

City of Houston, Texas, Ordinance No. 2014- 827

AN ORDINANCE ESTABLISHING THE NORTH SIDE OF THE 500 BLOCK OF CAPLIN STREET, BETWEEN LAZARAS AND HELMERS STREETS, WITHIN THE CITY OF HOUSTON 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 (the "Code"), authorizes the establishment of a special minimum lot size block to preserve the lot size character of existing residential neighborhoods in the 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 (the "Department") requesting the establishment of a special minimum lot size block for the north side of the 500 block of Caplin Street, which area is within the City (the "Area"); and

WHEREAS, the Director of the Department determined that the application was properly filed in accordance with the provisions of Section 42-198 of the Code; and

WHEREAS, the Director of the Department caused notice of the application to be duly given as provided in Section 42-200 of the Code; and

WHEREAS, no timely protest of the establishment of the special minimum lot size requirement area was filed by a property owner within the Area; and

WHEREAS, the Director of the Department has approved the application and has referred the application to the City Council for approval for the establishment of a special minimum lot size block pursuant to Section 42-200(e) of the Code; **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 special minimum lot size block for the Area satisfies the criteria of Section 42-204(a) of the Code. The City Council further finds that the minimum lot size in the Area is 6,480 square feet.

Section 4. That the City Council hereby establishes a special minimum lot size block along the north side of the 500 block of Caplin Street, said area also being described by the property description in Exhibit "A" and the map attached as Exhibit "B."

Section 5. The minimum lot size of 6,480 square feet shall be the lot size requirement for the special minimum lot size block. The Director of the Department is hereby directed to cause a copy of this Ordinance to be filed for recordation in the real property records of Harris County, the county in which the special minimum lot size requirement area is located, as soon as practicable after the effective date of this Ordinance.

Section 6. That the Director of the Department of Planning and Development may assign a sequential number to this special minimum lot size block for purposes of identification.

Section 7. That this Ordinance and the special minimum lot size 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 10th day of September 2014.

APPROVED this _____ day of _____ 2014.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is SEP 16 2014, 2014.



City Secretary



Assistant City Attorney

(Prepared by Legal Dept.
SOI/fg 5/19/14

Requested by Patrick Walsh, Director, Planning and Development Department
L.D. File No. 0611400018001)

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AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: SEP 16 2014

EXHIBIT A

PROPERTY DESCRIPTION

Lot 11 through 20, Block 79, Belt Junction City, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 30 of the Map Records of Harris County, Texas.

The above description refers to the following Harris County Appraisal District Account Numbers and their corresponding addresses:

0570680000011 referring to 521 Caplin Street, Houston, Texas, 77022
0570680000012 referring to 519 Caplin Street, Houston, Texas, 77022
0570680000014 referring to 517 Caplin Street, Houston, Texas, 77022
0570680000015 referring to 515 Caplin Street, Houston, Texas, 77022
0570680000016 referring to 511 Caplin Street, Houston, Texas, 77022
0570680000018 referring to 505 Caplin Street, Houston, Texas, 77022
0570680000020 referring to 501 Caplin Street, Houston, Texas, 77022




EXHIBIT B

**Evidence of Support
Special Minimum
Lot Size Block**

Subdivision:
Belt Junction City

File Number:
381

Minimum Lot Size:
6,480 SF

-  Property owner signed to support application
-  Property owner protesting application
-  Property owner did not protest and did not sign in support

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

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

Source: City of Houston GIS database,
Harris County Appraisal District 2013
Date: December 2013
Reference: MLS 381

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

