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NOTICE OF ACTION BY THE CITY OF HOUSTON, TEXAS AFFECTING REAL PROPERTY

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Description of Action: ORDINANCE 2013-0756 ESTABLISHING THE SOUTH SIDE OF THE 600 BLOCK OF EAST 19TH STREET STREET WITHIN THE CITY OF HOUSTON AS A SPECIAL MINIMUM LOT SIZE REQUIREMENT AREA PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, HOUSTON, TEXAS. The Resolution is attached as Exhibit "A".

Grantor: City of Houston, Texas

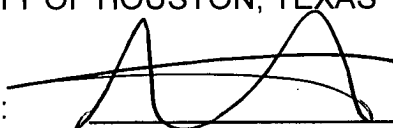
Grantees: Multiple Property Owners, as described on Exhibit "B" attached to and incorporated as part of this document by reference for all purposes.

Description of Real Property Affected: THE REAL PROPERTY LOCATED ON THE SOUTH SIDE OF THE 600 BLOCK OF EAST 19TH STREET STREET WITHIN THE HOUSTON HEIGHTS, SHELDON, BRADSHAW AND BRADSHAW AMEND SUBDIVISIONS, HOUSTON, HARRIS COUNTY, TEXAS AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "B" ATTACHED AND INCORPORATED AS PART OF THIS DOCUMENT BY REFERENCE FOR ALL PURPOSES.

Contact for Additional Information: Planning and Development Department, City of Houston, Texas at (713) 837-7701, attention Misty Staunton.

This notice is given to advise all interested parties in the above described real property of action by the City of Houston, Texas that may affect the use of the herein described real property.

CITY OF HOUSTON, TEXAS

By: 
Name: Misty Staunton
Title: Senior Planner

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RP 090-13-2243

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me the undersigned authority, on this day personally appeared Misty Staunton, Senior Planner, of the City Of Houston, Texas, and acknowledged to me that he/she executed the foregoing instrument for the purposes therein expressed, in the capacity therein stated, as the act and deed of said entity.

Given under my hand and seal of Office, this 26 day of November, 20 13,



Patricia A. Benavides
Notary Public in and for the State of Texas
My commission expires: 09/29/2015

After recording return to:

✓

Misty Staunton
Planning and Development Department
City of Houston
611 Walker Street, 6th Floor
PO Box 1562
Houston, TX 77251-1562

RP 090-13-2244

AN ORDINANCE ESTABLISHING THE SOUTH SIDE OF THE 600 BLOCK OF EAST 19TH STREET WITHIN THE CITY OF HOUSTON AS A SPECIAL MINIMUM LOT SIZE REQUIREMENT AREA 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 42-194 of the Code of Ordinances, Houston, Texas (the "Code"), authorizes the establishment of a special minimum lot size requirement area to preserve the lot size character of existing residential neighborhoods in urban areas 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 requirement area for the south side of the 600 block of East 19th Street, which area is within the City (the "Area"); and

WHEREAS, the Area is located within the "urban area" as that term is defined in Chapter 42 of the Code, as in effect at the time the application was received; and

WHEREAS, the Director of the Department determined that the application was properly filed in compliance with Subsection 42-194(b) of the Code, as in effect at the time the application was received; and

WHEREAS, the Director of the Department caused notice of the application to be duly given as provided in Subsection 42-194(c) of the Code, as in effect at the time the application was received; 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 approved the application and referred the application to the City Council for the establishment of a special minimum lot size area pursuant to Subsection 42-194(e) of the Code, as in effect at the time the application was received; **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.

HP 090-13-2245

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 requirement for the Area should be approved pursuant to Section 42-194 of the Code, as in effect at the time the application was received. The City Council further finds that the minimum lot size in the Area is 10,000 square feet.

Section 4. That the City Council hereby establishes a special minimum lot size requirement area along the south side of the 600 block of 19th 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 10,000 square feet shall be the lot size requirement for the special minimum lot size requirement 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 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 may assign a sequential number to this special minimum lot size requirement area for purposes of identification.

