

Community Meeting: Application for a Special Minimum Lot Size Area Designation

Presented by **Brian J. Crimmins**
Chief of Staff, Planning & Development Department
City of Houston



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Purpose of Today's Meeting:

- City received an application
 - At least 10% of property owners within the proposed area signed on to start the process
- Present the basics about the rules & process
- Answer questions about the rules & process



Today's Meeting is NOT:

- When a decision will be made whether or not to adopt the proposed designation
- The venue to voice support or opposition to the proposed designation
- When you vote for or against the proposed designation



Meeting Guidelines:

- Questions will be at the end of the presentation
 - Staff will call on participants
- Be respectful of other meeting attendees, city staff, and the meeting venue
 - Do not interrupt other participants or hold side conversations
 - Meeting must end by 7:45pm
- Limit questions to the topic of the meeting



About the Rules

Chapter 42 of the Code of Ordinances:

- Regulates process for special minimum lot size designations
- Regulates development of private property:
 - Rules on how property owners can divide land
 - Rules on how far back from the street a building can be built

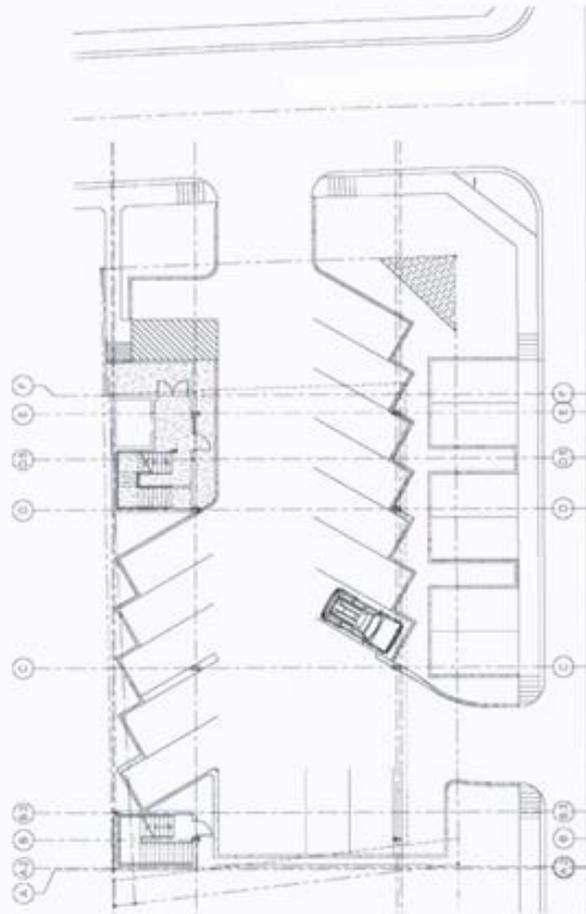


Commercial Development



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Commercial Development



SITE PLAN



NORTHEAST
CAMERA VIEW



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Residential



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Residential



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Residential



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Protecting Your Neighborhood

- Deed Restrictions
- Special Minimum Lot Size Designation



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Special Minimum Lot Size:

- An opt-in tool for residents to help preserve neighborhood development character
- Prevents properties from being divided below an established size
- Maintains the single-family character
 - Existing single-family properties
 - Vacant properties (without restrictions)



How is the Lot Size Determined?

- 1** All lots within proposed boundary are listed in descending order by area
- 2** Each lot is shown as a percentage of the total area of the proposed boundaries
- 3** The lot size of the first lot that represents the cumulative total of at least 70% becomes the special minimum lot size



How is the Lot Size Determined?

