

City of Houston, Texas, Ordinance No. 98- 1204

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

**WHEREAS**, the City Council of the City of Houston ("City") pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number Three, City of Houston, Texas, (the "Zone") by Ordinance No. 95-1323 passed December 13, 1995; and

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

**WHEREAS**, the Board of Directors of the Zone has adopted a Resolution requesting that the City annex into the Zone certain areas contiguous to the Zone pursuant to the provisions of Chapter 311, Texas Tax Code; and

**WHEREAS**, the City Council finds that the area proposed to be included in the Zone is located wholly within the corporate limits of the City of Houston and is contiguous to the existing boundaries of the Zone; and

**WHEREAS**, the City Council finds that the area proposed for addition to the Zone meets the criteria of Section 311.0031 of the Texas Tax Code because the area is within an enterprise zone created and designated under the provisions of Chapter 2303, Texas Government Code and meets the requirements of Section 311.005 of the Texas Tax Code because the area to be added 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:

- (a) a substantial number of substandard, slum, deteriorated or deteriorating structures;
- (b) the predominance of defective or inadequate sidewalk and street layout;
- (c) faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- (d) unsanitary or unsafe conditions;
- (e) the deterioration of site or other improvements; and
- (f) existence of conditions that endanger life or property by fire or other cause;

and

**WHEREAS**, less than ten percent (10%) of the property proposed to be included in the enlarged Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(d); and

**WHEREAS**, the total appraised value of taxable real property in the enlarged Zone and in any other existing reinvestment zones does not exceed fifteen percent (15%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

**WHEREAS**, the proposed enlarged Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by Harris County or the Houston Independent School District, within those boundaries the Zone, as enlarged, is located; and

**WHEREAS**, the proposed improvements in the enlarged zone will significantly enhance the value of all taxable real property in the proposed 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 hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** That the City, acting under and in accordance with the provisions of Chapter 311, Texas Tax Code, including Sections 311.005, 311.006 and 311.007(a), does hereby enlarge Reinvestment Zone Number Three, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B".

**Section 3.** That the Zone shall be enlarged as of the effective date of this Ordinance.

**Section 4.** That the City Council confirms that the boundaries of the Zone as amended by this Ordinance shall be the area described in Exhibit "C" attached hereto.

**Section 5.** That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 95-1323 and beginning January 1, 1999, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which shall be January 1, 1998.

**Section 6.** 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 be 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 unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

**Section 7.** The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551 (Vernon 1994); and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 8.** 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 the Mayor

fails to sign this Ordinance within five (5) days after its passage and adoption it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 16<sup>th</sup> day of December, 1998.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 1998.

CITY OF HOUSTON, TEXAS

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

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 22 1998.



\_\_\_\_\_  
City Secretary

(Prepared by Legal Dept. DEBORAH F. ALBERT ) *SA*  
(DFM/dfm December 8, 1998) Sr. Assistant City Attorney  
(Requested by Robert M. Litke, Director, Planning and Development)  
(L.D. File No. 61-95030-11)

## AREA TO BE ADDED TO MARKET SQUARE REINVESTMENT ZONE

BEGINNING at the intersection of the center line of the right-of-way of Texas Avenue and the center line of the right-of-way of Main Street and proceeding in a northwesterly direction along the center line of the right-of-way of Texas Avenue to its intersection with the west right-of-way line of Main Street;

THENCE proceeding in a southwesterly direction along the west right-of-way line of Main Street to its intersection with the north right-of-way line of Rusk Street.

THENCE proceeding in a northwesterly direction along the north right-of-way line of Rusk Street to its intersection with the west right-of-way line of Travis Street.

THENCE proceeding in a southwesterly direction along the west right-of-way line of Travis Street to its intersection with the south right-of-way line of Pierce Street.

THENCE proceeding in a southeasterly direction along the south right-of-way line of Pierce Street to its intersection with the east right-of-way line of Fannin Street.

THENCE proceeding in a northeasterly direction along the east right-of-way line of Fannin Street to its intersection with the south right-of-way line of Walker Street.

THENCE proceeding in a southeasterly direction along the south right-of-way line of Walker Street to its intersection with the east right-of-way line of San Jacinto Street.

