

City of Houston, Texas, Ordinance No. 2019 - 983

**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 December 14, 2005, by Ordinance No. 2007-1422 on December 12, 2007 and by Ordinance No. 2011-988 on November 16, 2011; and

**WHEREAS**, the City desires to further enlarge the boundaries of the Zone by adding into the Zone approximately 392 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, and Ordinance No. 2011-988, and beginning January 1, 2020, 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 4th day of December, 2019.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.

Pat J. Hanuel  
City Secretary **Assistant**

Prepared by Legal Department  
 (OUT/ems 11-21-19  
 Requested by Andrew F. Icken  
 Chief Development Officer, Mayor's Office)  
 L.D. File No. 0619500030081

  
 Senior Assistant City Attorney

AYE	NO	
✓		MAYOR TURNER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
	ABSENT	DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
	ABSENT	TRAVIS
✓		CISNEROS
✓		GALLEGOS
	ABSENT	LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT "A"**

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

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO  
REINVESTMENT ZONE NUMBER THREE (MAIN ST/MARKET SQUARE)**

**Tract 1 of 5 being a +/- 293.5 acre tract** of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way boundary of the Union Pacific RR, described as northeast corner of 2.6093 acre N S B B LTS 1 2 3 4 & 7 THRU 11 TRS 5 6 & 12 BLK 20 & LTS 1 THRU 5 TRS 11 & 13B BLK 23 & ADJ ST (east right-of-way of Interstate 10 HOV Ramp); THENCE, proceeding north by east along east right-of-way of Interstate 10 HOV Ramp to west right-of-way of Interstate 10; THENCE, northwest by north along west right-of-way of Interstate 10 to intersection of southern boundary of Spring Street right-of-way, same being boundary line of TIRZ No. 5 Memorial Hts Anx 1; THENCE, proceeding eastward along a projection of south boundary line of the Spring Street right-of-way to centerline of right-of-way for Interstate Highway 10, same being boundary line of TIRZ Hard Yard; THENCE, following the centerline of Interstate Highway 10 in a southeasterly and then easterly to an intersection of a southerly projection of the east right-of-way boundary of Maffitt Street; THENCE, proceeding north along a projection of the east boundary of the Maffitt Street right-of-way to intersect the north right-of-way boundary for Providence St, same being boundary of TIRZ No. 18 Fifth Ward Anx 2; THENCE, proceeding generally in an easterly direction along the north right-of-way boundary of Providence St/Jensen Ramp, same being boundary of TIRZ No. 18 Fifth Ward Anx 2, across Jensen Dr continuing to southeast corner of BURNETT WM LT 3 BLK 2; THENCE, generally east across Interstate Highway 69 approx. 769 feet to a point west of northwest corner of 5.5957 acre SYDNOR LTS 1 THRU 12 BLKS 25 26 27 & 28, same being west right-of-way of Meadow St; THENCE, south along west right-of-way boundary of Meadow St, across Interstate 10, to south right-of-way boundary of Nance St; THENCE, proceeding west and southwest right-of-way boundary of Nance St to intersection of east right-of-way boundary for Interstate Highway 69; THENCE, proceeding in a southwesterly direction along the east right-of-way boundary of Interstate Highway 69 to the intersection with the centerline of the right-of-way for Interstate Highway 45; THENCE, proceeding northwest by north along the centerline of the right-of-way for Interstate Highway 45 to an intersection with the centerline of interstate Highway 69; THENCE, proceeding in a northeasterly direction along the centerline of the right-of-way of Interstate Highway 69 to south corner of 0.3228 acre SSBB LTS 9 & 10 & TRS 8A & 11 BLK 111; THENCE, north along east boundary of said 0.3228 acre tract to northeast corner of said tract; THENCE, north by west and north along west right-of-way of Interstate 69 to an intersection with the south easement of Buffalo Bayou; THENCE, proceeding in a westerly and then southerly direction following the south easement of upstream to northwest corner of 0.8944 acre SSBB LTS 3 & 4 & TRS 5 THRU 13 BLK 8; THENCE, northeast by north to centerline of Buffalo Bayou; THENCE, generally north along centerline of Buffalo Bayou to the northerly projection of northern right-of-way boundary of the Heritage Trail (former Union Pacific RR ROW); THENCE, proceeding west by north along the northern right-of-way boundary

