

Livable Places Action Committee

Virtual Meeting, March 8, 2022

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

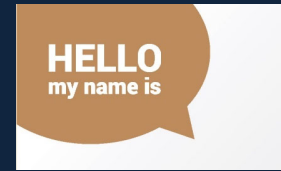


Call POD 832-393-6600

**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

Preliminary ideas for front loading lots

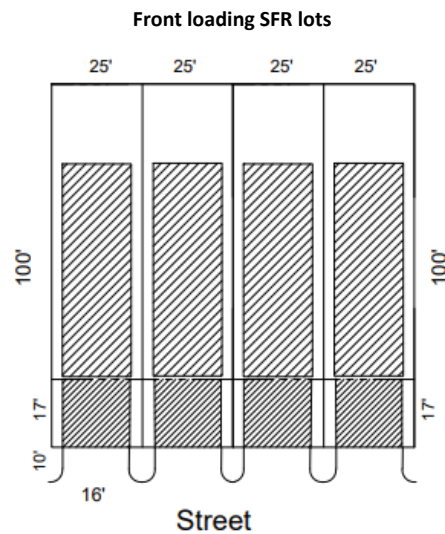
Preliminary ideas for small lot developments

Homework activity & Next meeting

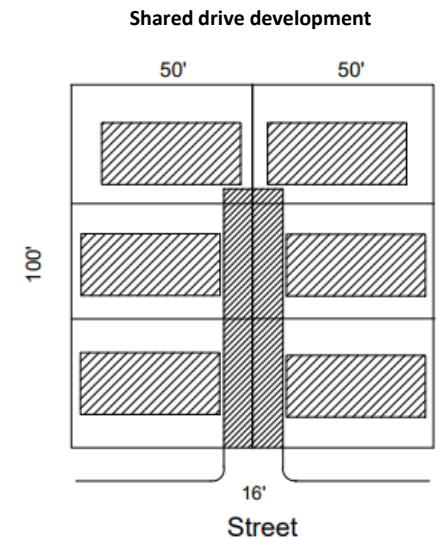
Public comments

Current detention requirements

Detention requirements differ between types of developments.



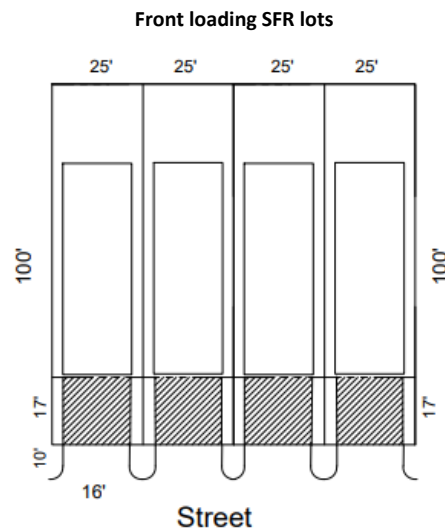
If impervious area is less than 65%, no detention is required.



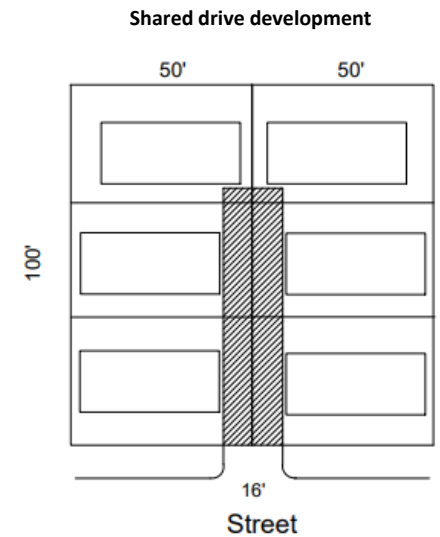
Detention always required.
No 65% reduction.

Impervious Cover on Private Property

Impervious area for driveways is virtually the same.



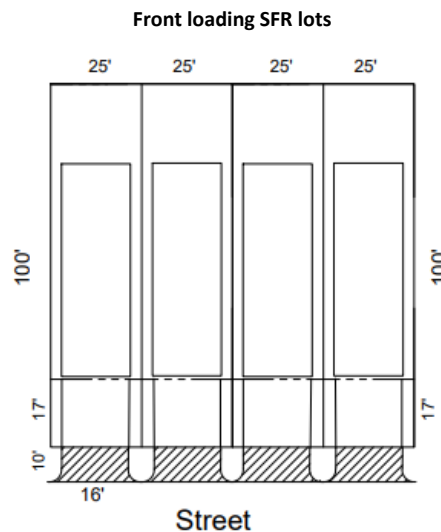
1,088 sqft of impervious area for driveways.