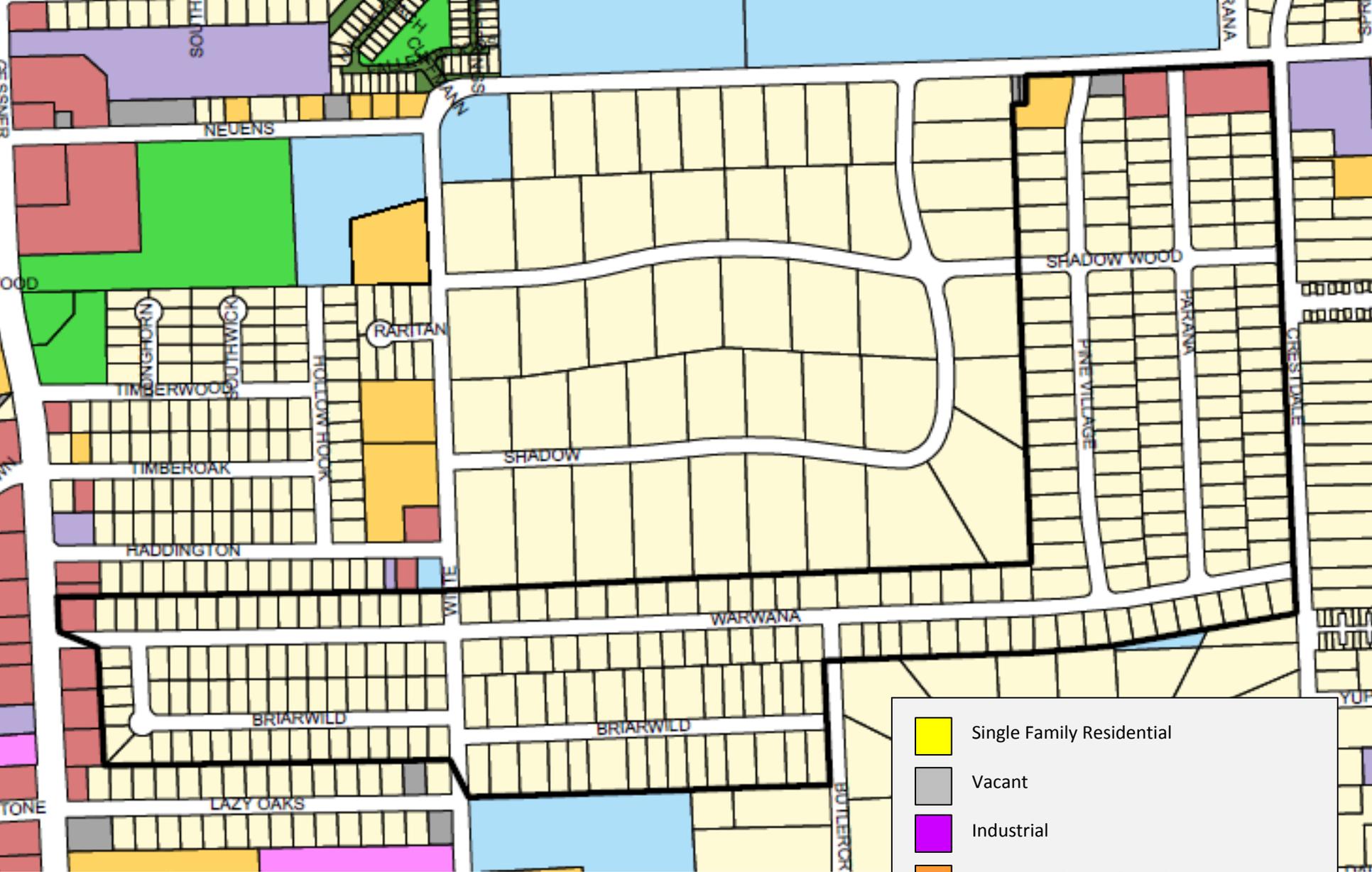
1

2

3

Lots ranked by size	Address	Size	% by Area	Cumulative % by Area
1	1510 Cocker Spaniel	6,500	15.4%	15.4%
2	1502 Cocker Spaniel	6,000	14.3%	29.7%
3	1508 Cocker Spaniel	6,000	14.3%	43.9%
4	1506 Cocker Spaniel	6,000	14.3%	58.2%
5	1504 Cocker Spaniel	5,830	13.8%	72.0%
6	1500 Cocker Spaniel	5,500	13.1%	85.1%
7	1512 Cocker Spaniel	3,270	7.8%	92.9%
8	1514 Cocker Spaniel	3,000	7.1%	100.0%
Total		42,100	100.0%	





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Proposed Area Boundaries

- Gessner Road (West)
- Crestdale Drive (East)
- Neuens Road (North)
- Warwana Road and Briarwild Lane (South)



Determining Your Lot Size...

Based on the proposed boundaries of your neighborhood, the Special Minimum Lot Size is:

12,150
Square Feet



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Lot Size Area Process



Application
Submittal

Community Meeting

Vote



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DEPARTMENT

Response Forms

- Mailed (USPS)
- Hand Delivered
611 Walker Street, 6th Floor
- Scanned and Emailed
misty.staunton@houstontx.gov
- Faxed
(713) 837-7996

 **PLANNING & DEVELOPMENT DEPARTMENT**

**Enchanted Woods/Pine Village
Tigowana Terrace/Woodhaven Estates**

Property Owner Response Form for a
X,XXX square foot
Special Minimum Lot Size Area Designation

YOUR NAME
YOUR ADDRESS
HOUSTON, TX 77XXX

I, the undersigned, declare that I am the legal owner(s) or authorized agent of the owner(s) of property located in the proposed Special Minimum Lot Size Area, and have entered a decision below in reference to the application for designation of my property within the proposed boundary area (see map). I have read the Special Minimum Lot Size Area ordinance or a summary of it and understand how it will affect my property.*
Please print legibly and in ink your name, property address and phone number. Please also include your signature. If more than one person or entity owns the property that is the subject of this response form, only one person or entity is required to sign in support of the petition.

