



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 12/10/2019

District C

Item Creation Date: 11/20/2019

PLN - Special Minimum Lot Size Area App No. 749 (Portions of Houston Heights and Studes Second Addition Subdivisions)

Agenda Item#: 39.

Summary:

ORDINANCE establishing certain areas known as portions of Houston Heights and Studes Second Addition Subdivisions, within the City of Houston, as a special minimum lot size area pursuant to Chapter 42 of the Code of Ordinances, Houston, Texas - **DISTRICT C - COHEN**

Background:

In accordance with Section 42-197 of the Code of Ordinances, the property owner of 725 East 7th 1/2 Street, Lot 18, Block 52 of the Studes Second Addition Subdivision initiated an application for the designation of a Special Minimum Lot Size Area (SMLSA). The application included a petition signed from the owners of 14% of the area. The Planning and Development Department mailed letters to property owners of three hundred thirty-eight (338) lots indicating that the SMLSA application had been submitted. Subsequently, response forms were mailed to property owners stating that their response on the form must be filed with the Planning and Development Department within thirty days of mailing. The Department received response forms signed by owners of 67% of the SMLSA in support of the designated proposed area. The Houston Planning Commission considered the application on September 5, 2019 and voted to recommend that the City Council establish the SMLSA with a modified boundary, removing the south portion of the 600-700 block of East 6th 1/2 Street.

Staff recommended approval of the boundary, minus the south side of the 600-700 block of East 6th 1/2 Street, because it did not meet the following requirement per Section 42-204: "For a proposed special minimum lot size area, no blockface within the boundaries includes a significant area that does not share a lot size character with the rest of the proposed area."

The Planning and Development Department recommends that City Council adopt an ordinance establishing a Special Minimum Lot Size of 6,250 square feet on three hundred and four (304) lots in Allegro Terrace, Allegro Terrace Two, Beverly Street Enclave, Carrie Street Court, Creole Heights, E A Taylor Tract of Abstract 1 J Austin Tract, Houston Heights, Houston Heights Amendment No. 54, Langdom, McIntyre Estates, Oxford Extension, Oxford Landing, Oxford Street Homes, Sterling Heights, Studes Second Addition, Studes Second Addition Partial Amendment, Studes Second Addition Partial Replat No. 1, Studes Place, and Texan Heights Subdivisions.

DocuSigned by:

Margaret Wallace Brown

Director

Planning and Development Department

Prior Council Action:

N/A

Amount of Funding:

N/A

Contact Information:

Davonte Caldwell

832-393-6568

ATTACHMENTS:

Description

- Signed Cover Sheet
- Map
- Original Boundary Map
- Ordinance Package

Type

- Signed Cover sheet
- Backup Material
- Backup Material
- Signed Cover sheet