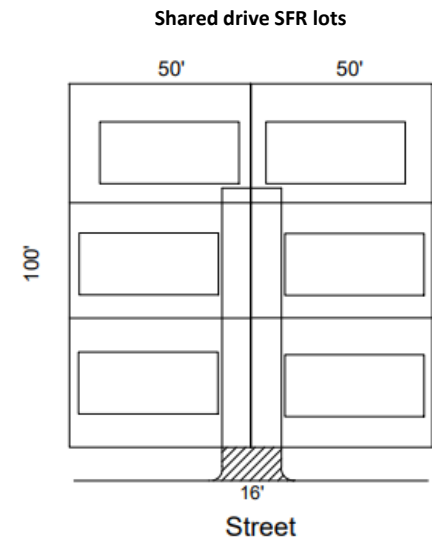
1,120 sqft of impervious area for shared driveway.

Impervious Cover on Right-of-Way

Front loaders cause more impervious surface on ROW.



Additional 640 sqft of impervious area within the ROW.

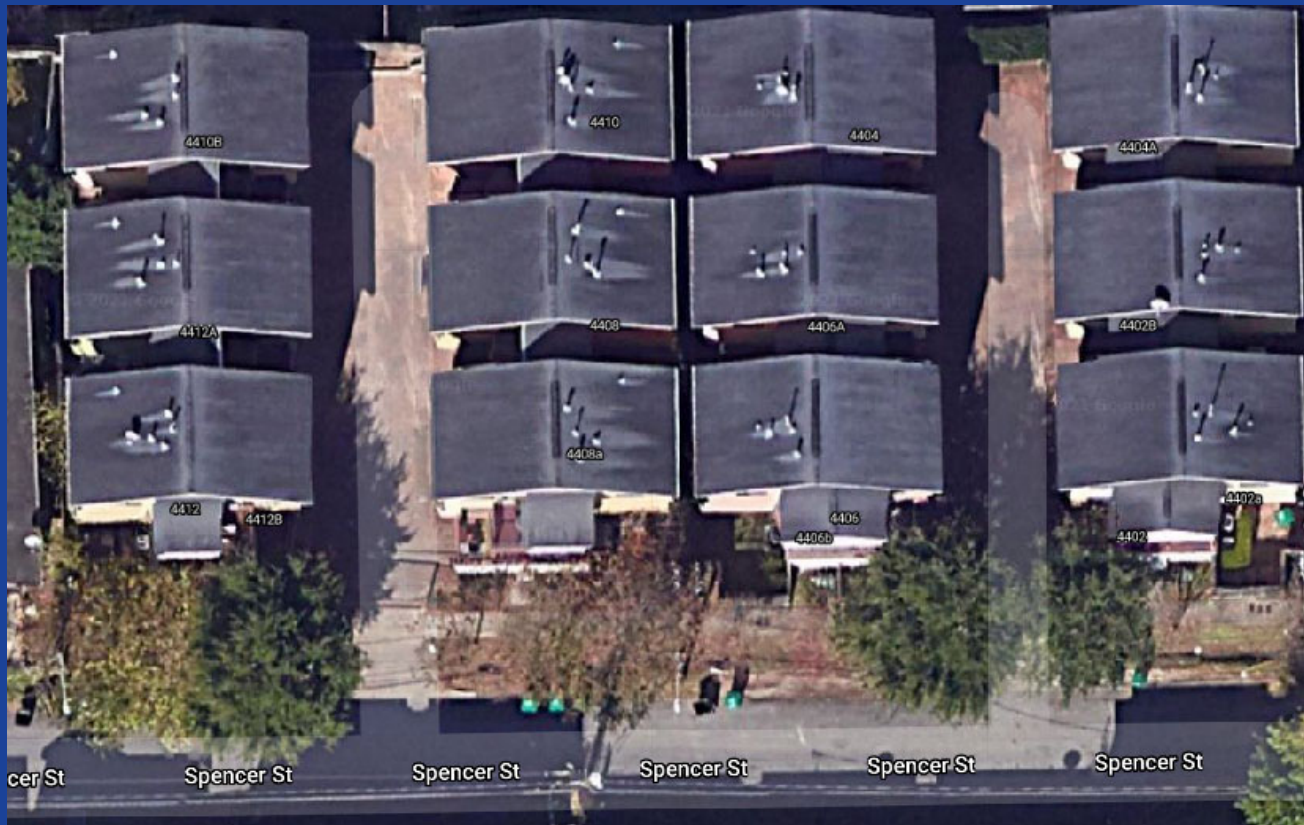


Additional 160 sqft of impervious area within the ROW.

