

City of Houston, Texas, Ordinance No. 2020-1068

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

\* \* \* \* \*

**WHEREAS**, by Ordinance No. 1999-565, adopted on June 9, 1999, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Fourteen, 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 Fourth Ward 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 previously enlarged the boundaries of the Zone by Ordinance No. 2007-1439 approved December 12, 2007, Ordinance No. 2013-979 approved November 6, 2013, and Ordinance No. 2019-989 approved December 4, 2019; and

**WHEREAS**, the City now proposes to further enlarge the boundaries of the Zone by adding to the Zone approximately 90.74 acres of additional territory, including Sam Houston Park and adjacent commercial properties (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 bases established by Ordinance No. 1999-565, Ordinance No. 2007-1439, Ordinance No. 2013-979 and Ordinance No. 2019-989, 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 9<sup>th</sup> 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.

*[Handwritten Signature]*  
 Interim City Secretary

DocuSigned by:  
*Kent Kelsey*  
 (Prepared by Legal Department 728809909761400)  
 (KK:gd November 10, 2020) Assistant City Attorney  
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
 (L.D. File No. 042-13000810-13)

AYE	NO	
✓		<b>MAYOR TURNER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		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	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW  
 DATE: **DEC 14 2020**

**Exhibit A**

TERRITORY TO BE ADDED TO REINVESTMENT ZONE NUMBER FOURTEEN

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO TAX INCREMENT  
REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD) CITY OF HOUSTON**

**Tract 1 of 1 is +/- 13.99 acre** of land situated in the J. Austin Abstract 1, O. Smith Abstract 696, City of Houston, Harris County and being more particularly described as follows: **BEGINNING** at intersection of south right-of-way of McKinney St and west right-of-way of Bagby St;

Then southwest by south along west right-of-way of Bagby St to south right-of-way of Allen Pkwy, same being east corner of 1.8439 acre LTS 1 THRU 8 & 11 & TRS 9A 10A 12 12A 17 17A & 18 BLK 265 & TRS 13 & 14 BLK 302 SSBB;

Then northwest by north along boundary line of said 1.8439 acre tract, same being south right-of-way of Allen Pkwy, to north corner of said 1.8439 acre tract, same being boundary line of 6.2 acre TRS 17 17A & 17B ABST 1 J AUSTIN;

Then west southwest and southwest by south along boundary line of said 6.2 acre to southwest corner of said tract;

Then generally north along west boundary line of said 6.2 acre tract, same being east right-of-way of Clay St, to west corner of said 6.2 acre tract;

Then north northeast along boundary line of said 6.2 acre tract TRS 17 17A & 17B, and TR 16 ABST 1 J AUSTIN to corner of TR 16 ABST 1 J AUSTIN, same being southwest corner 2.472 ACS OF TR 21 INC BUFFALO DR ADJ BLK 263 (NM) SSBB;

Then east northeast along north boundary of said TR 16, and PT TR 14 LT 5 PT OF 4 11 & 53982' OF JNO AUSTIN ADJ BLK 263 (NM) SSBB to northeast corner of said PT TR 14, same being west right-of-way of McKinney St Ramp;

Then south southeast and southeast by east along west right-of-way of McKinney St Ramp and McKinney St to west right-of-way of Bagby St, and beginning of **+/- 13.99 acre tract 1 of 1**.

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE ANNEXED TO  
TAX INCREMENT REINVESTMENT ZONE NUMBER FOURTEEN (FOURTH WARD)  
CITY OF HOUSTON**

**Tract 1 of 1 is +/- 76.5** acre of land situated in the J. Austin Abstract 1, J. Holman Abstract 323, O. Smith Abstract 696, City of Houston, Harris County and being more particularly described as follows: **BEGINNING** at intersection of west right-of-way of Smith St and south right-of-way of Capitol St, same being boundary line of City of Houston TIRZ 3 Market Sq. Additn;

Then southeast along south right-of-way of Capitol St to east right-of-way of Milam St, same being boundary line of City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then generally southwest along east right-of-way of Milam St to north right-of-way of Rusk St;

Then generally southeast along north right-of-way of Rusk St to east right-of-way of Travis St, same being boundary line of City of Houston TIRZ 3 Market Sq. Additn;

Then southwest along east right-of-way of Travis St to centerline right-of-way of Bell St, same being City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then northwest along centerline right-of-way of Bell St to west right-of-way of Smith St, same being east boundary of TR A & ALL BLKS 6 & 7 ALLEN CENTER U/R;

Then generally northeast along west right-of-way of Smith St to south right-of-way of Andrews St, same being boundary line of City of Houston TIRZ 14 Fourth Ward;

Then generally north by east across right-of-way of Andrews St to southeast corner of ALL BLK 5 ALLEN CENTER U/R;

Then north along east boundary of said ALL BLK 5 ALLEN CENTER U/R to south right-of-way of Clay St, same being boundary line of City of Houston TIRZ 14 Fourth Ward;

Then west northwest along south right-of-way of Clay St, same being boundary line of City of Houston TIRZ 14 Fourth Ward to corner of TR 3C BLK 3 ALLEN CENTER U/R and boundary line of City of Houston TIRZ 3 Main St Mkt Sq Anx 3;

Then north along boundary of said TR 3C to corner of said TR 3C and south right-of-way of Clay St;

Then northwest and north along south right-of-way of Clay St to south right-of-way of W Dallas St;

Then east and northeast along south right-of-way of W Dallas St/Bagby St to south right-of-way of Lamar St, same being City of Houston TIRZ 3 Main/Mkt Sq Anx 1;

Then southeast along south right-of-way of Lamar St to west right-of-way of Smith St;




Then northeast along west right-of-way of Smith St, same being boundary line of City of Houston TIRZ 3 Market Sq Additn to south right-of-way of Capitol St, same being beginning of +/- 76.5 acre tract 1 of 1.



**Exhibit B**

MAP OF AREA TO BE ADDED TO REINVESTMENT ZONE NUMBER FOURTEEN

**City of Houston**  
**Fourth Ward**  
**TIRZ #14**  
**Proposed Annexation**

- Legend**
-  Existing Fourth Ward
  -  Proposed Annexation
  -  Parcels

Source: COMPTON CONSULTANTS, INC. (2002)

Date: October 2002, Revised September 2003

Revised: 2/2006, 02/17/2006



This report is the result of the work performed by the City of Houston Planning & Development Department. The City of Houston will not be responsible for any errors or omissions in this report.



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