YES, I (we) support a **12,150 square foot** Special Minimum Lot Size Area designation for my (our) property.
 NO, I (we) do not support a **12,150 square foot** Special Minimum Lot Size Area designation for my (our) property.

SIGNATURE OF OWNER: (X) _____ (required)
Print Name Here _____ (required)

PROPERTY ADDRESS: _____ (required)

PHONE NUMBER: Evening: _____ Day: _____ (optional)

Instructions/Information:
This response form must be postmarked or delivered to the Planning Department no later than **Month XX, 2015**.
You may submit your response form in one of the following ways:

- Mail: Planning & Development Department, Attn: **Misty Staunton**, PO Box 1562, Houston, TX 77251
- Hand deliver: Planning & Development Department, Attn: **Misty Staunton**, 611 Walker St, 6th Floor.
- Email: Misty.Staunton@houstontx.gov
- Fax: (713) 837-7996, Planning and Development Department, Attn: **Misty Staunton**

*The Special Minimum Lot Size Area Ordinance is available at <http://www.houstontx.gov/codes/index.html>.
For more information, please call the Planning and Development Department at 713-837-7701 or email Misty.Staunton@houstontx.gov

¡ATENCIÓN! Si necesita ayuda en español o gustaría recibir más información acerca de este asunto, comuníquese con Misty Staunton al número 713-837-7837



PLANNING & DEVELOPMENT DEPARTMENT

Response Forms



PLANNING & DEVELOPMENT DEPARTMENT

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Response Forms

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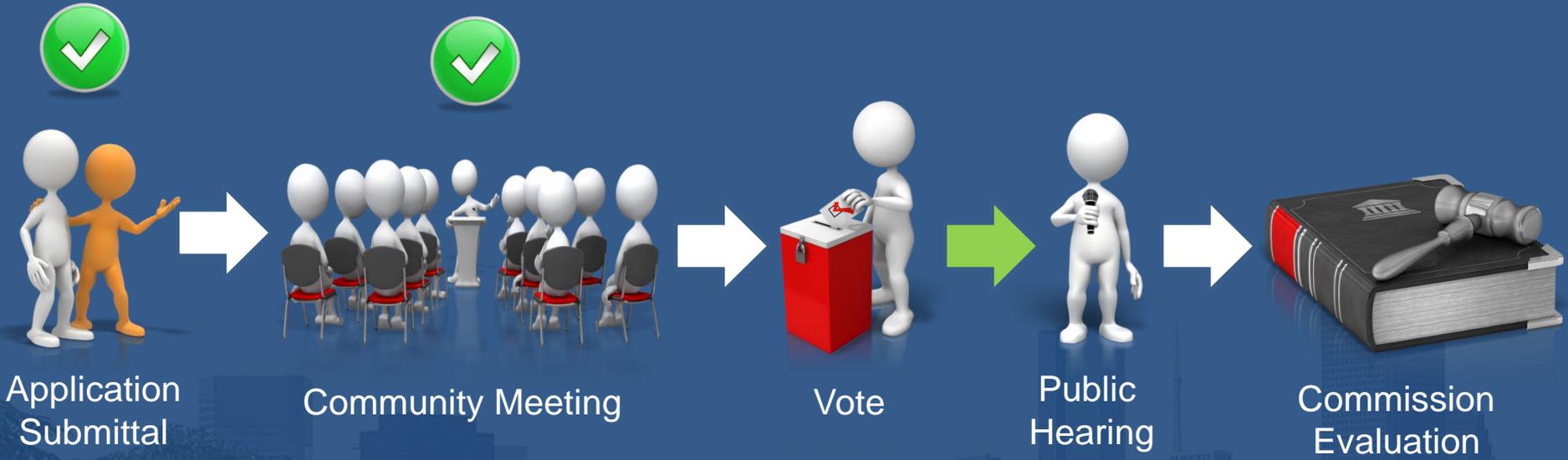


Response Forms

- If you own multiple lots as part of your property, you will receive multiple response forms (multiple votes)
- Sign the response form to demonstrate support or opposition
- Only property owners can vote



Lot Size Area Process



Application Submittal

Community Meeting

Vote

Public Hearing

Commission Evaluation



3 Notifications



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Approval Criteria:

1. Identifiable lot size character (Age of neighborhood, age of buildings, evidence of a common development plan, etc.)
2. Designation will preserve the character
3. Demonstrated sufficient support
4. Meets submittal and eligibility requirements
5. No blockface includes a significant area that is not single-family residential
6. No blockface includes a significant area that does not share lot size character