Front loading SFR development



Shared driveway development



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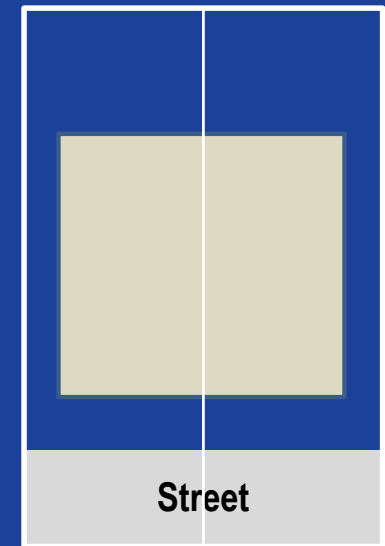
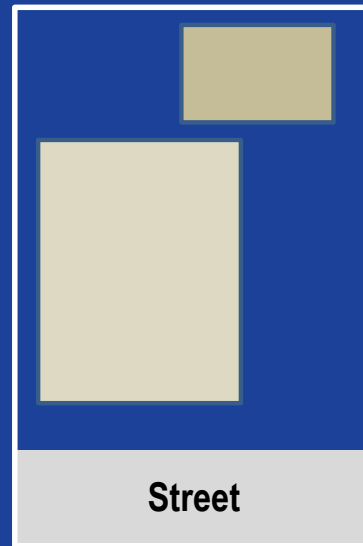
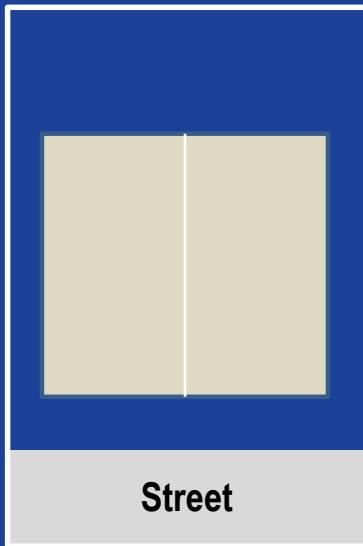
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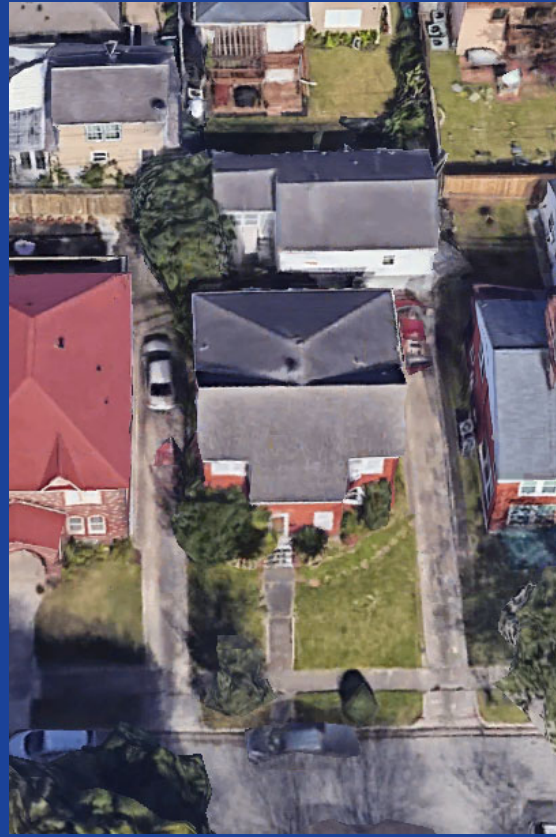
Public comments

Single Family Residential Definition

- One building containing not more than two separate units (duplex)
- One dwelling unit and a detached secondary dwelling unit of not more than 900 sf
- A building containing one dwelling unit on one lot that is connected by a party wall to another dwelling unit on an adjacent lot



