

**AN ORDINANCE ESTABLISHING A PORTION OF LINDALE PARK SUBDIVISION, SECTIONS 1, 2 AND 3, AS A SPECIAL MINIMUM LOT SIZE AREA WITHIN THE CITY OF HOUSTON 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 area 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 area for a portion of Lindale Park Subdivision, Sections 1, 2 and 3, 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 42-201 of the Code; and

**WHEREAS**, the Director of the Department referred the application to the Houston Planning Commission, which conducted a public hearing on the application on September 4, 2014 and considered the application pursuant to the criteria of Section 42-204 of the Code; and

**WHEREAS**, the Houston Planning Commission has recommended that the City Council establish a special minimum lot size requirement for the Area; **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 area 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 5,600 square feet.

**Section 4.** That the City Council hereby establishes a special minimum lot size area along the Area, said area also being approximately described by the property description in Exhibit "A" and the map attached as Exhibit "B."

**Section 5.** The minimum lot size of 5,600 square feet shall be the lot size requirement for the special minimum lot size area. 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 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 area for purposes of identification.

**Section 7.** That this Ordinance and the special minimum lot size area 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.

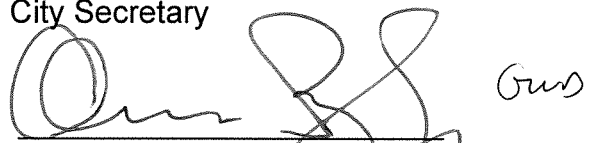
PASSED AND ADOPTED this 8<sup>th</sup> day of July 2015.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is JUL 14 2015, 2015.

  
\_\_\_\_\_  
City Secretary

 Gus  
\_\_\_\_\_  
Assistant City Attorney

(Prepared by Legal Dept.  
SOI/fg 5/22/15

Requested by, Director, Planning and Development Department  
L.D. File No. 0611400136001)

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AYE	NO	
/		MAYOR PARKER
....	....	COUNCIL MEMBERS
/		STARDIG
/		DAVIS
/		COHEN
/		BOYKINS
/		MARTIN
/		NGUYEN
/		PENNINGTON
/		GONZALEZ
/		GALLEGRO
/		LASTER
/		GREEN
/		COSTELLO
		ABSENT-ON PERSONAL BUSINESS
/		ROBINSON
/		KUBOSH
/		BRADFORD
/		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: JUL 14 2015

## **EXHIBIT A**

### **PROPERTY DESCRIPTION**

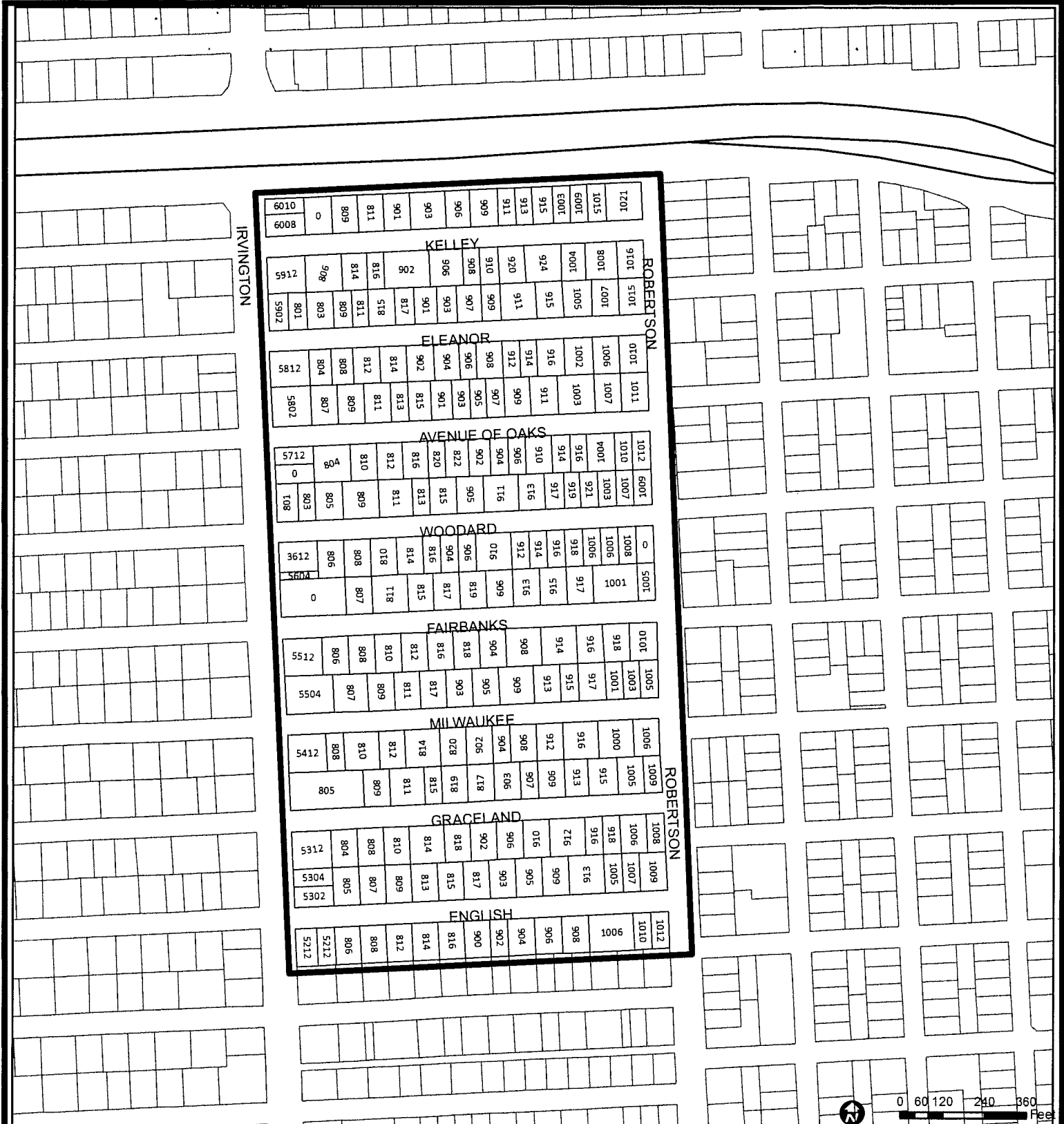
All or a portion of the following:

Lots 22 through 42, Block 1, all of Blocks 4 and 5, and Lots 1 through 21, Block 8, Lindale Park Subdivision Section 1, in the John Austin Survey, Harris County, Texas according to the map or plat thereof, recorded in Volume 998, Page 251, of the Deed Records of Harris County, Texas; and

Lots 22 through 42, Block 8, all of Blocks 9 and 12, and Lots 1 through 21, Block 13, Lindale Park Subdivision Section 2, in the John Austin Survey, Harris County, Texas according to the map or plat thereof, recorded in Volume 998, Page 361, of the Deed Records of Harris County, Texas; and

Lots 22 through 42, Block 15, all of Block 16, and Lots 1 through 21, Block 17, Lindale Park Subdivision Section 3, in the John Austin Survey, Harris County, Texas according to the map or plat thereof, recorded in Volume 15, Page 53, of the Map Records of Harris County, Texas.

## EXHIBIT B



# Lindale Park, Sections 1, 2 and 3 Special Minimum Lot Size Area Designation

Source: Harris County Appraisal District  
Date: August 14, 2014  
Reference: MLSA 385

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.

 Area Under Consideration



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**