

AN ORDINANCE ESTABLISHING THE SOUTH SIDE OF THE 2800-2900 BLOCK OF BARBEE STREET, WITHIN THE CITY OF HOUSTON, TEXAS, AS A SPECIAL MINIMUM LOT SIZE BLOCK PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS; MAKING FINDINGS AND CONTAINING OTHER PROVISIONS RELATED THERETO; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, Section 42-197 of the Code of Ordinances, Houston, Texas ("Code"), authorizes the establishment of a special minimum lot size block ("SMLS Block") to preserve the lot size character of existing residential neighborhoods in the City of Houston, Texas ("City") that do not have a minimum lot size established by deed restrictions; and

WHEREAS, an application was filed with the Department of Planning and Development ("Department") requesting the establishment of a SMLS Block for the south side of the 2800-2900 block of Barbee Street within the City ("Application Area"); and

WHEREAS, the Director of the Department ("Director") has determined that the application was properly filed in accordance with the provisions of the Code and has caused notices of the application to be duly sent to all lot owners within the SMLS Block in accordance with those same provisions; and

WHEREAS, no timely protest to the application has been filed by any lot owner within the Application Area; and

WHEREAS, the Director, after consideration and evaluation of the application, has determined that ten out of eleven (96%) of the lots within the Application Area are at least five thousand two hundred fifty square feet in size and concluded that the establishment of a five thousand two hundred fifty square foot minimum lot size will preserve the lot size character of the Application Area; and

WHEREAS, the Director recommends that the City Council establish a five thousand two hundred fifty square foot requirement for the SMLS Block within the Application Area; **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 declared to be true and correct and are hereby adopted and made a part of this Ordinance.

Section 2. That all terms not defined in this Ordinance shall have the meanings ascribed to them in Chapter 42 of the Code.

Section 3. That the City Council finds that the application for the establishment of a SMLS Block within the Application Area satisfies the criteria of Section 42-204(a) of the Code. The City Council further finds that the existing minimum lot size within the Application Area is five thousand two hundred fifty square feet.

Section 4. That the City Council hereby establishes a SMLS Block within the Application Area, said area being approximately described in **Exhibit "A"** and depicted on the map in **Exhibit "B,"** both of which are attached to this Ordinance.

Section 5. That the minimum lot size of five thousand two hundred fifty square feet shall be the lot size requirement for the SMLS Block within the Application Area. The Director is hereby directed to cause a copy of this Ordinance to be filed for recordation in the real property records of Harris County, Texas, the county in which the SMLS Block is located, as soon as practicable after the effective date of this Ordinance.

Section 6. That the Director may assign a sequential number to this SMLS Block for purposes of identification.

Section 7. That this Ordinance and the SMLS Block established by this Ordinance shall terminate on the 40th anniversary of the effective date of this Ordinance, unless earlier terminated by an ordinance adopted by the City Council.

Section 8. 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 of its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 15th day of July 2020.

APPROVED this _____ day of _____ 2020.

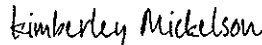
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is JUL 2 1 2020, 2020.



City Secretary

DocuSigned by:



ID: M2027FE034E5

Prepared by Legal Department.

KM/sec June 26, 2020

Requested by Margaret Wallace Brown, Director, Planning and Development Department

L.D. File No. 0612000185001

CAPTION PUBLISHED IN DAILY COURT

REVIEW

DATE:

JUL 2 1 2020

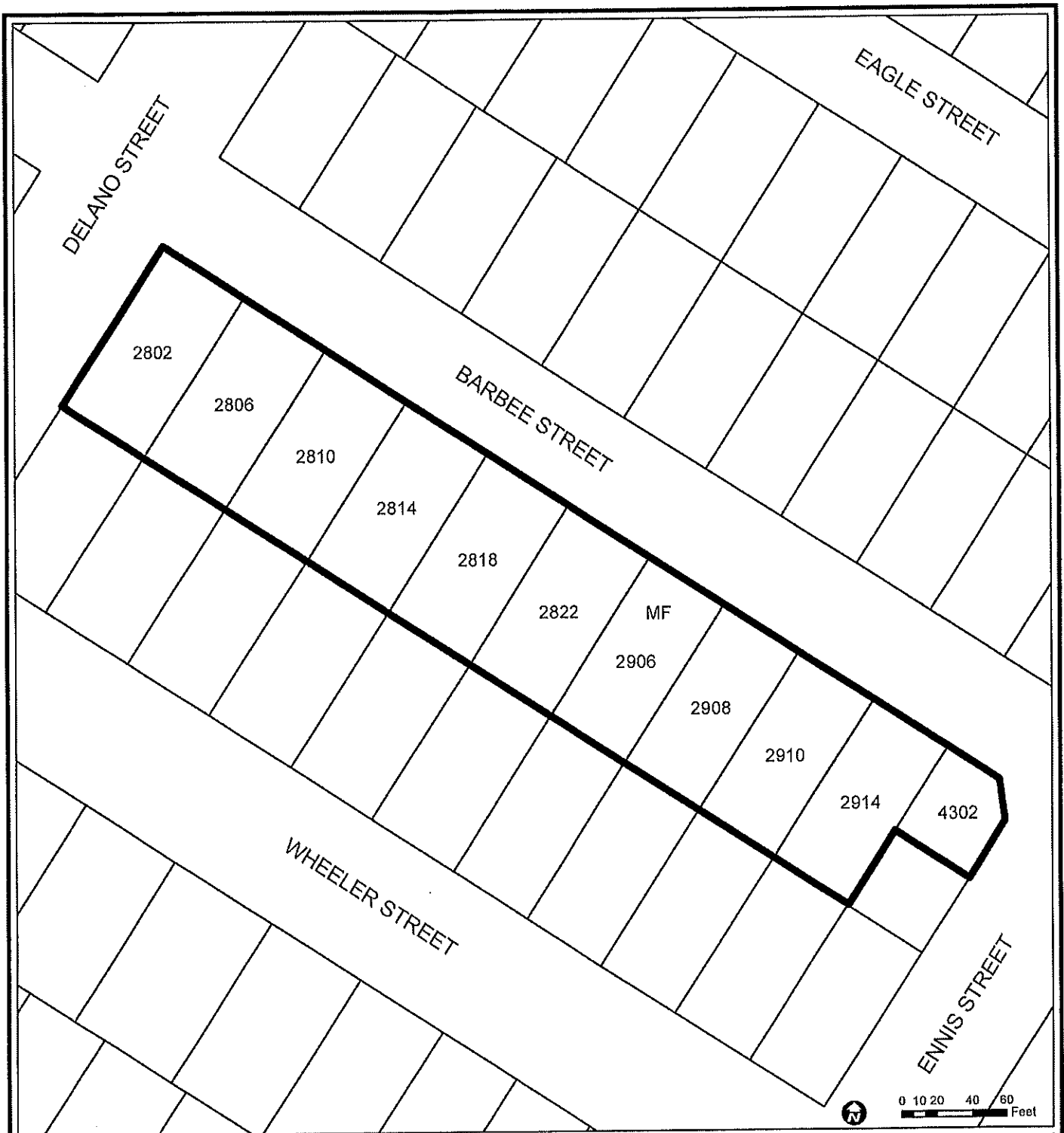
AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
		DAVIS
		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Exhibit A

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, in Block 30, Washington Terrace, an Addition in Harris County, Texas, according to the map thereof recorded in Volume 8, Page 22 of the Map Records of Harris County, Texas.

Lot 1, in Block 1, University Townhomes Amending Plat No. 1, a subdivision of record according to the map or plat thereof recorded under film code No. 547199 of the Map Records of Harris County, Texas.

Exhibit B



Special Minimum Lot Size
2800-2900 block of Barbee Street, south side,
between Delano Street and Ennis Street
5,250 Square Feet

 Special Minimum Lot Size Boundary

Source: Harris County Appraisal District
 Date: March 12, 2020
 Reference: MLS 766

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.

All properties within the application area are single family unless noted as such:

- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**