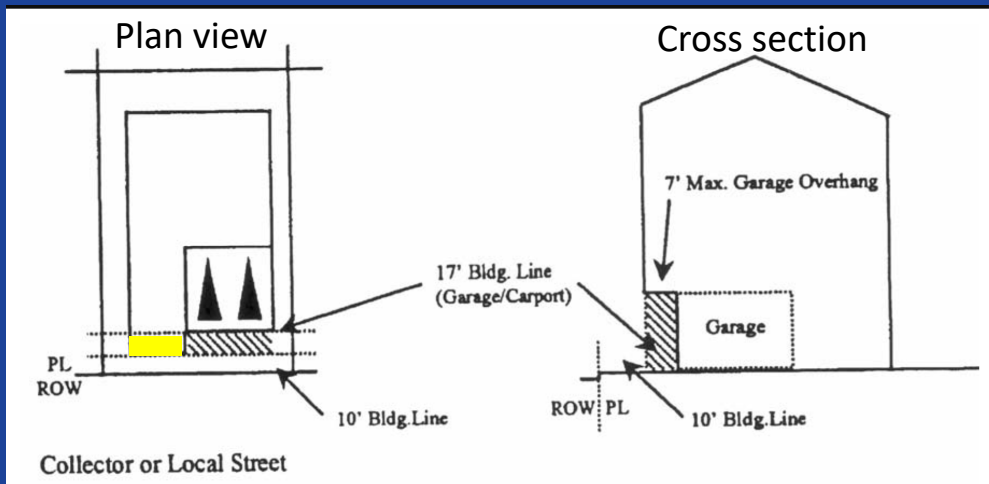
Single Family Residential Definition





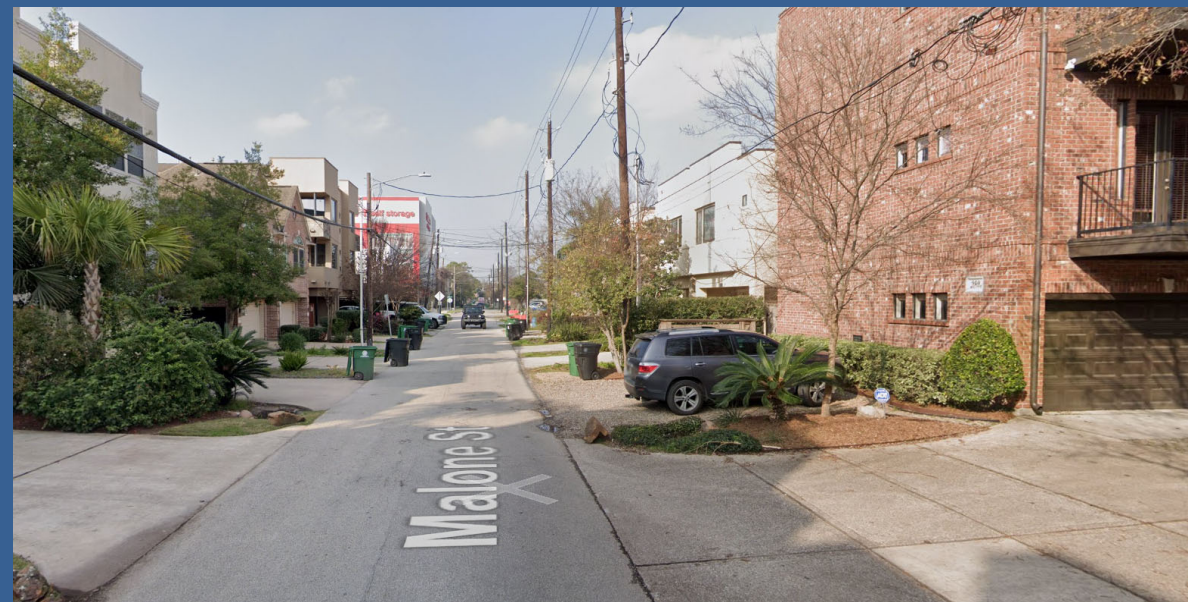
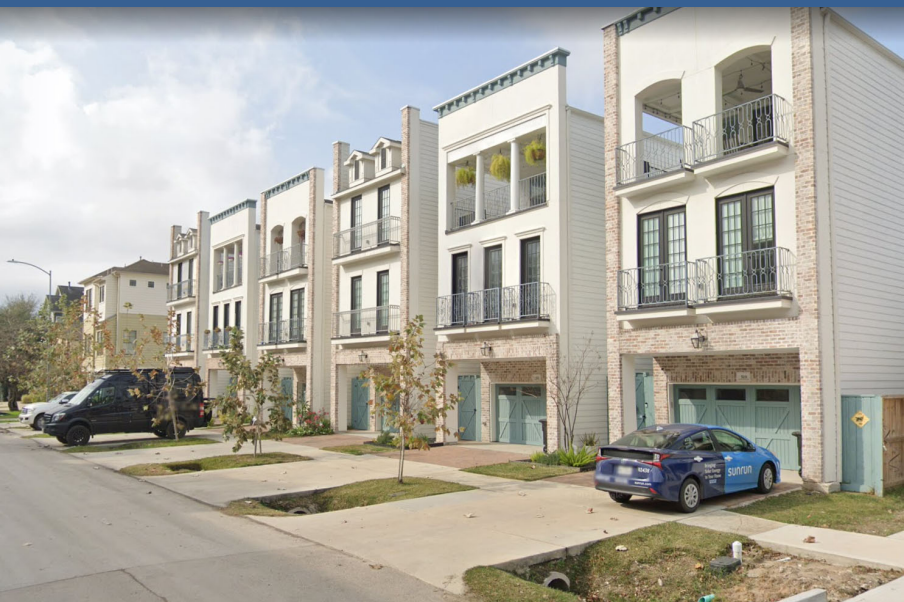
Intent of the ordinance

- Homes not fronting the street
- Cars blocking the sidewalk
- No room for on-street parking
- Streets become unsafe for other users