THENCE proceeding in a northeasterly direction along the east right-of-way line of San Jacinto Street to its intersection with the south right-of-way line of Preston Street.

THENCE proceeding in a southeasterly direction along the south right-of-way line of Preston Street to its intersection with the east right-of-way line of Austin Street.

THENCE proceeding in a northeasterly direction along the east right-of-way line of Austin Street to its intersection with the south right-of-way line of Commerce Street.

THENCE proceeding in a southeasterly direction along the south right-of-way line of Commerce Street to its intersection with the west right-of-way line of La Branch Street.

THENCE proceeding in a northeasterly direction along the west right-of-way line of La Branch Street and a northerly projection thereof to the intersection with the center line of Buffalo Bayou.

THENCE proceeding in a easterly and then northerly direction along the meanders of the center line of Buffalo Bayou to its intersection with the easterly projection of the north right-of-way line of the Southern Pacific Rail Road's "Main Passenger Line" right-of-way line, sometimes shown as the Galveston, Houston and Henderson Rail Road right-of-way line and sometimes shown as Allen Avenue (hereinafter the "Main Passenger Line").

THENCE proceeding in a northwesterly direction along the north right-of-way line and the easterly projection thereof of the Main Passenger Line right-of-way line to its intersection with a southerly projection of the west right-of-way line of the northbound ramp to Interstate Highway 10, a continuation of Louisiana Street.

THENCE proceeding in a southerly direction along the west right-of-way line of the northbound ramp to Interstate Highway 10 and a southerly extension thereof, a continuation of Louisiana Street, to the intersection with the north right-of-way line of Franklin Avenue.

THENCE proceeding in a westerly direction along the north right-of-way line of Franklin Avenue to the southwest corner of Lot 1, Block C, of the N.S.B.B. subdivision.

THENCE proceeding in a westerly direction along the south property line of Lot 1, Block C, of the N.S.B.B. subdivision, also shown as the north right-of-way line of Preston Avenue, and continuing along the south property line of Lot 5B, Block C, of the N.S.B.B. subdivision, also shown as the north right-of-way line of Preston Avenue, to the southwest corner of Lot 5B, Block C, of the N.S.B.B. subdivision.

THENCE proceeding in a southerly direction to the intersection of the south right-of-way line of Preston Avenue and the west right-of-way line of Artesia Street.

THENCE proceeding in a southerly direction along the west right-of-way line of Artesia Street to its intersection with the northeast corner of Tract 3, Block G of the Evans Subdivision.

THENCE proceeding in a westerly direction along the north property line of Tract 3, Block G, and continuing along the north property line of Tract 6A, Block G of the Evans Subdivision to the northwest corner of Tract 6A, Block G of the Evans Subdivision.

THENCE proceeding in a southerly direction along the west property line of Tract 6A, Block G of the Evans Subdivision, continuing along the west property line of Tract 3, Block G of the Evans Subdivision and continuing along the west property line of Tract 2, Block G of the Evans Subdivision to the northwest corner of Tract 1, Block G of the Evans Subdivision.

THENCE proceeding in a westerly direction along the north property line of Tract 1, Block G of the Evans Subdivision to the southwest corner of Tract 1, Block G of the Evans Subdivision.

THENCE proceeding in a southerly direction along the west property line of Tract 1, Block G of the Evans Subdivision to its intersection with the most northerly north property line, and continuing along a west property line, of Tract 4, Block E of the Evans Subdivision to an interior corner of said Tract 4.

THENCE proceeding in a westerly direction along the most southerly north property line of Tract 4, Block E of the Evans Subdivision to its most southerly northwest corner.

THENCE proceeding in a southerly direction along the most westerly west property line of Tract 4, Block E, of the Evans Subdivision to its intersection with the north right-of-way line of Memorial Drive.

THENCE proceeding in a westerly direction along the north right-of-way line of Memorial Drive to its intersection with the west right-of-way line of Houston Avenue.

THENCE proceeding in a southerly direction along the west right-of-way line of Houston Avenue and a southern projection thereof to the intersection with the southeastern right-of-way line of Interstate Highway 45.

