

Special Minimum Building Line and Special Minimum Lot Size

Renewal Application Process

November 14, 2022



PLANNING &
DEVELOPMENT
DEPARTMENT

Purpose

Special Minimum Lot Size and Special Minimum Building Line Ordinances are tools available to all property owners within the city of Houston to protect the character of a neighborhood that is not protected by deed restrictions.

MLS and MBL Timeline

1999	2001	2007	2013	2015
<p>Preservation of Prevailing Building Lines</p> <p><u>Established</u></p> <ul style="list-style-type: none"> - At least one blockface - 51% support - 50% Single-Family lots - Building line character to protect - 20 years 	<p>Preservation of Prevailing Lot Sizes</p> <p><u>Established</u></p> <ul style="list-style-type: none"> - At least one blockface - 51% support - 60% Single-Family lots - Lot size character to protect - Corner lots excluded from the calculation - 20 years 	<p>Minimum Building Line and Minimum Lot Size</p> <p><u>Amendments</u></p> <ul style="list-style-type: none"> - No more than two blockfaces - New calculation - 60% Single-Family lots (MBL) - Single-Family land use restrictions (MLS) 	<p>Minimum Building Line and Minimum Lot Size</p> <p><u>Amendments</u></p> <ul style="list-style-type: none"> - MLS and MBL restrictions outside of Interstate Highway 610, but within corporate boundaries of the City - Application to rescind and to renew (MLS) - Minimum Lot Size Area applications - 40 years (MLS) 	<p>Minimum Building Line</p> <p><u>Amendments</u></p> <ul style="list-style-type: none"> - Application to rescind and to renew - 40 years

Notification

1

Staff mails notification letters and the maps to all property owners with the boundary of the ordinance