Before and After

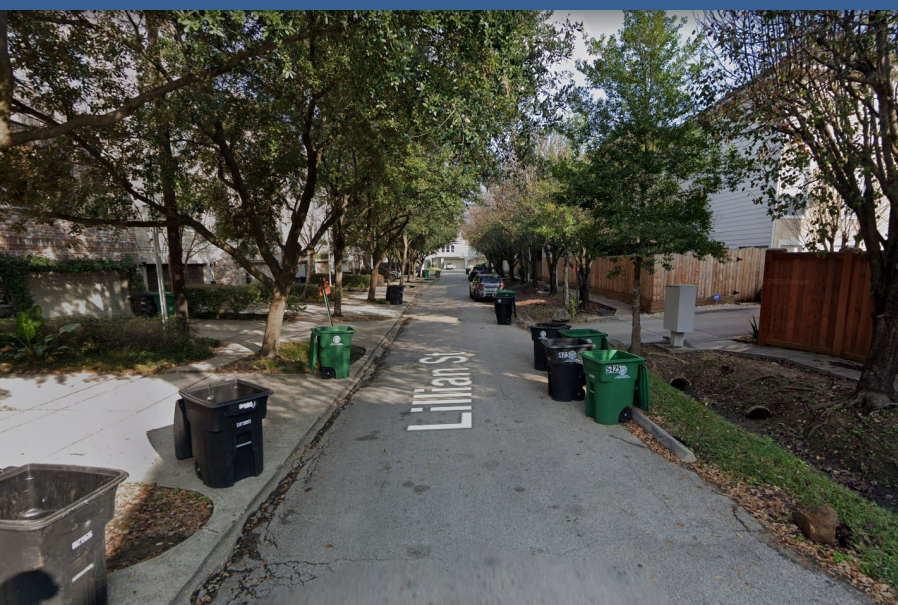
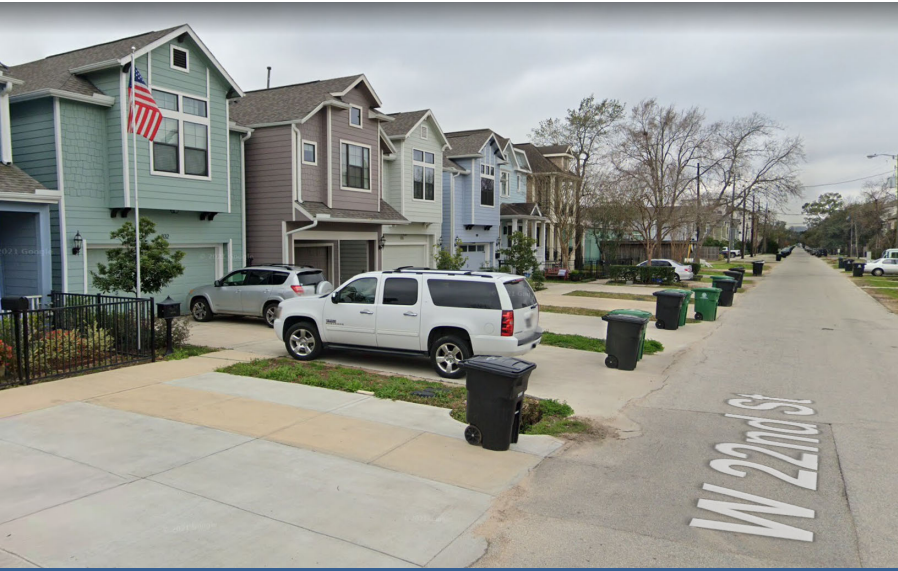




BETTER OUTCOMES - MORE WALKABLE, MORE PEDESTRIAN-FRIENDLY, BETTER FIT WITH THE EXISTING NEIGHBORHOOD



- A Front Door.** Orients the house to the street
- B Ground Story Windows.** Eyes on the street from ground story rooms
- C Front Porch.** Outdoor space to socialize and watch the world go by
- D Walkway.** Direct pedestrian route to the public sidewalk
- E Front Yard.** Outdoor open area for gardening/landscaping/infiltration
- F Sidewalk.** Safe, clear and unobstructed pedestrian route
- G Tree Lawn.** Space for trees, buffer from street for pedestrians
- H Street Trees.** Shade & comfort for pedestrians
- I On-Street Parking.** Additional parking, slows traffic down



Charge of Livable Places Action Committee



Challenges

- Street frontage with no porches, lawns and visible entry doors
- Long stretches of subdivided lots (driveways) along the block
- Too much concrete areas
- Pedestrian connections to sidewalks not provided
- Parked vehicles in driveways often block the sidewalk
- On-street parking is eliminated
- Difficulty meeting landscape requirements (street trees)
- Problems in providing standard and regulated services
- Streetscape looks more like an alley than street ROW
- Character of the street/neighborhood changes



Flag lots



- Minor tweaks to share access from staff
- Suggest flag lots for mid-block subdivision of lots

Shared driveways



- Adjust detention rules
- Address inconsistencies between C42 and IDM
- Require shared driveway in some instances

Alley access



- Require alley access for properties along alley
- Work with HPW for a simpler process for alley access projects

Other ideas



- One car garage
- Tandem garage
- Common driveway cut
- Homes front on street
- Min. width for front loading lots
- Reduce parking for small units
- Narrow driveways
- Min. distance between driveways
- No parking min. transit
- Increase garage BL

Other ideas

- Tandem parking
- One car garage
- Shared driveway cut
- % of home must have frontage on the street
- Min. lot width for units with front loading 2 car garages
- Reduced BL's for rear access lots
- Limit width of residential driveways for narrow lots
- Require min. distance between driveways
- Reduced parking requirements for small units
- No parking min. near transit
- Increase garage BL

Questions for the Committee

- Require tandem parking for narrow lots or one car garages?
- Reduce the parking for smaller units?
- Require common driveway cut?
- Require a certain % of home to front the street?
- Min. lot width for units with front loading 2 car garages?
- Limit width of residential driveways for narrow lots?
- Require min. distance between driveways?
- Increase garage BL?
- No parking min. near transit?

