

Livable Places Action Committee

Virtual Meeting, Feb 21, 2023

Suvidha Bandi
Principal Planner



PLANNING &
DEVELOPMENT
DEPARTMENT

SPEAKER RULES

**Mute to Listen;
Unmute to Speak**



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

Request to Speak



Teams Chat window

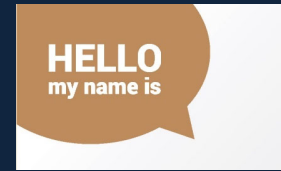


Call POD 832-393-6600

**Wait to be
Recognized by Chair**



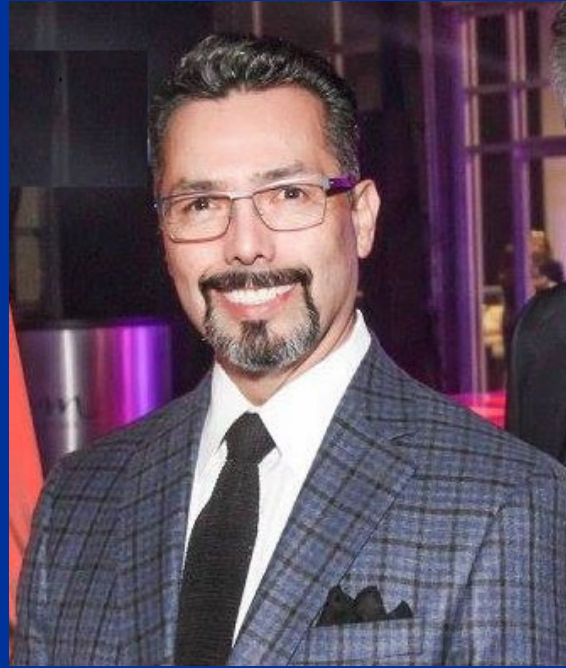
**State Full Name;
Speak up Clearly**



Public comments in the end



**Planning Commission
CHAIR
MARTY STEIN**



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



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



**DIRECTOR
MARGARET
WALLACE BROWN**



**DEPUTY DIRECTOR
JENNIFER OSTLIND**



**PROJECT MANAGER
SUVIDHA BANDI**

Meeting Agenda

Welcome by Chairs

Director's Report

Conservation Districts presentation

Overall Housing Recommendations update

Homework activity & Next steps

Public comments

ROMAN MCALLEN



Benefits of Conservation Districts

Can protect the character, look and feel of an area or neighborhood

Helps support compatible development & new construction

May be easier to establish than other protections

Promote livability and quality of life

Includes structures of any age

Criteria for Creating Districts: HAHC & City Council

The following criteria may be considered by the Houston Archaeological and Historical Commission (HAHC) and City Council in determining whether to designate a Conservation District:

- Common streetscapes, street patterns, significant community sites, or land use patterns creating an area identity
- Common pattern of improvements, landscaping, or building setbacks on the properties
- Common scale or bulk among buildings and structures, roof heights, location of garages, or other building footprint elements
- Whether a proposed district is an area that was planned or developed by historically underrepresented or disenfranchised communities
- The value of the area as an aspect of community sentiment or public pride.

Criteria Considered by Planning Department

- Resident input - Comments
- Analysis of development applications
- Historical studies of neighborhoods and cultural institutions
- Analysis of the area confirms consistent and identifiable physical attributes of culture, history, scale and development that can be preserved by protecting or enhancing one or more of those attributes
- An area is contiguous with boundary lines drawn to the logical edges of the area or subdivision, as may be indicated by a creek, street, subdivision line, utility easement, or other boundary
- Other data relevant to consideration as a conservation district as determined appropriate by the historic preservation officer
- Analysis may include determination of the number of the properties, or of the size of a proposed district

Menu of Standards

When creating a Conservation District, the community may choose one or more of the following standards:

- Building height or number of stories
- Building size and massing (general shape and form of the structure)
- Front-facing building features
- Lot size and coverage
- Front and side building setbacks
- Off-street parking and yard parking
- Roof line and pitch
- Paving and hardscape covering
- General site planning (location of primary and secondary structures)
- Architectural style and detailing
- Building materials
- Garage entrance location
- Fences and walls
- Building relocation and demolitions
- Alterations to existing structures
- *Or other desired characteristics of the built environment*

Key Points for Establishing District

- Based on input from communities, the Planning Department, specifically the Houston Office of Preservation (HOP), will identify potential Conservation District areas.
- The HOP will work closely with property owners to determine potential community support and identify the character traits the community wants to preserve.
- With the proposed standards determined, the HOP will host at least one additional meeting to present it to the public.
- 51% of property owners are required for approval. Boundaries can be modified to meet the 51% threshold.
- HAHC will hold public hearings and may refer to City Council.
- City Council will hold public hearing when considering the district.

