

City of Houston, Texas, Ordinance No. 2020 - 924

AN ORDINANCE RENEWING THE ESTABLISHMENT OF THE SOUTH SIDE OF THE 1700 AND 1800 BLOCK OF HAVER STREET WITHIN THE CITY OF HOUSTON, TEXAS AS A SPECIAL MINIMUM BUILDING LINE REQUIREMENT BLOCK PURSUANT TO THE CODE OF ORDINANCES, HOUSTON, TEXAS; MAKING FINDINGS AND CONTAINING OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * *

WHEREAS, the City Council of the City of Houston, Texas ("City"), by Ordinance No. 2000-0400 effective on May 30, 2000, established the south side of the 1700 and 1800 block of Haver Street, within the City, as a special minimum building line requirement block ("SMBLR Block") pursuant to the City's Code of Ordinances ("Code"); Ordinance No. 2000-0400 expired on May 20, 2020; and

WHEREAS, the Code allows the renewal, after twenty (20) years from the effective date of the ordinance, of an SMBLR Block that was completed before July 24, 2015, pursuant to an application to renew signed by at least fifty-one percent (51%) of the property owners within the SMBLR Block and

WHEREAS, an application was filed with the City's Department of Planning and Development ("Department") on May 1, 2020, accepted on May 1, 2020, and deemed completed on May 14, 2020, requesting the renewal of the establishment of the minimum building line requirement within the SMBLR Block; 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 notices of the application to be duly sent to all lot owners within the SMBLR Block pursuant to the Code; 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, determined that nine (9) lots within the SMBLR Block are developed with single-family residential units (SFRU), with varying setbacks of between twelve feet (12) to twenty-one feet six inches (21' 6"), two (2) of the lots are developed as multi-family residential units (MFRU), with existing setbacks of three (3) and sixteen (16) feet; and

WHEREAS, the special minimum building line for the SMBLR Block was sixteen feet (16') and the director recommends the renewal of the of 16' special minimum building line 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 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 minimum building line of 16' 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 special minimum building line block for the purposes of identification.

Section 6 That this Ordinance and the special 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.

PASSED AND ADOPTED this 28th day of October, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is NOV 03 2020, 2020.

Pat J. Haney
City Secretary

Prepared by Legal Department
KM/sec 10/19/20

Kimberly
Senior Assistant City Attorney

Requested by Margaret Wallace Brown
Director - Planning and Development Department
L.D. File No. 0612000274001
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AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
✓		DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

Exhibit A

Lot 7, 8, 9, 10, 11, and 12, Block 14, 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.

Lot 6, 7, 8, 9, and 10, Block 16, 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.

EXHIBIT B



**Special Minimum Building Line Renewal
 1700 & 1800 block of Haver Street, south side
 between Mandell and Windsor Streets
 16 Feet**

Source: Harris County Appraisal District
 Date: May 21, 2020
 Reference: MBL 14 REN


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

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.

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



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

 Area Under Consideration