

City of Houston, Texas, Ordinance No. 2020-1048

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

* * * * *

WHEREAS, by Ordinance No. 95-1323, adopted on December 13, 1995, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number 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 Market Square 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 restrictions under Code Section 311.006; and

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 98-1204 approved December 16, 1998, Ordinance No. 2005-1049 approved December 14, 2005, Ordinance No. 2007-1422 approved December 12, 2007, Ordinance No. 2011-988 on November 16, 2011 and Ordinance No. 2019-983 approved December 4, 2019; and

WHEREAS, the City now proposes to reduce the boundaries of the Zone by removing from the Zone approximately 14 acres of territory, including Sam Houston Park, and vacant land for public and commercial use (collectively, the "Reduced Area"), as described in **Exhibit A** and depicted in **Exhibit B** attached to this Ordinance; and

WHEREAS, the proposed improvements in the reduced 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 Reduction. 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 reduce the Zone by removing 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 Reduction. That the boundaries of the Zone shall be reduced effective as of the date of this Ordinance.

Section 4. Tax Increment Base for Reduced Territory. That the tax increment base for the Zone shall continue to include the tax increment bases established by Ordinance No. 95-1323, Ordinance No. 98-1204, Ordinance No. 2005-1049, Ordinance No. 2007-1422, Ordinance No. 2011-988 and Ordinance No. 2019-983.

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 9th 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.



Interim City Secretary

(Prepared by Legal Department (KK:gd November 30, 2020) (Requested by Andy Icken, Chief Development Officer, Office of the Mayor) (L.D. File No. 042-1300014-014)

DocuSigned by:
Kent Kelsey
728880C91C14CC

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		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	

Exhibit A

TERRITORY TO BE REMOVED FROM REINVESTMENT ZONE NUMBER THREE

**JURISDICTIONAL BOUNDARY DESCRIPTION OF AREA TO BE DEANNEXED FROM
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE (MAINSTREET/MARKET
SQUARE)**

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;

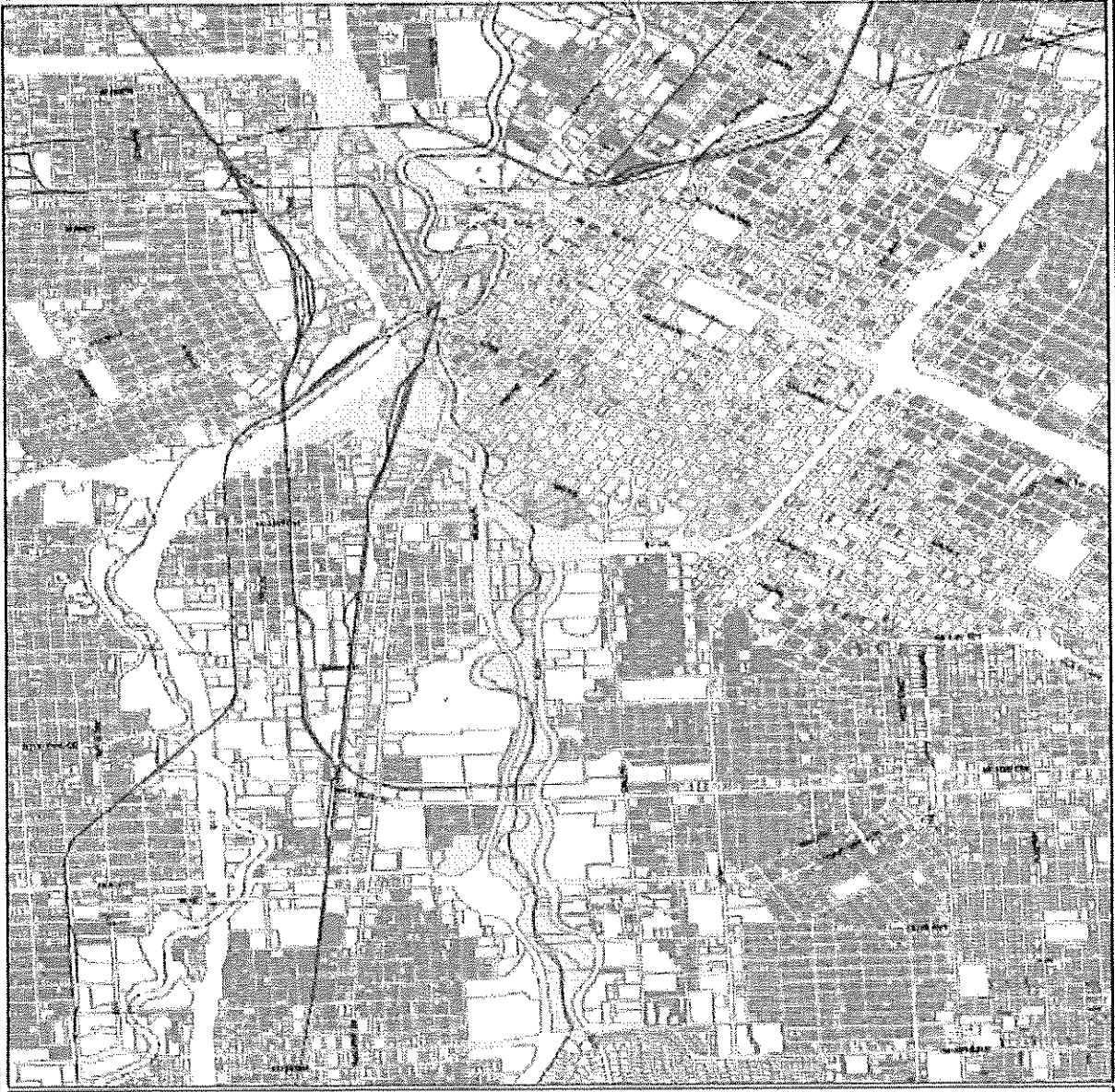
Then north northeast along boundary line of said 6.2 acre tract TRS 17 17A & 17B, and TR 16 ABST 1 J AUSTIN to corner of TR 16 ABST 1 J AUSTIN, same being southwest corner 2.472 ACS OF TR 21 INC BUFFALO DR ADJ BLK 263 (NM) SSBB;

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**.

Exhibit B

MAP OF AREA TO BE REMOVED FROM REINVESTMENT ZONE NUMBER THREE



City of Houston
Market Square
Zone 3
De-Annexation

- Legend**
-  Market Square
 -  Proposed De-Annexation

Source: 2000 Census, Census Bureau
 Date: November 2002
 Prepared: Planning Department



This map is not a legal document. It is for informational purposes only and should not be used as a basis for any legal action. The City of Houston will not accept liability in any way for errors or omissions on this map.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**