 HARRIS
45 COUNTY SHERIFFS OFFICE COMPLEX ON NAVIGATION (5920 NAVIGATION BLVD) and point
46 of beginning of +/- **8.2366 acre Annexation Tract.**

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

Exhibit B

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

City of Houston

Harrisburg

TIRZ # 23

Proposed Annexation

- Parcels
- Proposed Annexation
- Existing TIRZ

Source: COHGIS Database
Date: October 2025
Reference: pj27287



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.



City of Houston

Harrisburg

TIRZ # 23

- Parcels
- Harrisburg

Source: COHGIS Database
Date: October 2025
Reference: pj27287



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.



City of Houston

Harrisburg

TIRZ # 23

Proposed Annexation

Land Use

-  Harrisburg
- 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: pj27287



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

