

**REINVESTMENT ZONE NUMBER TWENTY,
CITY OF HOUSTON, TEXAS
(SOUTHWEST HOUSTON REDEVELOPMENT AUTHORITY)**

September 13, 2016

Dear Property Owner:

We have been contacted by several Sharpstown Sec. 2 homeowners concerned that 'SW Houston Area TIRZ' still appears on their HCAD property information profile. We would like to assure you that all homes once included in the boundaries of the Tax-Increment reinvestment zone have been de-annexed from the zone as of 10/19/2015. The city has notified the Harris County Appraisal District to update the affected property profiles. We apologize for any inconvenience this clerical/administrative delay may have caused you and expect the profiles to be updated soon.

Sincerely,

David Hawes
Executive Director
Southwest Houston Redevelopment Authority

Attachment

1. Council Action removing Sharpstown Sec 2 from Tax-Increment Reinvestment Zone 20
2. Council Action approving the Third Amended Project and Financing Plan for Tax-Increment Reinvestment Zone 20 with the exclusion of Sharpstown Section 2.

Southwest Houston Redevelopment Authority
P.O. Box 22167 Houston, Texas 77227-2167
713. 595.1200



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/4/2015

District C, District G

Item Creation Date: 10/19/2015

MYR - Boundary change - Reinvestment Zone Number Twenty (Southwest)

Agenda Item#: 40.

Summary:

ORDINANCE changing the boundaries of **REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS (SOUTHWEST HOUSTON ZONE)**; removing certain property from the Southwest Houston Zone and adding certain property to the Southwest Houston Zone - **DISTRICTS F - NGUYEN and J - LASTER**

Background:

SUBJECT: An ordinance to change the boundaries of Reinvestment Zone Number Twenty (Southwest Zone) by removing certain property from the Zone and adding certain property to the Zone.

RECOMMENDATION: (Summary)

City Council adopt an ordinance to change the boundaries of Reinvestment Zone Number Twenty (Southwest Zone) by removing certain property from the Zone and adding certain property to the Zone

SPECIFIC EXPLANATION:

Reinvestment Zone Number Twenty, City of Houston, Texas ("Zone"), was created by Ordinance No. 1999-1330 on December 15, 1999. Subsequently, City Council approved the boundary enlargement of the Zone by Ordinance No. 2013-0212 on March 20, 2013. It is recommended that City Council de-annex approximately 29 acres of residential property from the Zone. The boundaries of the proposed de-annexation area are as follows:

Sharpstown Section 2, generally bounded by Ross, Torquay, Marinette and Sharpview streets on the east; Beechnut Street on the south, Fondren Road on the west, and US Hwy 59 on the north.

It is recommended that City Council annex approximately 456.4 acres into the Zone. The annexation does not alter the City's ability to terminate the Zone either at the Zone's termination date, the date all obligations have been met, or earlier if the City satisfies the outstanding debt and obligations, at which time revenue in excess of obligations returns to the general fund. The existing City tax increment reinvestment zones ("TIRZs") represent 15.54% taxable value towards the statutory cap of 25% of the taxable value of property in the City. This proposed annexation of property into the Zone will increase the taxable value of the City's TIRZs by .0013% from 15.54% to 15.67% towards the 25% cap. The boundaries of the proposed annexation area are as follows:

Track 1: Approximately 424.4 acres generally bounded by Westpark Tollway on the north, Hillcroft Avenue on the east, Harwin Drive and Sharpstown Country Club Estate Section 3 on the south, and W. Sam Houston Tollway on the west.

Track 2: Approximately 14.7 acres centered on Bonham Park at Brae Acres Road and extending along the public right-of-way from Bonham Park north along Brae Acres Road then west along Beechnut Street to US Hwy 59.

Track 3: Approximately 17.3 acres centered on Braeburn Glen Park and Lee LeClear Tennis Center, at the northwest corner of S. Gessner Road and Bissonet Street.

The proposed annexation will enable utility and street and streetscape improvements along certain commercial corridors to enhance the Zone's pedestrian access, park improvements, mobility and connectivity.

Prior Council Action:

Ord. No. 1999-1330, 12/15/1999

Ord. No. 2013-0212, 03/20/2013

Contact Information:

Gwendolyn Tillotson

Phone: (832) 393-0937

ATTACHMENTS:



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/4/2015

District F, District J

Item Creation Date: 10/18/2015

MYR - 3rd amendment 2 Project Plan & Financing Plan Reinvestment Zone Twenty
(Southwest Zone)

Agenda Item#: 41.

Summary:

ORDINANCE approving the third amended Project Plan and Reinvestment Zone Financing Plan for **REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS (SOUTHWEST HOUSTON ZONE) - DISTRICTS F - NGUYEN and J - LASTER**

This item should only be considered after passage of Item 40 above

Background:

SUBJECT: An Ordinance to approve a Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty (Southwest Zone).

RECOMMENDATION: (Summary)

City Council adopt an ordinance to approve a Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twenty (Southwest Zone).

SPECIFIC EXPLANATION:

Reinvestment Zone Number Twenty, City of Houston, Texas ("Zone"), was created by Ordinance No. 1999-1330 on December 15, 1999. City Council approved a Project Plan and Reinvestment Zone Financing Plan ("Plan") for the Southwest Zone by Ordinance No. 2000-0310 on April 19, 2000. Subsequently, City Council approved the First Amendment to the Plan by Ordinance No. 2009-0111 on February 18, 2009, and the Second Amendment to the Plan by Ordinance No. 2013-0213 on March 20, 2013.

On October 14, 2015, the Board of Directors of the Zone approved a proposed Third Amendment to the Plan (the "Third Amended Plan") and transmitted it for City Council approval. The Third Amended Plan provides for the enhancement of and improvements to approximately 456.4 acres added into the Zone's boundaries and includes areas covered by the Plan, the First Amendment to the Plan, and the Second Amendment to the Plan, except for approximately 29 acres of residential area that will be removed from the Zone's boundaries as part of the Third Amended Plan. The Third Amended Plan provides for utility and street and streetscape improvements along certain commercial corridors to enhance the Zone's pedestrian access, park improvements, mobility and connectivity.

Accordingly, the Administration recommends that City Council approve the Third Amended Plan for the Zone.

Prior Council Action:

ORD. No. 1999-1330, 12/15/1999

ORD. No. 2000-0310, 04/19/2000

ORD. No. 2009-0111, 02/18/2009

ORD. No. 2013- 213, 03/20/2013

Contact Information:

Gwendolyn Tillotson

Phone: (832) 393-0937

ATTACHMENTS:

Description

RCA TIRZ 20 Southwest PP Amend 3

RCA TIRZ 20 Southwest Project Plan Amend 3 BKUP

Type

Signed Cover sheet

Backup Material