Meeting Agenda

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Preliminary ideas for front loading lots

Preliminary ideas for small lot developments

Homework activity & Next meeting

Public comments

COLIN SCARFF

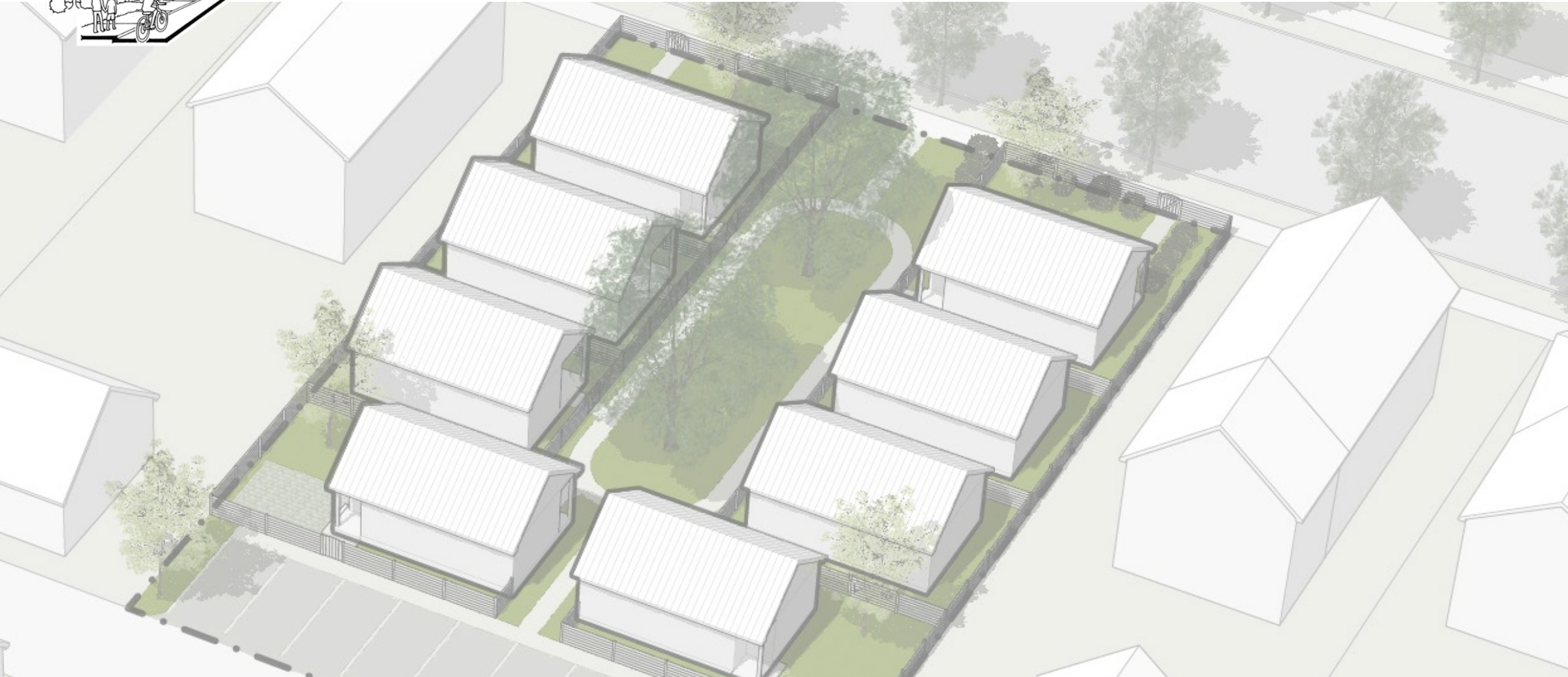


Small lot developments





OPTIONS FOR SMALL LOT SINGLE-FAMILY



ADDITIONAL OPTION FOR SMALL LOT SINGLE-FAMILY

BETTER OUTCOMES - MORE WALKABLE, MORE PEDESTRIAN-FRIENDLY, BETTER FIT WITH THE EXISTING NEIGHBORHOOD



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BETTER OUTCOMES - MORE WALKABLE, MORE PEDESTRIAN-FRIENDLY, BETTER FIT WITH THE EXISTING NEIGHBORHOOD



WHAT IS THIS SMALL LOT SF OPTION?