THENCE proceeding in a southwesterly direction along the southeastern right-of-way line of Interstate Highway 45 to its intersection with the south right-of-way line of Walker Avenue.

THENCE proceeding in an easterly direction along the south right-of-way line of Walker Street to its intersection with the west right-of-way line of Smith Street.

THENCE proceeding in a northeasterly direction along the west right-of-way line of Smith Street to its intersection with the south right-of-way line of Capital Street.

THENCE proceeding in a southeasterly direction with the south right-of-way line of Capital Street to its intersection with the east right-of-way line of Milam Street.

THENCE proceeding in a northeasterly direction along the east right-of-way line of Milam Street to its intersection with the center line of the right-of-way of Prairie Street.

THENCE proceeding in a northwesterly direction along the center line of the right-of-way of Prairie Street to its intersection with the center line of the right-of-way of Louisiana Street.

THENCE proceeding in a northeasterly direction along the center line of the right-of-way of Louisiana Street to its intersection with the center line of the right-of-way of Preston Street.

THENCE proceeding in a northwesterly direction along the center line of the right-of-way of Preston Street to its intersection with the center line of the right-of-way of Smith Street.

THENCE proceeding in a northeasterly direction along the center line of the right-of-way of Smith Street to its intersection with the center line of Buffalo Bayou.

THENCE proceeding in a easterly direction along the center line of the meanders of Buffalo Bayou to its intersection with the center line of the right-of-way of Milam Street.

THENCE proceeding in a southwesterly direction along the center line of the right-of-way of Milam Street to its intersection with the center line of the right-of-way of Congress Street.

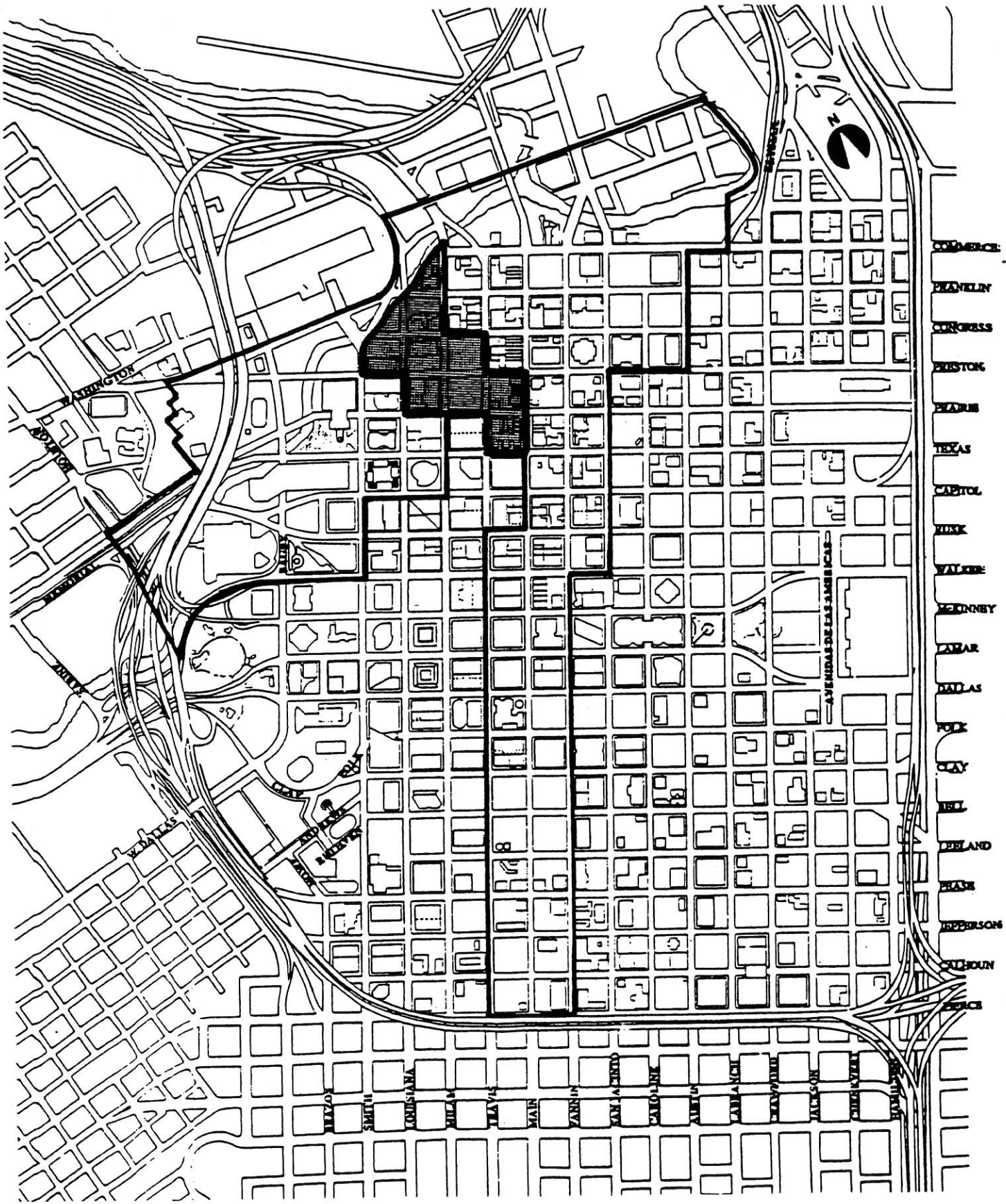
THENCE proceeding in a southeasterly direction along the center line of the right-of-way of Congress Street to its intersection with the center line of the right-of-way of Travis Street.

