

City of Houston, Texas, Ordinance No. 2022 - 1002

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

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Three, City of Houston, Texas ("Zone"), by Ordinance No. 1995-1323 adopted on December 13, 1995; and

**WHEREAS**, the City may enlarge the boundaries of an existing reinvestment zone pursuant to Section 311.007 of the Code; and

**WHEREAS**, the City Council previously enlarged the boundaries of the Zone by Ordinance No. 1998-1204 on December 16, 1998, by Ordinance No. 2005-1049 on September 14, 2005, by Ordinance No. 2007-1422 on December 12, 2007, by Ordinance No. 2011-988 on November 16, 2011 and by Ordinance No. 2019-983 on December 4, 2019; and

**WHEREAS**, the City desires to further enlarge the boundaries of the Zone by adding into the Zone approximately 9.7 acres of land ("Annexation Area") described in Exhibit "A" and depicted on Exhibit "B" attached to this Ordinance; and

**WHEREAS**, the City Council finds that the Annexation Area is located wholly within the corporate limits of the City; and

**WHEREAS**, the City Council further finds that the Annexation Area meets the requirements of Section 311.005(a)(1) of the Code since it 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 deterioration of the site and other improvements, and defective or inadequate sidewalk and street layout; and

**WHEREAS**, less than thirty percent (30%) of the property within the Annexation Area, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a)(1) of the Code; and

**WHEREAS**, the total appraised value of taxable real property within 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 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 within 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 findings 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 for all purposes.

**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 Reinvestment Zone Number Three, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted on the maps in Exhibit "B," attached hereto.

**Section 3.** That 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 base established by Ordinance No. 1995-1323, Ordinance No. 1998-1204, Ordinance No. 2005-1049, Ordinance No. 2007-1422, Ordinance No. 2011-988, and Ordinance No. 2019-983, and beginning January 1, 2023, shall include the tax increment base attributable to the land 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 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.

PASSED AND ADOPTED this 14<sup>th</sup> day of December, 2022.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 20 2022.

  
City Secretary

Prepared by Legal Department  
(KK/ems 11-28-22)

  
Senior Assistant City Attorney

Requested by Andrew F. Icken  
Chief Development Officer, Mayor's Office)  
L.D. RE 0000000682

Meeting 12/14/2022

Aye	No	
✓		<b>Mayor Turner</b>
....	....	<b>Council Members</b>
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
✓		Knox
✓		Robinson
<b>Absent on personal business</b>		Kubosh
✓		Plummer
✓		Alcorn
<b>Caption</b>	<b>Adopted</b>	

Captions Published in DAILY COURT REVIEW

Date: 12/20/2022

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF ANNEXATION AREA  
REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS  
(MAIN STREET/MARKET SQUARE ZONE)**

**JURISDICTIONAL BOUNDARY DESCRIPTION OF PROPOSED ANNEXATION  
INTO REINVESTMENT ZONE NUMBER THREE (MAIN ST/MARKET SQUARE)  
CITY OF HOUSTON, HARRIS COUNTY**

**Annexation tract is +/- 10.47 acres** located southwest of the intersection of Allen Parkway and Taft St, and being more particularly described as follows: BEGINNING at intersection of south right-of-way (ROW) of Allen Parkway and west ROW of Taft St, same being boundary line of TIRZ 3 MAIN/MKT SQ ANX 2;

Then generally south along west ROW of Taft St to south ROW of W Walker St;

Then generally west along south ROW of W Walker St to northeast corner of +/- 0.2107 acre TEMPLE TERRACE RES A BLK 2;

Then south along east boundary of said +/- 0.2107 acre tract to southeast corner of said tract;

Then west along south boundary of said +/- 0.2107 acre tract to southwest corner of said tract, same being east ROW of Temple Dr;

Then generally southwest by south along east ROW of Temple Drive, across ROW of W McKinney St to northeast corner of +/- 0.1148 acre TEMPLE TERRACE LT 33 BLK 5, same being south ROW of W McKinney St;

