Minimum Building Line & Minimum Lot Size
• Minimum Building Line
  – Preserves the building line characteristic of the structures on the block

• Minimum Lot Size Block/Area
  – Preserves the lot size characteristic and use of the lots on the block or area
Who may submit an application?

- An application may be submitted by a property owner in the boundary, or a representative of an HOA, Civic Club, or other entity representing the property owners.
Block Application Process - 51% support and no protest

Application Submittal → Department Review → Protest Period → City Council Action

51% or more support and no protest

2 Notifications
Block Application Process with a protest

1. Application Submittal
2. Department Review
3. Protest Period
4. Public Hearing
5. City Council Action

3 Notifications
Duration of a MBL/MLS Ordinance

• **Minimum Building Line**
  – 20 years before July 24, 2015
  – 40 years after July 24, 2015

• **Minimum Lot Size Block**
  – 20 years before May 24, 2013
  – 40 years after May 24, 2013

• **Minimum Lot Size Area**
  – 40 years
Renewal Process

Application Submittal → Department Review → Protest Period → Public Hearing → City Council Action

2-3 Notifications

No protest forwarded to City Council
Planning Commission Decisions

Planning Commission items in the past 5 years

• 121 total applications were considered
• 5 public hearings resulted in denial
• 96% of applications were approved
Process to Rescind

Minimum Building Line/Minimum Lot Size Block

• A petition signed by property owners of 67% of the area within the block

Minimum Lot Size Area

• Response forms received by 67% of the area within the boundary
Modifications to Boundaries

• Planning Commission may modify a boundary by:
  • Removing a blockface
  • Terminating a blockface at a major physical feature
  • Removing a lot on the perimeter that is:
    • 10 times the size of the proposed lot size
    • Not in use as SFR on a major thoroughfare
Modifications to Boundaries
Modifications to Boundaries
Modifications to Boundaries