

City of Houston, Texas, Ordinance No. 2020 - 862

**AN ORDINANCE RENEWING THE ESTABLISHMENT OF THE NORTH AND SOUTH SIDES OF THE 1800 BLOCK OF MISSOURI STREET WITHIN THE CITY OF HOUSTON, TEXAS, AS A SPECIAL MINIMUM BUILDING LINE REQUIREMENT BLOCK PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS; MAKING FINDINGS AND CONTAINING OTHER PROVISIONS RELATED THERETO; AND DECLARING AN EMERGENCY.**

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**WHEREAS**, Section 42-170 of the Code of Ordinances, Houston Texas (the "Code"), authorizes the establishment of a special minimum building line requirement block ("SMBLR-Block") to preserve the building line character of a single-family residential neighborhood that does not have a minimum building line requirement established by deed restrictions; and

**WHEREAS**, the City Council of the City of Houston, Texas ("City"), by Ordinance No. 2000-404, effective on May 26, 2000, established the north and south sides of the 1800 Block of Missouri Street, within the City limits, as a SMBLR Block, with a prevailing special minimum building line requirement of 15-feet, pursuant to Chapter 42 of the Code; and

**WHEREAS**, Ordinance No. 2000-404 expired on May 26, 2020, the 20<sup>th</sup> anniversary of its effective date; and

**WHEREAS**, Chapter 42 of the Code allows for the renewal of a SMBLR Block that was completed before July 24, 2015, upon the filing of an application to renew signed by at least fifty-one percent (51%) of lot owners within the SMBLR Block; and

**WHEREAS**, an application requesting the renewal of the establishment of the special minimum building line requirement within the SMBLR Block was filed with the City's Department of Planning and Development ("Department") on April 28, 2020, accepted on April 28, 2020, and deemed complete on June 1, 2020; 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 notice of the application to be duly sent to all lot owners within the SMBLR Block in accordance with those same provisions; and

**WHEREAS**, no timely protest to the application has been filed by any lot owner within the SMBLR Block; and

**WHEREAS**, the Director, after consideration and evaluation of the application, has determined that: (i) nine (9) lots within the SMBLR Block are developed with single-family

residential units, four (4) of which have a 15-foot constructed building line, one (1) of which has a 17-foot constructed building line, one (1) of which has an 18-foot 5-inch constructed building line, two (2) of which have a 19-foot constructed building line, one of which has a 19-foot five-inch constructed building line, (ii) one (1) lot within the SMBLR Block is developed with multi-family residential units, and has a 21-foot constructed building line; and

**WHEREAS**, the Director recommends the renewal of the establishment of a 15-foot special minimum building line requirement for the SMBLR Block; **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 the Code.

**Section 3.** That the City Council hereby renews the establishment of a 15-foot special minimum building line requirement within the SMBLR Block, said block being approximately described in **Exhibit "A"** and depicted on the map in **Exhibit "B,"** both of which are attached to this Ordinance.

**Section 4.** That the special minimum building line requirement of 15 feet shall be the building line requirement within the SMBLR Block. 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, where the SMBLR Block is located, as soon as practicable after the effective date of this Ordinance.

**Section 5.** That the Director may assign a sequential number to this SMBLR Block for the purposes of identification.

**Section 6** That this Ordinance and the special minimum building line requirement established by this Ordinance shall terminate on the 20th anniversary of the effective date of this Ordinance, unless earlier terminated by an ordinance adopted by the City Council.

**Section 7.** 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.

## Exhibit A

Lots 1, 2, 3, 4, and 5, in Block 17, of Cherryhurst, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 38 of the Map Records of Harris County, Texas.

Lots 7, 8, 9, and 10, in Block 18 of Cherryhurst, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 38 of the Map Records of Harris County, Texas.


All that certain 2,067.5 square foot, 0.0475 acre tract of land out of Lot 6, Block 18, of Cherryhurst, an addition in Harris County, Texas as per map or plat thereof recorded in Volume 5, Page 38, of the Map Records of Harris County, Texas (aka 2700 Ridgewood St.)

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## Exhibit B



**Special Minimum Building Line Renewal  
 1800 block of Missouri Street, north and  
 south sides, between Mandell and  
 Ridgewood Streets  
 15 Feet**

 Area Under Consideration

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

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

Source: Harris County Appraisal District  
 Date: September 1, 2020  
 Reference: MBL 11REN

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.