Conservation Districts Don't Affect

Ordinary maintenance, repair or replacement of exterior features that aren't structural

Landscaping with plants, trees, shrubs

The partial reconstruction of a structure or exterior feature damaged or destroyed by fire, storm or other disaster

Anything on the interior of a home

Responses to Public Feedback

- Refined wording on how potential Conservation Districts could be created and who initiates the process
- We clarified how the 51% buy-in is calculated
- Added language requiring notification to property owners when changes are made to the proposed boundary map
- As of Feb. 12, we've received 48 comments regarding the initial drafts of the ordinance; 36 in support, 9 that had questions or requested changes and 3 opposed.



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Second Dwelling Unit



Second Dwelling Unit

Standards

- Allowed on single-family residential lots with no deed restrictions
- No size limit for detached second unit

Access

- Limit one curb cut maximum 12 feet wide per public street frontage for lots less than 50' wide



Second Dwelling Unit

Parking

- Parking based on unit size (attached/detached). If the first unit has 2 off-street parking spaces;
 - +0 if second unit is < 1000sf
 - +1 if second unit is 1001-1500sf
 - +2 if second unit is > 1500sf
- Market based parking allowed (no city required minimum parking) if property is within;
 - 1/2 mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, Boost stops, transit station, park & ride) or
 - within 1/4 mile of high comfort bike paths and Bicycle stations
- Required parking can be detached from the unit but located within the lot boundary





Multi-Unit Residential Development



Multi-Unit Residential Development

Standards

- Allowed on unrestricted lots or reserves
- Minimum 50 feet frontage required on a 50 feet right-of-way
- Maximum depth of 150 feet from public street
- 3 - 8 units maximum
- No more than 2-3 stories with total height of 30 feet

Access

- Alley access when abutting an alley especially, for corner properties abutting alley or access from side street
- Driveway width of maximum 16 feet
- One curb cut per public street frontage allowed
- Pedestrian connections to the sidewalk



Multi-Unit Residential Development

Building line

- 5 feet building line along local & collector streets
- 15 feet building line along major thoroughfare \leq 80 feet
- Units along the street face the street with an entry feature
- Entry feature can encroach upto 4 feet into the 5 feet building line on the first floor

Parking

- 1 parking space per unit \leq 1500 sf
- 2 parking spaces per unit $>$ 1500 sf
- Market based parking (no city required minimum parking) if;
 - Property is within 1/2 mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, boost, transit station, park & ride) or
 - within 1/4 mile of high comfort bike paths and Bcycle stations
- 1 bike parking space per unit required when market-based parking applied
- Guest parking – 1 per every 6 units
- Parking must be located on the side or rear of the property
- Parking can be detached from units but within the development





Courtyard Style Development



Courtyard Style Development

Standards

- Platted as lots that are located around a courtyard
- Minimum 50 feet frontage required on a 50 feet right-of-way
- Maximum 150 feet deep property from the public right of way
- Lots can front on courtyard, alley, courtyard access drive, pedestrian pathway, or public street
- No restriction on lot sizes, lot width or density but height of the structures cannot be greater than 30 feet
- Lot size cannot be greater than 3500 sf
- Unit sizes cannot be greater than 1500sf
- All common areas must be under a common binding agreement

Access

- Alley access when abutting an alley, especially for corner properties or access from side street
- Vehicular access could also be from shared driveway, PAE or courtyard access drive
- Individual driveways from public street to lots are not allowed
- A total of 50% of lots in the subdivision must face the main courtyard or a public street
- Pedestrian connections from units to the courtyard, parking and sidewalk must be provided
- Provide courtyard space of 150 sf per lot, at least 12 feet wide
- Main courtyard is a minimum size of 480 sq ft with 20 feet distance between structures across the courtyard

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 - Property is within 1/2 mile of transit (rail stations, high frequency bus stops, blue route bus stops in opportunity zones, boost, transit station, park & ride) or
 - within 1/4 mile of high comfort bike paths and Bcycle stations
- Guest parking – 1 per every 6 units
- Guest parking located within private property
- Parking must be located on the side or rear of the property
- Parking can be detached from units but within the development



