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

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

RP-2016-138556
04/04/2016 RP1 \$40.00

Description of Action: ORDINANCE 2007-1238 ESTABLISHING THE NORTH AND SOUTH SIDES OF THE 1500 BLOCK OF MARSHALL AVENUE 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".

10/2

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 NORTH AND SOUTH SIDES OF THE 1500 BLOCK OF MARSHALL AVENUE WITHIN THE MANDELL PLACE SUBDIVISION, HOUSTON, HARRIS COUNTY, TEXAS AS MORE PARTICULARLY DESCRIBED ON EXHIBIT "B" ATTACHED AND INCORPORATED AS PART OF THIS DOCUMENT BY REFERENCE FOR ALL PURPOSES.

1 ee no
name
shown

Contact for Additional Information: Planning and Development Department, City of Houston, Texas at (832) 393-6600, attention Abraham Zorrilla.

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: Abraham Zorrilla

Title: Planner

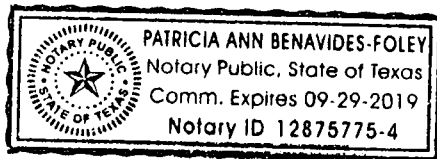
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STATE OF TEXAS §

COUNTY OF HARRIS §

Before me the undersigned authority, on this day personally appeared Abraham Zorrilla, 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 21st day of March, 20 16.



Patricia A Benavides-Foley
Notary Public in and for the State of Texas
My commission expires: 9/29/2019

After recording return to: ✓

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

RP-2016-138556

COPY UNOFFICIAL

AN ORDINANCE ESTABLISHING THE NORTH AND SOUTH SIDES OF THE 1500 BLOCK OF MARSHALL AVENUE 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 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 north and south sides of the 1500 block of Marshall Avenue, 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; and

WHEREAS, the Director of the Department determined that the application was properly filed in compliance with Subsection 42-194(b) of the Code; 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; 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; **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 requirement for the Area should be approved pursuant to Section 42-194 of the Code. The City Council further finds that the minimum lot size in the Area is 6,250 square feet.

Section 4. That the City Council hereby establishes a special minimum lot size requirement area along the north and south sides of the 1500 block of Marshall Avenue, said area also being described as:

Lot 1, Block 2, Mandell Place Subdivision;
Lot 2, Block 2, including Tracts 1-7 undivided interests therein, Mandell Place Subdivision;
Lots 3-9, Block 2, Mandell Place Subdivision;
Tract 10A, Block 2, Mandell Place Subdivision; and
Tract 11E, Block 4, Mandell Place Subdivision;
Lots 12-19, Block 4, Mandell Place Subdivision; and
Tract 20A, Block 4, Block 4, Mandell Place Subdivision.

The minimum lot size of 6,250 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 5. That the Director of the Planning and Development may assign a sequential number to this special minimum lot size requirement area for purposes of identification.

Section 6. 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 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 7th day of November 2007.

APPROVED this _____ day of _____ 2007.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of this foregoing Ordinance is NOV 13 2007

Crisa Russell
City Secretary

(Prepared by Legal Dept. *Donna R. Jones*)
(SOI 10/31/07 Assistant City Attorney
(Requested by Marlene L. Gafrick, Director, Planning and Development Department)
L.D. File No. 0610700134001)
H:\SMLSA\240_1500 Marshall_MLS.wpd

AYE	NO	
✓		MAYOR WHITE
....	COUNCIL MEMBERS
✓		LAWRENCE
✓		JOHNSON
✓		CLUTTERBUCK
✓		EDWARDS
✓		WISEMAN
	ABSENT-OUT OF CITY CITY BUSINESS	KHAN
✓		HOLM
✓		GARCIA
✓		ALVARADO
✓		BROWN
✓		LOVELL
✓		NORIEGA
✓		GREEN
	ABSENT	BERRY
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
REVIEW
DATE: NOV 13 2007

EXHIBIT B
PROPERTIES IN HARRIS COUNTY

Legal Description	Subdivision	HCAD #	Address
OPEN COMMON AREA 1531 MARSHALL T/H U/R	MANDELL PLACE	0522220010008	
TR 10A BLK 2	MANDELL PLACE	0522220000021	1501 MARSHALL ST
LT 9 BLK 2	MANDELL PLACE	0522220000009	1507 MARSHALL ST
LT 12 BLK 4	MANDELL PLACE	0522240000012	1508 MARSHALL ST
LT 13 BLK 4	MANDELL PLACE	0522240000013	1510 MARSHALL ST
LT 8 BLK 2	MANDELL PLACE	0522220000008	1511 MARSHALL ST
LT 14 BLK 4	MANDELL PLACE	0522240000014	1514 MARSHALL ST
LT 7 BLK 2	MANDELL PLACE	0522220000007	1515 MARSHALL ST
LT 6 BLK 2	MANDELL PLACE	0522220000006	1517 MARSHALL ST
LT 15 BLK 4	MANDELL PLACE	0522240000015	1518 MARSHALL ST
LT 16 BLK 4	MANDELL PLACE	0522240000016	1520 MARSHALL ST
LT 17 BLK 4	MANDELL PLACE	0522240000017	1522 MARSHALL ST
LT 5 BLK 2	MANDELL PLACE	0522220000005	1523 MARSHALL ST
LT 18 BLK 4	MANDELL PLACE	0522240000018	1524 MARSHALL ST # 4
LT 4 BLK 2	MANDELL PLACE	0522220000004	1525 MARSHALL ST
LT 19 BLK 4	MANDELL PLACE	0522240000019	1528 MARSHALL ST
LT 3 BLK 2	MANDELL PLACE	0522220000003	1529 MARSHALL ST
TR 20A	MANDELL PLACE	0522240000026	1530 MARSHALL ST
TR 6 335 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010006	1531 MARSHALL ST # 0005
TR 1 340 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010001	1531 MARSHALL ST # 1
TR 2 332 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010002	1531 MARSHALL ST # 2
TR 3 332 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010003	1531 MARSHALL ST # 3
TR 4 339 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010004	1531 MARSHALL ST # 4
TR 5 334 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010005	1531 MARSHALL ST # 5
TR 7 546 S/F OF LT 2 BLK 2	MANDELL PLACE	0522220010007	1531 MARSHALL ST # 7
TR 11E BLK 4	MANDELL PLACE	0522240000021	3616 MULBERRY ST
LT 1 BLK 2	MANDELL PLACE	0522220000001	3705 MANDELL ST # 7

