

Livable Places Action Committee

Virtual Meeting, August 10, 2021


Suvidha Bandi
Principal Planner



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SPEAKER RULES

**Mute to Listen;
Unmute to Speak**




(For dialing in, *6 to mute/unmute)

Request to Speak



Teams Chat window

 Call POD 832-393-6600

**Wait to be
Recognized by Chair**




**State Full Name;
Speak up Clearly**

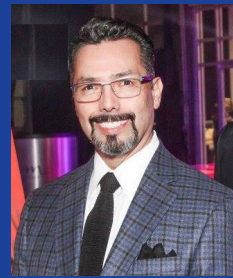


Public comments in the end


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**Planning Commission
CHAIR
MARTY STEIN**



**Livable Places Action
Committee CO-CHAIR
SONNY GARZA**



**Livable Places Action
Committee CO-CHAIR
LISA CLARK**

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**DIRECTOR
MARGARET
WALLACE BROWN**



**ASSISTANT DIRECTOR
JENNIFER OSTLIND**



**PROJECT MANAGER
SUVIDHA BANDI**

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Meeting Agenda

Welcome by Chairs

Director's report

Recap and continue discussion on

- **Number of units on a lot**
- ADU sizes

ADU grant project, Homework activity & Next meeting

Public comments

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Project schedule



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Recap

- Allowing 3-4 units on a lot
- Parking for additional units
- ADU size – Current regulations
- Standards used in other cities
- Most common size ADU found in Houston

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Survey

- Livable Places – Initiative to update development regulations
- Active deed restrictions will supersede
- Survey ends on August 16th



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Public Feedback

In Opposition
 Deed restricted communities, Flooding, Insufficient infrastructure
 Overcrowding, Traffic, Safety, Noise, Parking scarcity, School capacity
 Loss of green space and trees, Property values, Quality of life

In Support
 Housing options, Affordability, Walkability, Manage sprawl
 Build net worth, Use other modes of transit, Encourage infill development
 Live closer to workplace and amenities, Support family in need

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Lot Types

Single family restricted lots

- Active deed restrictions and / or
- Platted after 1999

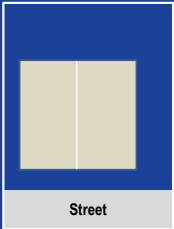
Unrestricted lots

- Platted prior to 1999
- No active deed restrictions
- Multiple units already allowed
- Need to comply with Multi-Family regulations
- Undergo Multi-Family review

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Single Family vs Multi Family

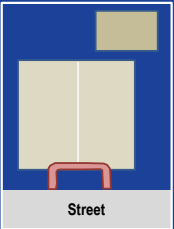
5000 SQ.FT. Unrestricted lot with 2 units
Considered Single-Family



Single-Family

Street

5000 SQ.FT. Unrestricted lot with 3 or more units
Considered Multi-Family



Multi-Family

Street

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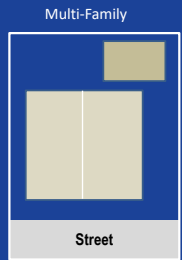
Multi Family Regulations



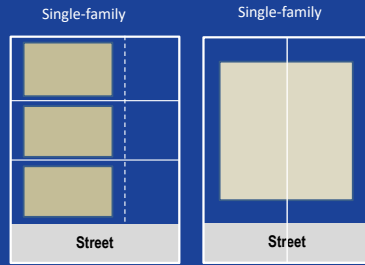
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Result – Subdivision of land

5000 SQ.FT. lot with 3 units
Multi Family Residential



5000 SQ.FT. lot subdivided into 2-3 lots
Single Family Residential



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Visual Survey



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Visual Survey



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Visual Survey



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Why to make this change

Smaller households are becoming more common

Average Household size			
Year	2017	2018	2019
Average Household Size	2.65	2.63	2.61

Decrease in homeowner households but growth in renter households

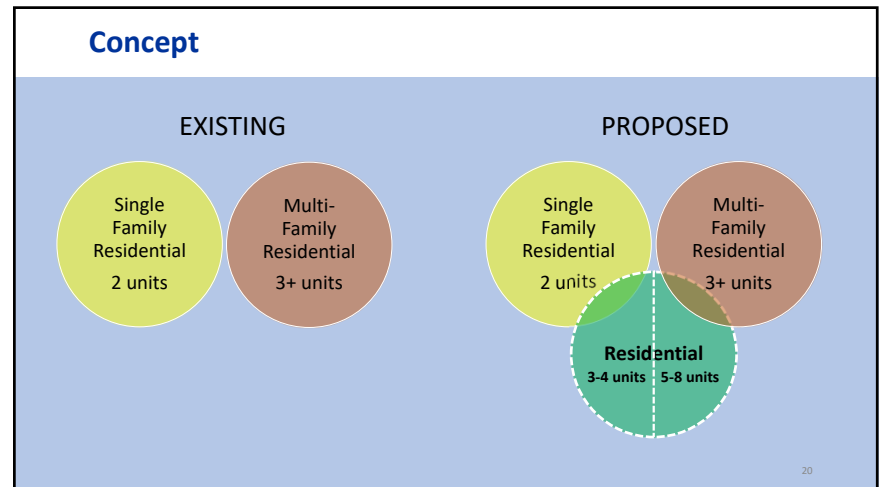
Occupied Housing Tenure			
Year	2017	2018	2019
Occupied units	837,686	849,105	876,504
Owner-occupied	358,277	355,592	353,562
Renter-occupied	479,409	493,513	522,942