Narrow Lot Development

Access standards

- All properties abutting an alley (corner or mid-block) will take vehicular access via an alley or flag staff, shared driveway, permanent access easement (PAE) that connect to alley if possible
- All corner properties abutting undeveloped alley, or no alley will be developed with lots that take vehicular access via an alley or flag staff, shared driveway, permanent access easement (PAE) from side street that connects to alley when possible
- When property is mid-block and abutting undeveloped alley or no alley
 - If creating lots 40 feet or wider, individual driveway access from the street allowed but maintain an unobstructed curb space of 22 feet
 - If creating one or more lots less than 40' wide (referred to as narrow lots)
 - vehicular access via flag staff, shared driveway or permanent access easement (PAE) needed
OR
 - vehicular access via combined driveway approach for lots narrower than 40 feet on sites 15,000 sf or smaller

Additional standards

For front loading lots

- Lots with less than 40 feet frontage on a street or shared driveway are referred to as narrow lots
- Individual driveways will be maximum 12 feet wide for narrow lots less than 40 feet wide
- Combined driveway approach width - 24 feet maximum (12 feet for each lot) with 4 feet curb radius
- 10 feet building line and 19 feet garage building line required for garages facing the street
- For lots with street facing garages, 1/3 of the structure along the street must be occupiable space.
- For lots narrower than 40 feet, if not able to meet the 1/3 requirement, then functional balconies must be provided on the second floor.

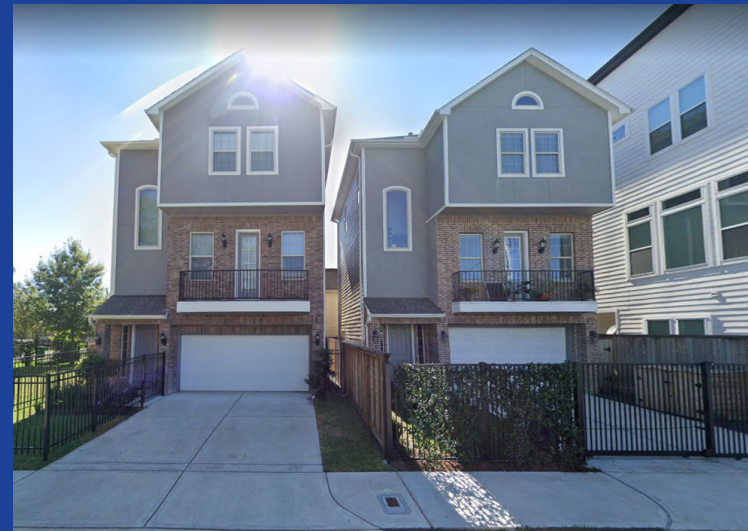
For side/rear loading lots

- Units along the street must provide an entry feature facing the street and provide pedestrian connections to sidewalks
- For developments with flag lots, access will be shared by all lots abutting street
- Flag street cannot be longer than 200 feet from the street with roadway
- Guest parking reserves must be located within the private property

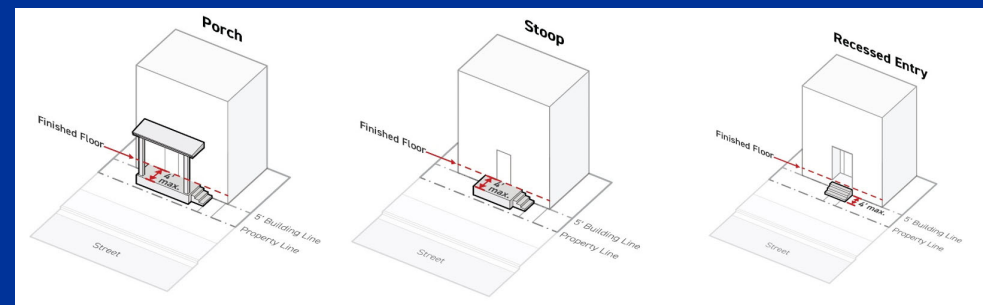
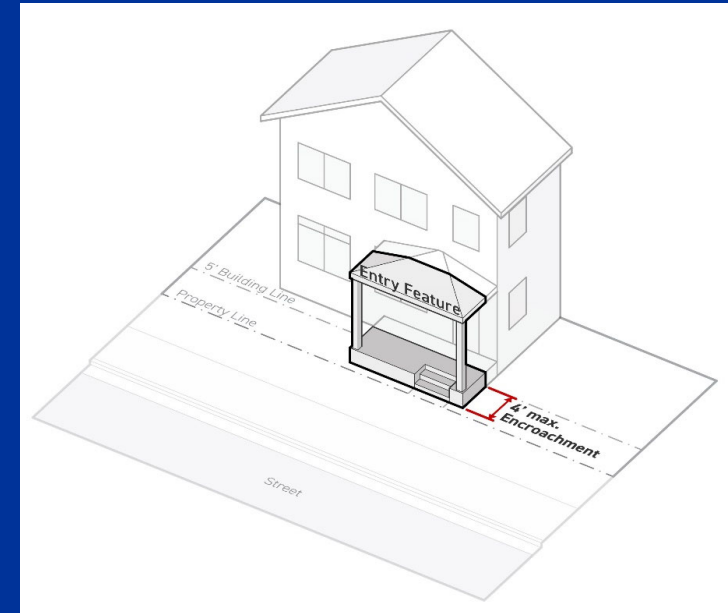
Narrow lot development



