

CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 11/10/2015

District G

Item Creation Date: 7/28/2015

PLN - Special Minimum Lot Size Block App 412 (1500-1600 Block of Rockin Drive, west)

Agenda Item#: 41.



Summary:

ORDINANCE establishing the west side of the 1500-1600 block of Rockin Drive, between Ashford Hills Drive and Village Square Drive, within the City of Houston as a special minimum lot size block pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT G - PENNINGTON**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of of Lot 35, Block 2, of the Ashford Hills Subdivision initiated an application for the designation of a special minimum lot size block. The application includes written evidence of support from the owners of 63% of the block. Notification was mailed to nineteen (19) property owners indicating that the special minimum lot size block application had been submitted.

The notification further stated that written protests could be filed with the Planning and Development Department within thirty days of mailing. Since no protests were filed, no action was required by the Houston Planning Commission. The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 5,090 square feet for the 1500-1600 block of Rockin Drive, west side.



Patrick Walsh, P.E.

Director

Planning and Development Department

Prior Council Action:

N/A

Contact Information:

Kevin Calfee (832) 393-6529


Special Minimum Lot Size Block No. 412

Planning Director's Approval

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>SMLSB includes all property within at least one block face and no more than two opposing block faces;</i></p> <p>The application is for the 1500-1600 block of Rockin Drive Street, west side.</p>
X		<p><i>At least 60% of the proposed SMLSB is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i></p> <p>89% of the proposed application area is developed with not more than two SFR units per property.</p>
X		<p><i>Demonstrated sufficient evidence of support;</i></p> <p>Petition signed by owners of 63% of the SMLSB.</p>
X		<p><i>Establishment of the SMLSB will further the goal of preserving the lot size character of the area; and,</i></p> <p>A minimum lot size of 5,090 square feet exists on eighteen (18) lots in the blockface.</p>
X		<p><i>The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i></p> <p>The subdivision was platted in 1978. Most homes originate from the 1980s. The establishment of a 5,090 square foot minimum lot size will preserve the lot size character of the area.</p>
<p><i>The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for at least 70% of the application area.</i></p> <p>Thirteen (13) out of nineteen (19) lots (representing 71% of the application area) are at least 5,090 square feet in size.</p>		

The Special Minimum Lot Size Block meets the criteria.



Patrick Walsh, P.E.
Director

Date