of the Heritage Trail to the intersection with the Union Pacific RR ROW, same being west right-of-way boundary of N Main St, same being east boundary of 0.9332 acre NSBB LT 2 & TRS 1 3A 4A 5A 8 9 11 12 14A 14B BLK 13 & ADJ ST; THENCE, generally north, west and south along boundary of said 0.9332 acre tract to southwest corner of said 0.9332 acre tract, same being north boundary of 7.0874 acre NSBB TRS 14 & 15 BLK 14 & ALL OF BLK 25 26 27 28 & ADJ STREETS DEPOT (Union Pacific RR ROW); THENCE, northwest by north across Interstate 10/Smith St Ramp to northwest corner of 0.2521 acre NSBB TRS 1 2A & 24 BLK 31, same being south right-of-way line of Interstate 45/Interstate 10 Ramp; THENCE, west and west by south along south right-of-way line of Interstate 45/Interstate 10 Ramp south to west corner of 0.2208 acre NSBB TRS 1 2 3 4 & 13C BLK 32; THENCE, proceeding west by south across Interstate 45 to northeast corner of 2.6093 acre N S B B LTS 1 2 3 4 & 7 THRU 11 TRS 5 6 & 12 BLK 20 & LTS 1 THRU 5 TRS 11 & 13B BLK 23 & ADJ ST (east right-of-way of Interstate 10 HOV Ramp), same being point of beginning of +/- 293.5 acre Tract 1 of 5.

**Tract 2 of 5 being a +/- 47.9 acre tract** of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of east right-of-way boundary of Travis St and north right-of-way boundary of Pierce St; THENCE, proceeding northwest by west direction along north right-of-way Pierce St (Interstate 45) to intersection with north right-of-way boundary of St. Joseph Parkway, same being east right-of-way of Brazos St; THENCE, proceeding in a northwest by north direction following projection of north right-of-way boundary of St. Joseph Parkway to intersection with east right-of-way boundary of Bagby St; THENCE, projecting north to intersection of west right-of-way boundary of Bagby St and west right-of-way boundary of Heiner St; THENCE, proceeding in a northerly direction following west right-of-way boundary of Heiner St to south right-of-way boundary Cleveland St; THENCE, east across Interstate 45 to east right-of-way boundary of Pease St, same being southwest corner of 1.8 acre ABST 696 O SMITH TRS 2A & 9A; THENCE, generally north along west boundary of said 1.8 acre tract to northwest corner of said tract, same being south right-of-way boundary of Andrews St; THENCE, east along south right-of-way boundary of Andrews St to east right-of-way boundary Howe St; THENCE, proceeding in a southerly direction following east right-of-way boundary of Howe St to intersection with centerline of Pease St; THENCE, proceeding in a southeast by south direction along centerline of Pease St to intersection with centerline of Smith St; THENCE, proceeding in a southwest by south direction along centerline of Smith St to intersection with centerline of Jefferson St; THENCE, proceeding in a southeast by east direction along centerline of Jefferson St to intersection with centerline of Louisiana St; THENCE, proceeding in a northeast by north direction along centerline of Louisiana St to intersection with centerline of Pease St; THENCE, proceeding in a northwest by north direction along centerline of Pease St to intersection with centerline of Smith St; THENCE, proceeding in a northeast by north direction along centerline of Smith to intersection of centerline of Bell St; THENCE, proceeding in a southeast by

east direction along centerline of Bell St to a northeast by north projection of east right-of-way boundary of Travis St; THENCE, proceeding in a southwest by south direction along east right-of-way boundary of Travis St to north right-of-way boundary of Pierce St and point of beginning of +/- 47.9 acre Tract 2 of 5.