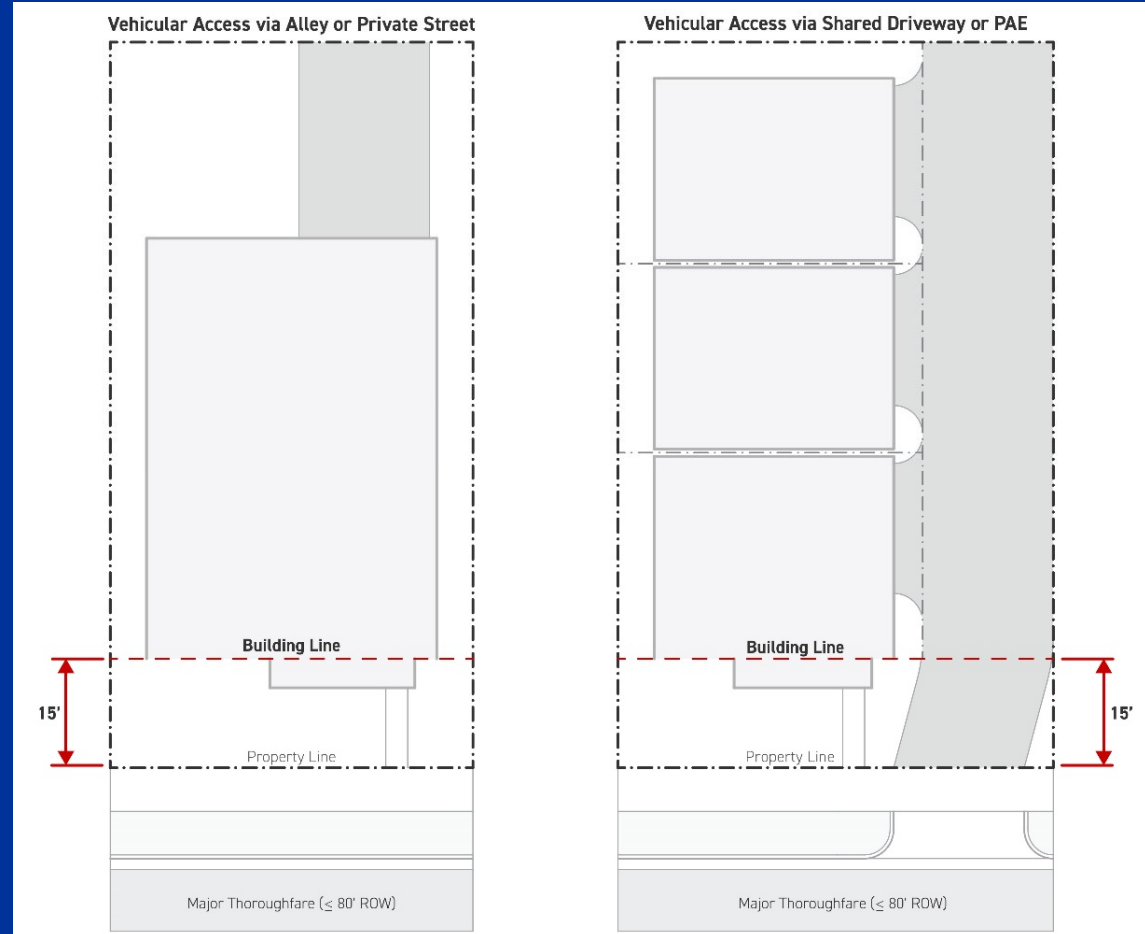
Narrow lot development



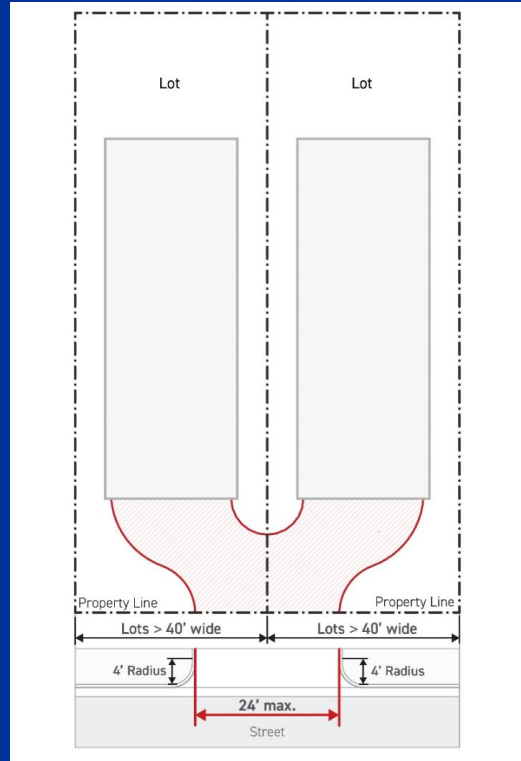
Entry feature



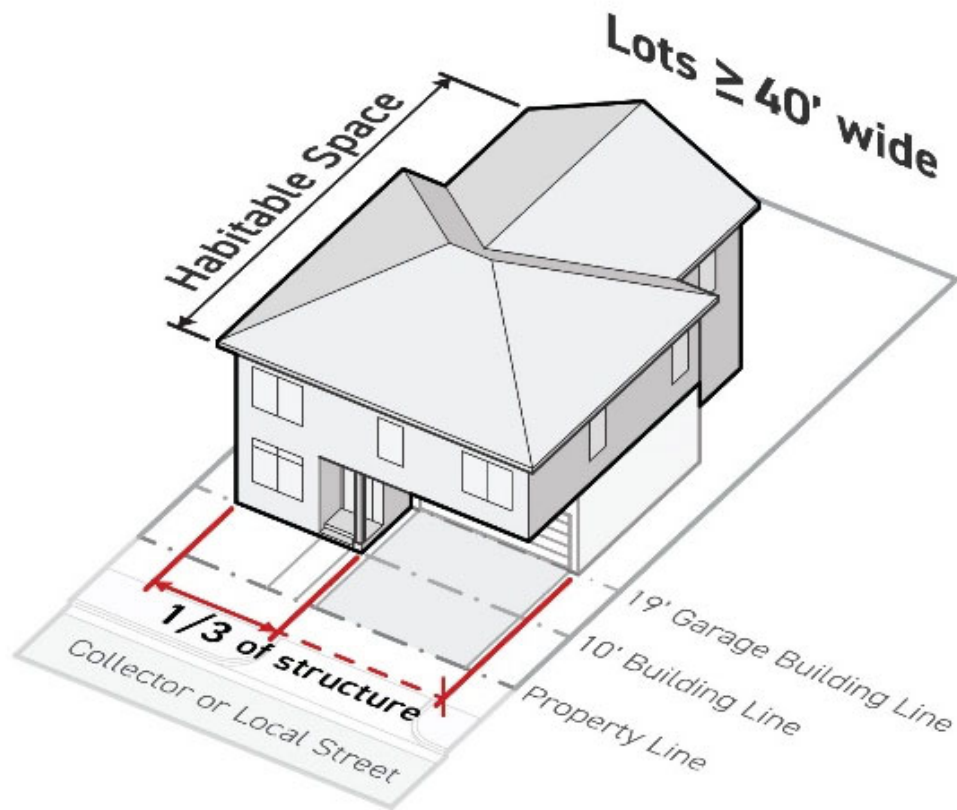
Reduced BL along MTFP 80 feet or less



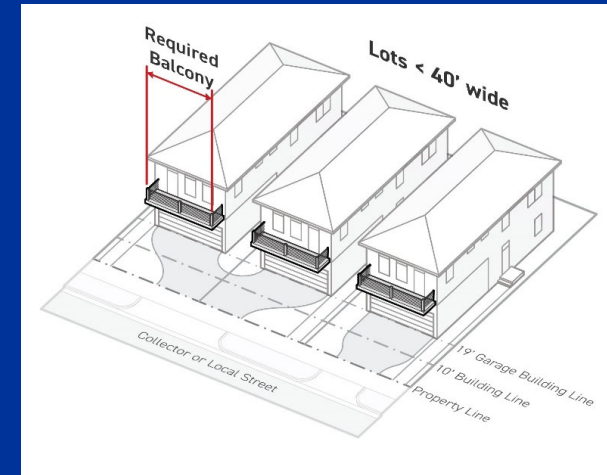
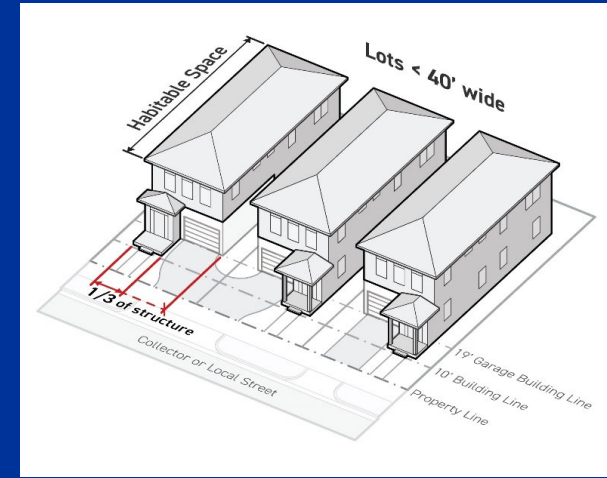
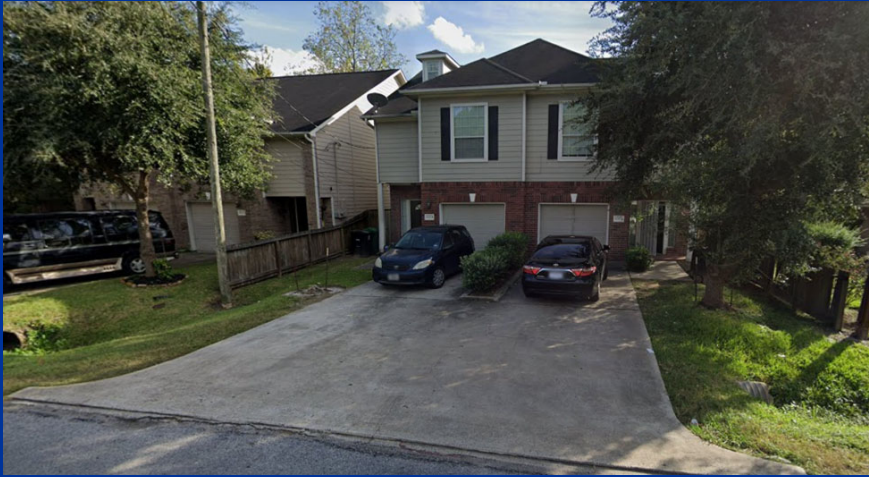
Combined driveway approach



1/3 Occupiable Space



Combined driveway approach with balconies





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TAMMI WILLIAMSON



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

Comment and Learn More

In the **Proposed Amendments** tab, you will find information on various amendments proposed through the Committee's work. You can send us your comments or questions if any or start a forum discussion.

In the **Articles** tab, you will find various reading material that can provide context and definitions to support and provide meaning to the work the Livable Places Action Committee will discuss during its monthly meetings.

Schedule a Presentation

We want to visit with your organization. Let us know about upcoming meetings or events. Call **Suvidha Bandi** or **Tammi Williamson** at **832-393-6600** or LivablePlaces@houstontx.gov to schedule a presentation on the purpose of the Livable Places Action Committee and the draft recommendations described on this page.

Thank you for your participation!

Proposed Amendments

Articles

Map It

- Review draft documents and comment
- Spread the word
- Request meeting for your community

Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov

832.393.6600

Suvidha Bandi


Jennifer Ostlind

Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org





Next Steps
Presentation to PC
on March 16



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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