Then generally west along south ROW of W McKinney St across ROW of Stanford St to northeast corner of +/- 0.1297 acre TEMPLE TERRACE LT 10 BLK 1, same being west ROW of Stanford St;

Then generally north along west ROW of Stanford St to south ROW of Allen Parkway, and boundary line of TIRZ 3 MAIN/MKT SQ ANX 2;

Then generally east northeast along boundary line of TIRZ 3 MAIN/MKT SQ ANX 2 across ROW of Stanford St and along north boundary of +/- 3.2066 acre TEMPLE TERRACE RES A BLK 1 to southwest corner of +/- 0.1034 TEMPLE TERRACE TRS 16 & 17 BLK 9;

Then north northwest along west boundary line of said +/- 0.1034 to northwest corner of said tract, same being boundary line of TIRZ 3 MAIN/MKT SQ ANX 2 and south ROW of Allen Parkway;

Then generally east northeast and east along boundary line of TIRZ 3 MAIN/MKT SQ ANX 2 and south ROW of Allen Parkway to west ROW of Taft St (northeast corner of +/- 0.898 acre TEMPLE TERRACE LTS 7 8 9 & 10 & TRS 11 12 & 13 BLK 9), same being point of beginning of +/- **10.47 acre annexation tract.**

**Save and Except Tract 1 of 1 is +/- 0.77 acres** located along W McKinney St between Stanford St and Temple Dr, with point of beginning being intersection of east right-of-way (ROW) of Stanford St and north ROW of W McKinney St, same being southwest corner of TEMPLE TERRACE LT 1 & TR 24 BLK 6;

Then generally northeast by north along east ROW of Stanford St to north corner of said LT 1 & TR 24 BLK 6;

Then south along east boundary of said LT 1 & TR 24 BLK 6 to northwest corner of TEMPLE TERRACE LT 2 & TR 25 BLK 6;

Then east along north boundary of said LT 2 & TR 25 BLK 6, and LT 3 BLK 6, and WEST MCKINNEY T/H LT 3 BLK 1 to corner of WEST MCKINNEY T/H LT 5 BLK 1;

Then north and northeast by north along boundary of said LT 5 BLK 1 to north corner of said lot;

Then south southeast and southeast by east along east boundary of said LT 5 BLK 1, and WEST MCKINNEY T/H LT 6 BLK 1 to east corner of said LT 6 BLK 1, same being west ROW of Temple Dr;

Then generally southwest by south along boundary of said LT 6 BLK 1, same being west ROW of Temple Dr to southeast corner of said LT 6 BLK 1, same being north ROW of W McKinney St;

Then west along north ROW of McKinney St to east ROW of Stanford St, and point of beginning of +/- 0.77 acre **Save and Except Tract 1 of 1**.

**EXHIBIT "B"**







**MAP OF ANNEXATION AREA AND THE BOUNDARIES AS ENLARGED  
REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS  
(MAIN STREET/MARKET SQUARE ZONE)**

(see maps immediately following this page)



# City of Houston Market Square TIRZ # 3 Proposed Annexation

## Legend

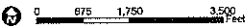
-  Market Square
-  Proposed Annexation
-  HCAD Parcels
-  Pavement
-  Railroads
-  Waterway

Note: Acreages include Parcels and ROW.

Existing TIRZ: 1,052.2 Acres  
Proposed: 9.7 Acres

Source: *COHGIS Database, HCAD Economic Services*

Date: *October 2022, Mod. November 2022*  
Reference: *P125611 Annexation*



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**



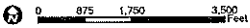
**City of Houston**  
Main Street/Market Square  
TIRZ # 3  
Existing Landuse

**Legend**

-  Market Square
-  HCAD Parcels
- Land Use**
-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office
-  Industrial
-  Public & Institutional
-  Transportation & Utility
-  Park & Open Spaces
-  Agriculture Production
-  Undeveloped
-  Unknown

Source: COHGIS Database, HCAD Economic Services

Date: October 2022  
Reference: 2225631\_landuse



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**PLANNING &  
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