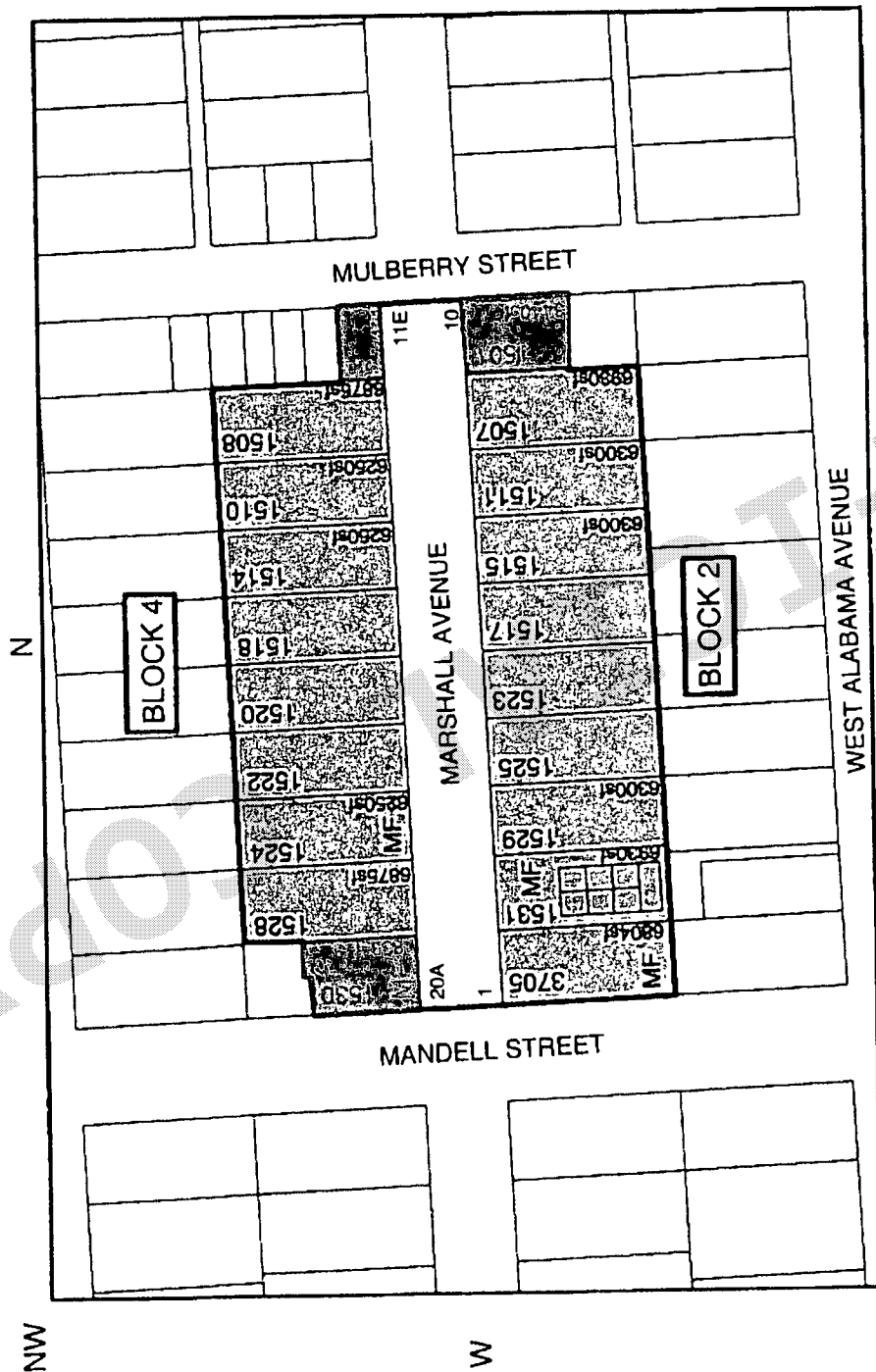
RP-2016-138556

MANDELL PLACE

NE

E

SE



S

6,250sf Special Minimum Lot Size

MAP/SKETCH

SMLSA No. 240



MF

Properties that meet the 6,250sf Special Minimum Lot Size



COM

Properties less than the 6,250sf Special Minimum Lot Size

VAC

EXC

Multi Family

Commercial

Vacant

Excluded

RP-2016-138556

FILED

2016 APR - 4 PM 2: 26

Stan Stansert
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 hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

APR - 4 2016



Stan Stansert
COUNTY CLERK
HARRIS COUNTY, TEXAS