Section 7. That this Ordinance and the special minimum lot size requirement area 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 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 21st day of August 2013.

APPROVED this _____ day of _____ 2013.

Mayor of the City of Houston

HP 090-13-2246

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is AUG 27 2013, 2013.


 City Secretary


 Assistant City Attorney

(Prepared by Legal Dept.
 SOI/fg 7/30/13

Requested by Marlene L. Gafrick, Director, Planning and Development Department
 L.D. File No. 0611300069001)

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 STREETS.DOC

RP 090-13-2247

AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		BROWN
✓		DAVIS
✓		COHEN
✓		ADAMS
✓		MARTIN
✓		HOANG
	ABSENT-ON PERSONAL BUSINESS	PENNINGTON
✓		GONZALEZ
✓		RODRIGUEZ
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		BURKS
	ABSENT-ON PERSONAL BUSINESS	NORIEGA
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT A

PROPERTY DESCRIPTION

The north 50 feet of Lots 5 through 8, Block 110, Houston Heights, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 114, of the Map Records of Harris County, Texas; and

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Lots 3, 4, and the west twelve feet of Lot 2, Block 110, Houston Heights, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 114, of the Map Records of Harris County, Texas; and

Lot 1 and the east 13 feet of Lot 2, Block 110, Houston Heights, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 114, of the Map Records of Harris County, Texas; and

Lots 1 through 5, Block 4, Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

Lot 6, Block 4, and the adjoining 29 feet on the east of said Lot 6, being of that certain strip marked "reserve," as shown on the recorded plat of Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

Lot 1, Block 3, and the adjoining east 31 feet of that certain strip marked "reserved," as shown on the recorded plat of Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map thereof, recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

Lot 2, Block 3, Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

Lot 3, Block 3, Amending Plat of Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map and plat thereof, recorded in Film Code No. 424137, of the Map Records of Harris County, Texas; and

Lot 5, Block 3, Bradshaw Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

The north 150 feet of Lot 6, Block 3, Bradshaw Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 274, Page 125, of the Deed Records of Harris County, Texas; and

PL 090-13-2248

Lot 1, Block 3, Sheldon Addition, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 572, Pages 236 and 237, of the Deed Records of Harris County, Texas.