Lot Size Area Process



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For More Information

General Information:

- Contact the Planning & Development Department at (713) 837-7701 or visit www.houstonplanning.com

Application Specific:

- Contact Misty Staunton at (713) 837-7837 or by email at misty.staunton@houstontx.gov



Questions

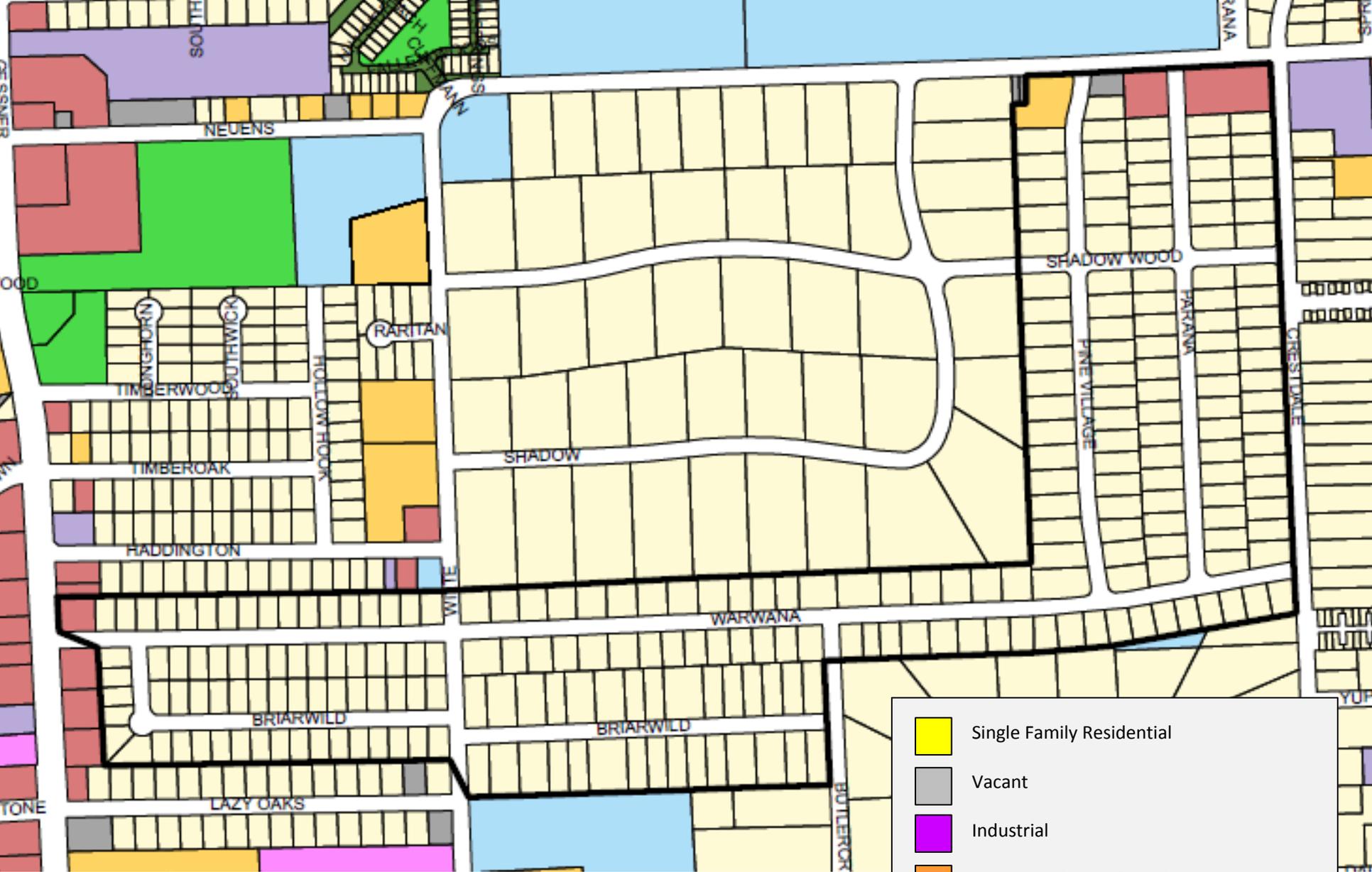


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Streets in the Proposed Boundaries

- **Crestdale Drive** (west side of street; Neuens to Warwana)
- **Parana Drive** (Entire Street)
- **Pine Village Drive** (Entire Street)
- **Warwana Road** (Crestdale to Gessner)
- **Briarwild Lane** (Entire Street)
- **Witte Road** (Warwana to Briarwild)
- **Shadow Wood Drive** (Crestdale to Pine Village)

