



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 3/18/2025

District C

Item Creation Date: 2/13/2025

PLN - Partial Reconsideration and Amendment: Special Minimum Lot Size Block Ordinance 2011-0867 – 2041 Norfolk Street, a corner lot in the 1900-2000 block of Norfolk Street (north and south sides), between S. Shepherd and Hazard Street.

Agenda Item#: 44.

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 2041 Norfolk Street (Lot 1 and Tract 2A, Block F, Albemarle Place Subdivision), has initiated a request for a partial reconsideration and amendment to the 2011-0867 Special Minimum Lot Size Block Ordinance that was approved by City Council on October 12, 2011. This ordinance applies to the 1900-2000 block of Norfolk Street (both north and south sides) between S. Shepherd Drive and Hazard Street. The property owner seeks to change the designation of 2041 Norfolk Street, which is located at the corner of S. Shepherd Drive and Norfolk Street, from single-family residential to commercial.

As part of the amendment process, the Planning and Development Department carried out the following steps:

- Notifications were mailed to all property owners, informing them that the partial reconsideration and amendment for the existing Special Minimum Lot Size Block Ordinance 2011-0867 had been submitted.
- The notifications stated that written protests must be filed with the Planning and Development Department within 30 days of mailing.
- Five protests were filed in response and presented to Planning Commission.

The Houston Planning Commission reviewed the protested application on December 19, 2024, and determined that the property had been in use as a commercial art gallery prior to the establishment of the 2011-0867 Minimum Lot Size Ordinance. As a result, they voted to recommend that the City Council amend the ordinance to reclassify 2041 Norfolk Street as a commercial lot.

Signed by:

A handwritten signature in black ink that reads "Vonn Tran".

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Vonn Tran

Director

Planning and Development Department

Prior Council Action:

Ordinance 2011-0867; passed on October 12, 2011

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ATTACHMENTS:

Description

Ordinance 2011-867

Type

Backup Material