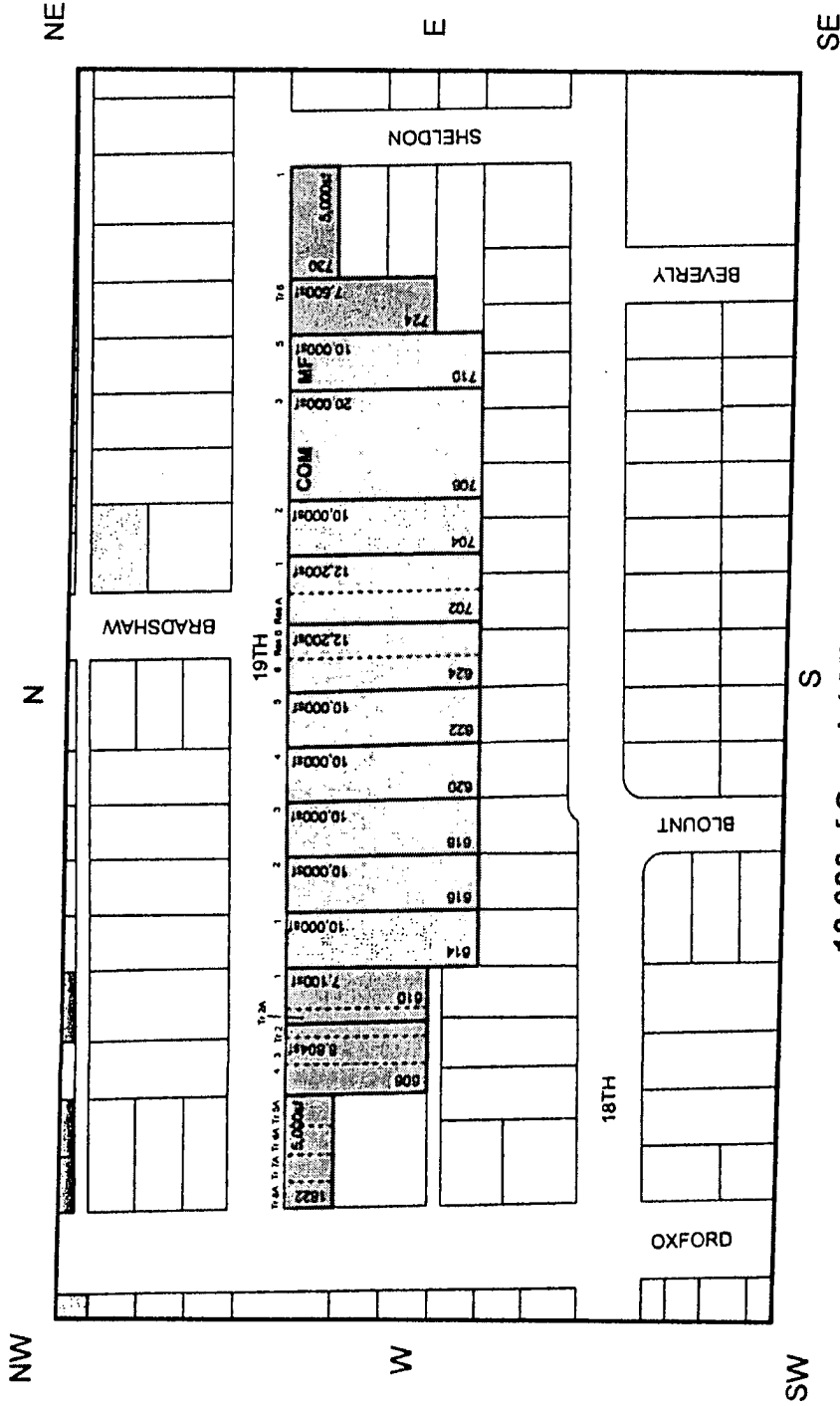
The above description refers to the following Harris County Appraisal District account numbers and their corresponding addresses:

0201060000017 referring to 1822 Oxford Street, Houston, Texas, 77008
0201060000002 referring to 608 East 19th Street, Houston, Texas, 77008
0201060000001 referring to 610 East 19th Street, Houston, Texas, 77008
0071300000001 referring to 614 East 19th Street, Houston, Texas, 77008
0071300000002 referring to 616 East 19th Street, Houston, Texas, 77008
0071300000003 referring to 618 East 19th Street, Houston, Texas, 77008
0071300000004 referring to 620 East 19th Street, Houston, Texas, 77008
0071300000005 referring to 622 East 19th Street, Houston, Texas, 77008
0071300000007 referring to 624 East 19th Street, Houston, Texas, 77008
0071290000001 referring to 702 East 19th Street, Houston, Texas, 77008
0071290000002 referring to 704 East 19th Street, Houston, Texas, 77008
0071290000003 referring to 706 East 19th Street, Houston, Texas, 77008
0071290000005 referring to 710 East 19th Street, Houston, Texas, 77008
0071290000008 referring to 724 East 19th Street, Houston, Texas, 77008
0580020030001 referring to 730 East 19th Street, Houston, Texas, 77008

RP 090-13-2249



EXHIBIT B

HOUSTON HEIGHTS / BRADSHAW



10,000sf Special Minimum Lot Size
MAP/SKETCH

SMLSA No. 346

-  Properties that meet the 10,000sf Special Minimum Lot Size
-  Properties less than the 10,000sf Special Minimum Lot Size
- MF Multi Family
- COM Commercial
- VAC Vacant
- EXC Excluded

FILED

2014 JAN -7 PM 3:15

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW. THE STATE OF TEXAS COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JAN -7 2014



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP 090-61-060 RR 2522-61-2252