**Tract 3 of 5 being a +/- 27.1 acre tract** of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way boundary of W Dallas St and west right-of-way of Heiner St; THENCE, north along west right-of-way boundary of Heiner St to south right-of-way boundary of Allen Pkwy; THENCE, east and southeast along south right-of-way boundary of Allen Pkwy, across Interstate 45, to south right-of-way boundary of Dallas St and east right-of-way boundary of Bagby St; THENCE, proceeding in a southwesterly and westerly direction along south right-of-way boundary of Bagby/W Dallas St to intersection of west right-of-way boundary of Clay St; THENCE, proceeding in a southeasterly direction following west right-of-way boundary of Clay St to west right-of-way boundary of Shaw St; THENCE, south along west right-of-way boundary of Shaw St to north right-of-way boundary of Andrews St; THENCE, west along north right-of-way boundary of Andrews St to east right-of-way boundary Gulf Fwy northbound access road; THENCE, north along east right-of-way boundary of Gulf Fwy northbound access road to north right-of-way boundary of W Dallas St; THENCE, west along north right-of-way boundary of W Dallas St, across Interstate 45, to west right-of-way boundary of Heiner St and point of beginning of +/- 27.1 acre Tract 3 of 5.

**Tract 4 of 5 being a +/- 30.2 acre tract** of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way boundary of N Memorial Way and west right-of-way of Houston Ave; THENCE, proceeding north following west right-of-way boundary of Houston Ave to intersection with southeast corner of Union Pacific Rail easement described as 0.8152 acre ABST 1 J AUSTIN TR 2 TRS 14A & 15A BAKER W R NSBB; THENCE, proceeding east by south across Houston Ave to southwest corner of Union Pacific Rail easement described as 2.27 acre EVANS TR R40 BLKS N O & P; THENCE, proceeding east along south boundary of said 2.27 acre tract to interior corner of said 2.27 acre tract and northeast corner of 3.7673 acre TRINITY LUTHERAN CHURCH DOWNTOWN RES A BLK 1, same being boundary line of TIRZ No. 3 Main/Mkt Square Annex 2 to north right-of-way of Morin St; THENCE, south along east boundary of said 3.7673 acre tract, same being west boundary of 0.4377 EVANS TRS 7 & 7A BLK J & M to southwest corner of said 0.4377 acre tract, same being north right-of-way boundary of Morin St; THENCE, projecting east southeast across Morin St and south along centerline of Goliad St, same being boundary of TIRZ No. 3 Main/Mkt Square Annex 2 to south right-of-way of Washington Ave; THENCE, proceeding east by south and southeast by east following south right-of-way boundary of Washington Ave and Preston St to intersection of west right-of-way boundary of Artesia St, same



being boundary of TIRZ No. 3 Market Sq Addition; THENCE, south along west right-of-way boundary of Artesia St to northeast corner of 0.8597 acre EVANS TRS 1 2 3 & 6A BLK G; THENCE, west and south, and west and south along boundary of said 0.8597 acre tract to southwest corner of said 0.8597 acre tract, same being boundary of 2.4342 acre EVANS TR 4 BLK E, and boundary of TIRZ No 3. Market Sq Addition; THENCE, south, west and south along boundary of said 2.4342 acre tract to southwest corner of said 2.4342 acre tract and north right-of-way boundary of Memorial Dr, same being boundary of TIRZ No 3. Market Sq Addition; THENCE, proceeding west along north right-of-way boundary of Memorial Dr and N Memorial Way to west right-of-way boundary Houston Ave and point of beginning of +/- 30.2 acre Tract 4 of 5.

**Tract 5 of 5** being a +/- 10.8 acre tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of east right-of-way boundary of Milam St and north right-of-way boundary of Rusk St; THENCE, proceeding northeast by north along east right-of-way boundary of Milam St to intersection with centerline of Prairie St; THENCE, proceeding southeast by east along centerline of Prairie St to centerline of Travis St; THENCE, proceeding southwest by south along centerline of Travis St to centerline of Texas St; THENCE, proceeding southeast by east along centerline of Texas St to west right-of-way boundary of Main St; THENCE, proceeding southwest by south along west right-of-way boundary of Main St to north right-of-way boundary of Rusk St; THENCE, proceeding northwest by west along north right-of-way boundary of Rusk St to east right-of-way boundary of Milam St and point of beginning of +/- 10.8 acre Tract 5 of 5.

**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)



