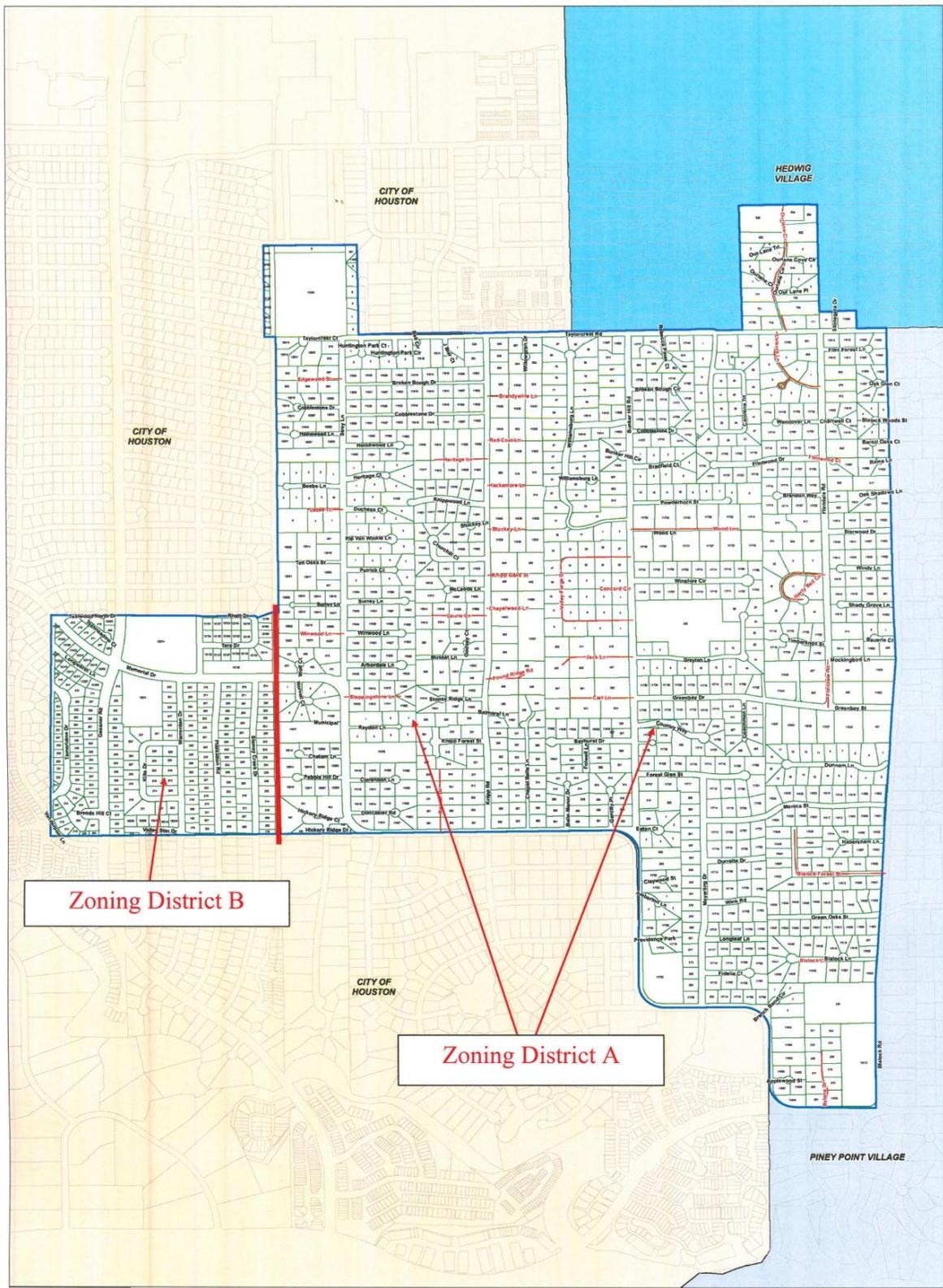


City of Bunker Hill Village

Subdivision of a Lot

The City routinely is asked if a lot can be subdivided. Staff cannot give you a definitive answer to this question. A proposed subdivision of a property is a lengthy process that must be reviewed and recommended by the Building Official, the Planning and Zoning Commission and ultimately must be presented to City Council for approval. Generally this process takes 90 to 120 days. A negative recommendation at any point can result in a denial of the application for subdivision. Chapter 14 of the City's ordinances is a complete discussion of the subdivision process and requirements. Some of the technical aspects as to whether a property will even be considered for subdivision are listed below:

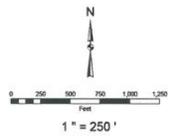
- Minimum final size of all resulting lots: District A—20,000 sf District B—10,000 sf
- All resulting lots must front a public street. See the city map to determine if a lot is on a public or private street. Lots on a private street therefore may not be subdivided. You may, however, bring the street and drainage up to current city minimum standards and request a conversion to a public street and then submit a subdivision request.
- The city does not allow “flag” lots.
- Minimum lot width at the street for a standard lot is: District A-110' and District B-80'
- Minimum lot width at the street for a radial lot (cul-de-sac and lots on curved streets) District A -40 ft and District B -40'
- Minimum lot width at the front set back is: District A-110' and District B-80'
- Minimum lot depth is District A – 140' and District B 110'
- All resulting lots must have below ground detention constructed for 100% of the lot area for a 100 year storm event.
- If you wish to dedicate a 40' ROW and construct a public street for a proposed subdivision, the proposed street must serve at least 3 lots. Please see Chapter 14 of the City's ordinances for street specifications.



Legend

	PRIVATE STREETS
	PUBLIC STREETS
	CITY LIMITS
	Parcel (HCAD)

CITY OF
BUNKER HILL VILLAGE



JUNE 2014

Zoning Map