Nashville, Tennessee

- + Infill focused
- + Fee-simple ownership
- + Variety of lot sizes
- + Variety of unit sizes
- + Shared amenity/open space
- + Focus on the public realm
 - Less emphasis on cars
 - Buildings address street & open space
- + Parking and access
 - Parking could be separated from lot
 - Parking located to the side or rear
 - Shared access
- + Compatible buildings

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- + **Compatible buildings**

IT'S EXPANDING ON EXISTING PROVISIONS

SHARE DRIVEWAY

- + 18' min width
- + with 3' building line (24' between buildings)
- + Can be 16' with 4' building line if certain performance stds are met

SMALLER LOT SIZES

- + Average lot of 1,400 sf in City
 - Provide compensating open space (no max density); OR
 - Max density 27 u/a with 60% coverage and 150 sf permeable area per lot
- + Minimum lot width
 - 20'
 - 15' (avg. no less than 18 feet)

COMPENSATING OPEN SPACE

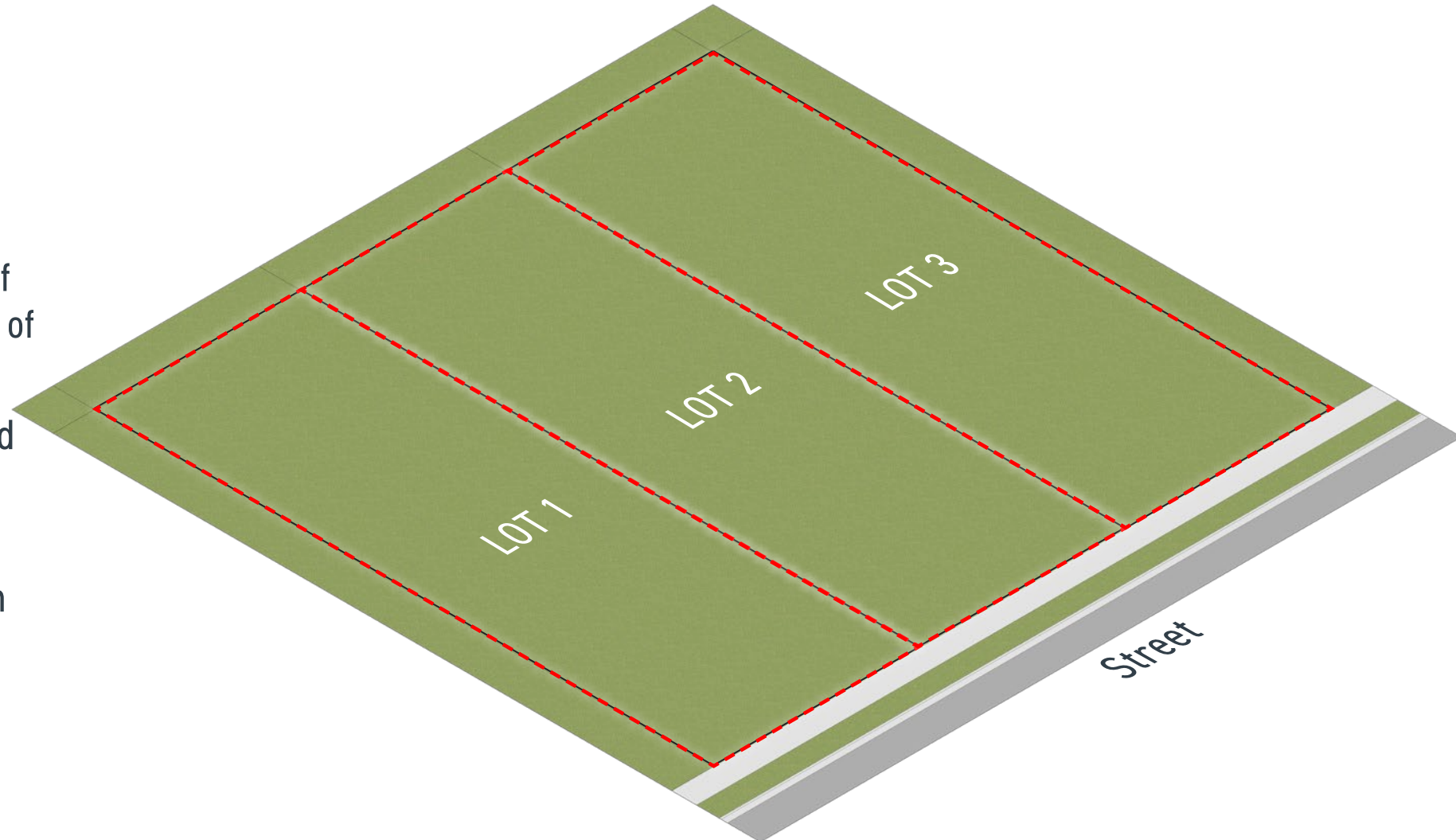
Average lot size	Compensating open space per lot	
	City	ETJ
3,499–3,000 sf	240 sf	400 sf
2,999–2,500 sf	360 sf	500 sf
2,449–2,000 sf	480 sf	600 sf
1,999–1,400 sf	600 sf	720 sf