THENCE proceeding in a southwesterly direction along the center line of the right-of-way of Travis Street to the center line of the right-of-way of Preston Street.



THENCE proceeding in a southeasterly direction along the center line of the right-of-way of Preston to its intersection with the center line of the right-of-way of Main Street.

THENCE proceeding in a southwesterly direction along the center line of the right-of-way of Main Street to its intersection with the center line of the right-of-way of Texas Avenue, the POINT OF BEGINNING.



SHADED AREA - ORIGINAL MARKET SQUARE ZONE

OUTLINED AREA - AREA ADDED TO ZONE

FYHIRT "R"

**BOUNDARIES OF REINVESTMENT ZONE NUMBER THREE,**

**AS ENLARGED**

**BEGINNING** at the intersection of the center line of the right-of-way of Texas Avenue and the west right-of-way line of Main Street and proceeding in a southwesterly direction along the west right-of-way line of Main Street to its intersection with the north right-of-way line of Rusk Street.

**THENCE** proceeding in a northwesterly direction along the north right-of-way line of Rusk Street to its intersection with the west right-of-way line of Travis Street.

**THENCE** proceeding in a southwesterly direction along the west right-of-way line of Travis Street to its intersection with the south right-of-way line of Pierce Street.

**THENCE** proceeding in a southeasterly direction along the south right-of-way line of Pierce Street to its intersection with the east right-of-way line of Fannin Street.

**THENCE** proceeding in a northeasterly direction along the east right-of-way line of Fannin Street to its intersection with the south right-of-way line of Walker Street.

**THENCE** proceeding in a southeasterly direction along the south right-of-way line of Walker Street to its intersection with the east right-of-way line of San Jacinto Street.

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**THENCE** proceeding in a southeasterly direction along the south right-of-way line of Preston Street to its intersection with the east right-of-way line of Austin Street.

**THENCE** proceeding in a northeasterly direction along the east right-of-way line of Austin Street to its intersection with the south right-of-way line of Commerce Street.

**THENCE** proceeding in a southeasterly direction along the south right-of-way line of Commerce Street to its intersection with the west right-of-way line of La Branch Street.

**THENCE** proceeding in a northeasterly direction along the west right-of-way line of La Branch Street and a northerly projection thereof to the intersection with the center line of Buffalo Bayou.

**THENCE** proceeding in a easterly and then northerly direction along the meanders of the center line of Buffalo Bayou to its intersection with the easterly projection of the north right-of-way line of the Southern Pacific Rail Road's "Main Passenger Line" right-of-way line, sometimes shown as the Galveston, Houston and Henderson Rail Road right-of-way line and sometimes shown as Allen Avenue (hereinafter the "Main Passenger Line").