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Things to consider

<p>For allowing more units</p> <ul style="list-style-type: none"> • Restrictions • Lot size • Existing units • Current density • Ground coverage 	<p>For allowing reduced parking</p> <ul style="list-style-type: none"> • Existing off-street parking • Available curb space • Street condition • Proximity to other transit options • Affordable housing
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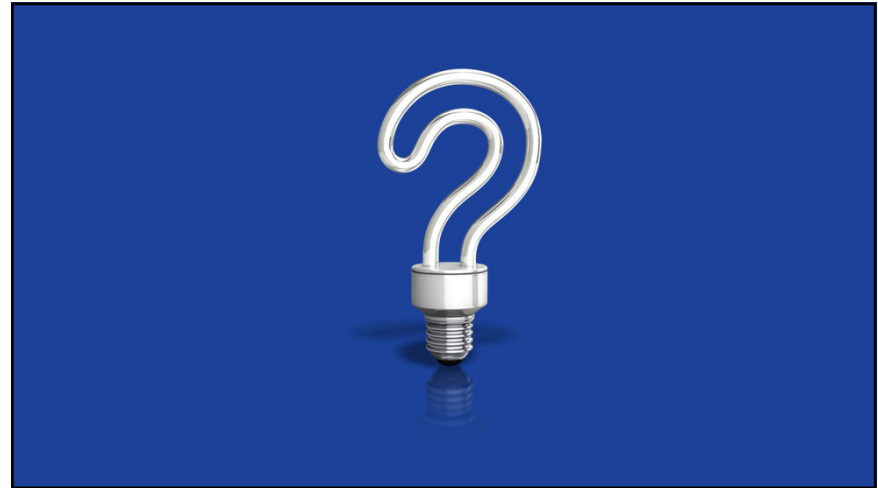


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Preliminary Idea

New Category – Residential lots	
Allow 3-4 Units	Allow 5-8 Units
Lot Coverage requirement	Lot Coverage requirement
Establish Criteria for Height/stories	Establish Criteria for Height/stories
Relax Multi-Family Regulations for smaller parcels	Some Multi-Family Regulations apply
Parking will be discussed separately	Parking will be discussed separately

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- Welcome by Chairs
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- Recap and continue discussion on
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 - **ADU sizes**
- ADU grant project, Homework activity & Next meeting
- Public comments

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Accessory Dwelling Unit (ADU) - Houston

- Allowed on Single Family restricted lots when not prohibited by deed restrictions
- Only one detached ADU permitted on a lot with a single unit
- Maximum ADU size - 900 s.f.
- Requires one additional parking
- Lot size 3500s.f.

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Detached ADU size – Other Cities

San Antonio - ADU size - 800 sq.ft. to 1200 sq.ft.

Austin - ADU size - 1,100 sq.ft.

Sacramento - Maximum ADU size - 1,200 sq.ft.

Minneapolis - ADU size - 1,300 sq.ft.

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ADU Size

Maximum size

- Ensures oversize units are not built
- Within neighborhood scale
- Accommodate a small family

Common floor plan sizes

- 400-600sf – one bedroom
- 700-900sf – two-bedroom
- 1000-1300sf – three-bedroom



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Preliminary Idea

Have two different size requirements

Up to 900 s.f.

- No minimum parking required

900s.f. - 1200s.f.

- Parking based on certain criteria

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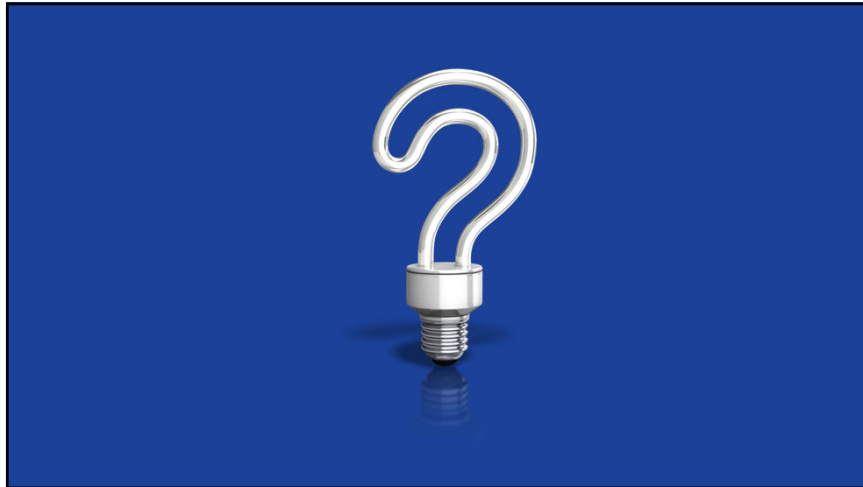
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LYNN HENSON


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Accessory Dwelling Unit (ADU) Grant Project

- AARP 2021 Challenge Grant
- How to Guide
- Educational Workshops
- Design Competition and Design Manual
- Website

<http://houstontx.gov/adu>

<https://www.letstalkhouston.org/adu>



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Let's Talk Houston!

www.LetsTalkHouston.org/Livable-Places



- Participate in the survey
- Share the survey
- Read the articles

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Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov
832.393.6600

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Jennifer Ostlind
Lynn Henson

www.HoustonPlanning.com
www.LetsTalkHouston.org



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Next meeting
September 7th
3-5pm



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Instructions for Public Comments

2 minutes per speaker

Press *6 if connected on phone

Click on the microphone button

State your full name & spell your last name

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