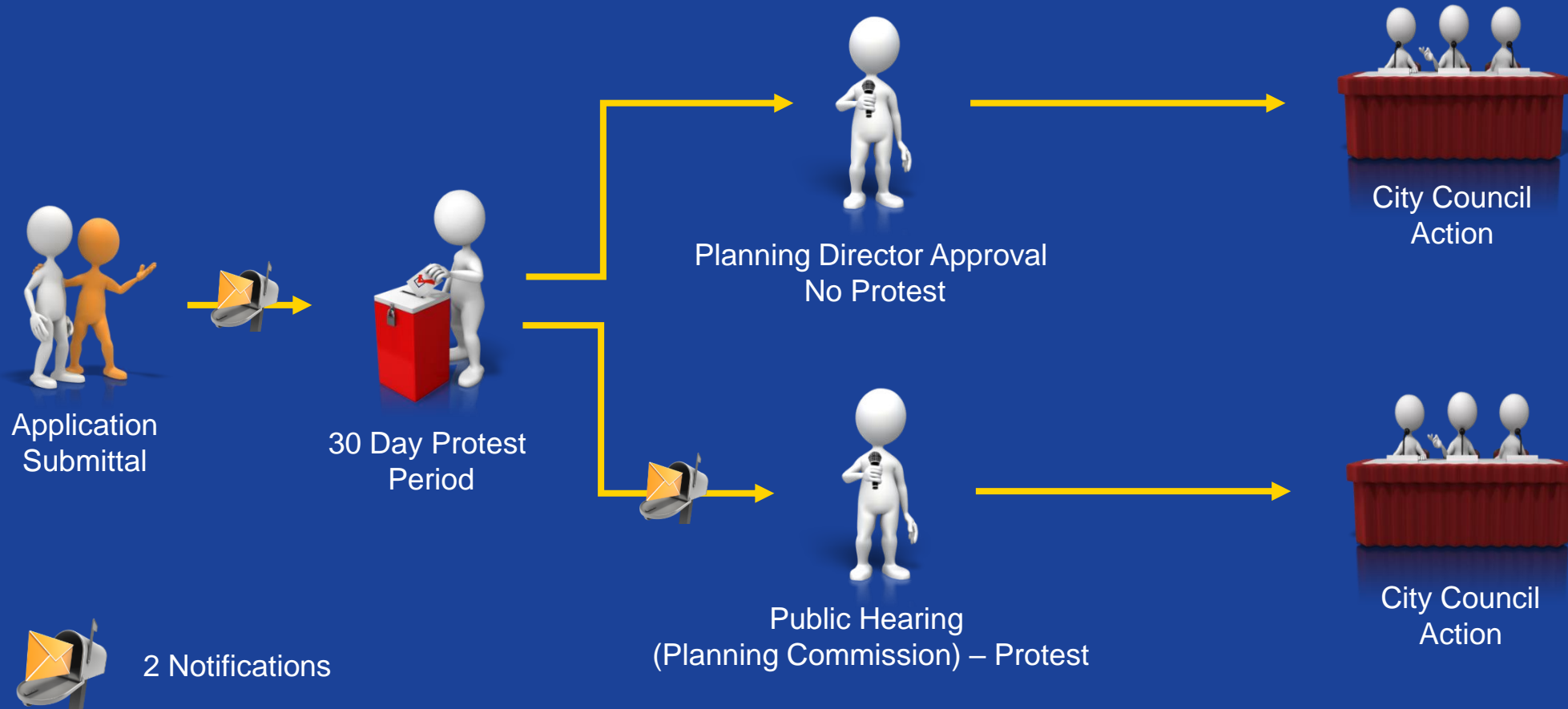
2

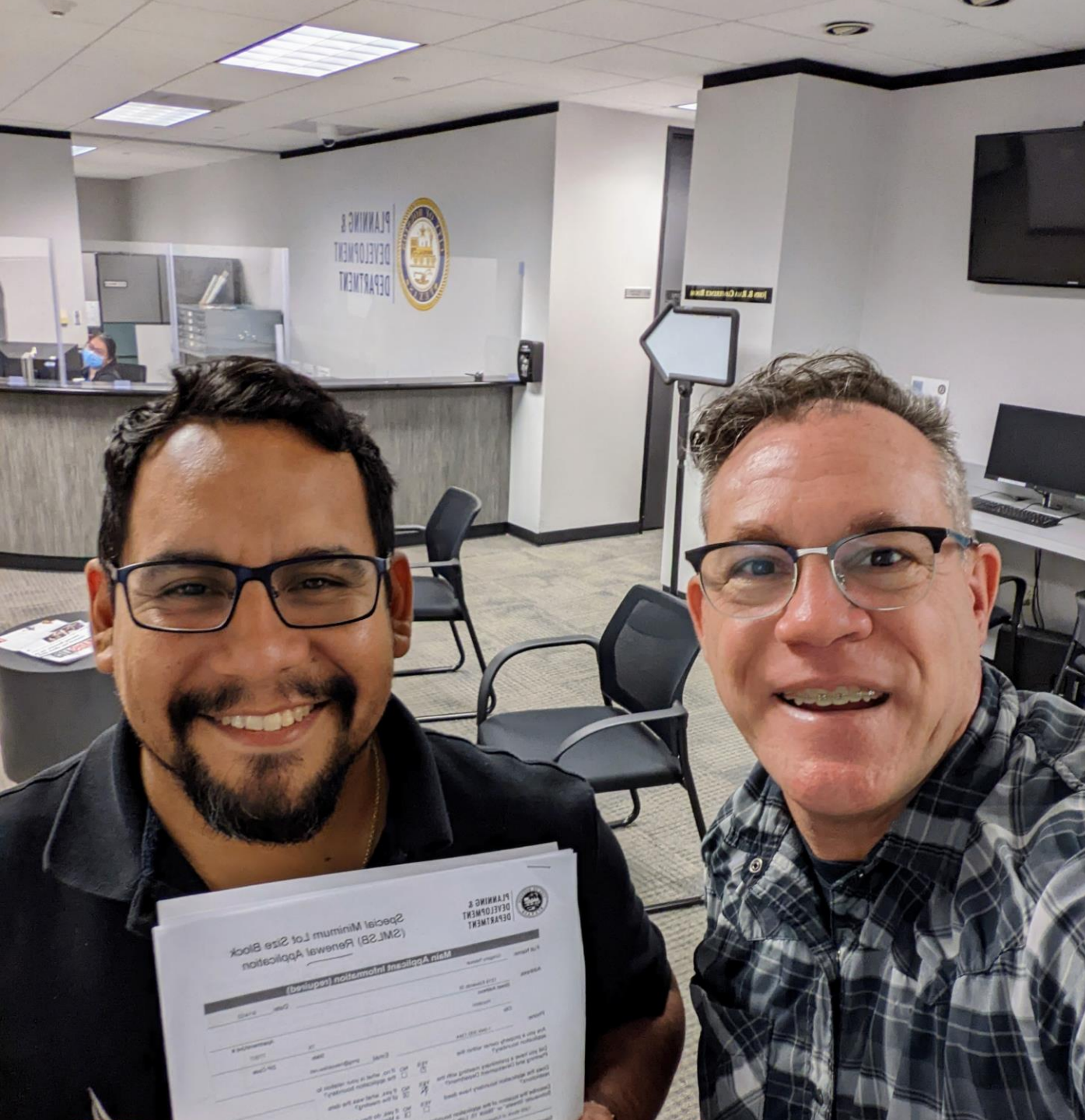
Staff provides the expiration date of the ordinance and our contact information

3

Staff mails notification letters to property owners with MLS/MBL ordinances expiring in August 2023

Lot Size / Building Line Block Renewal Process





MLS/MBL Renewal Application Requirement

1. One owner of a lot within the renewal area submits an application, OR
2. An HOA or civic association representative may submit an application for a renewal anywhere in the association boundary

MBL – Section 42-171

MLS – Section 42-198

MLS/MBL Renewal Status

	MLS	MBL
Total Ordinances Approved by Council	663	203
<i>Processing Now</i>	37	24
<i>Expiring thru 12/22</i>	23	26
Renewal Applications		
<i>Processing Now</i>	21	7
<i>Approved by Council</i>		15

For more information

Call us at **832-393-6600**, or visit us online at **houstonplanning.com**



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