- + Minimum size 240 sf
- + Minimum dimensions of 20' x 12'
- + Can be used to provide courtyard access from groups or clusters of
- + Minimum distance between the opposing faces of buildings forming the courtyard is 20'

PRELIMINARY IDEAS

INCENTIVES

- + No minimum lot size?
- + No maximum density?
- + Reduced parking
 - 1 space per lot
 - None required within $\frac{1}{2}$ mile of high frequency transit, $\frac{1}{4}$ mile of high comfort bike lanes
- + Lots allowed to front on shared green spaces and alleys?
- + Parking can be detached from individual lots, consolidated in surface lot on same site?

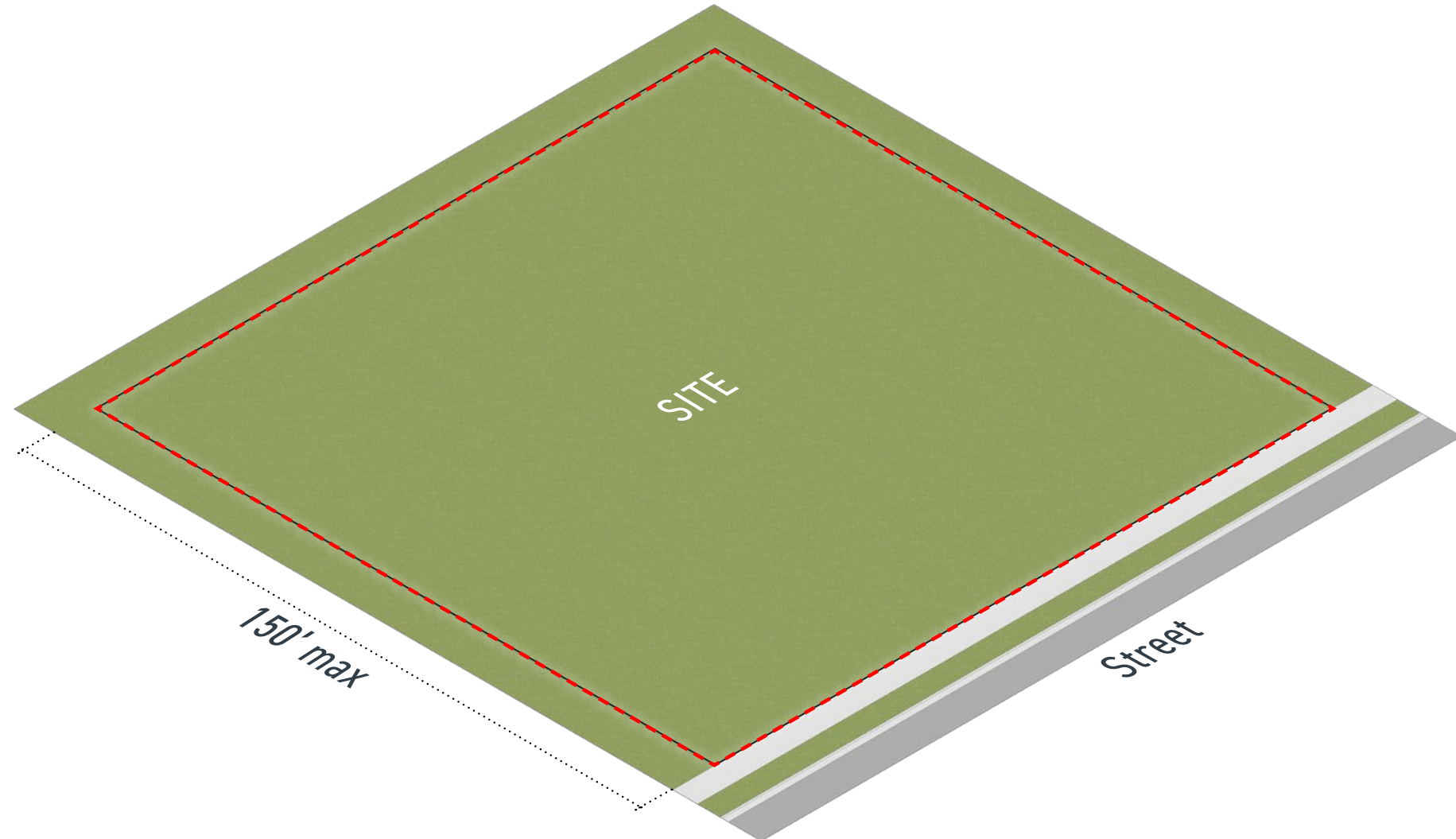


PRELIMINARY IDEAS

SITE LIMITATIONS

+ Site

- 150' max depth from public street (fire truck access not needed)
- No max density?



PRELIMINARY IDEAS

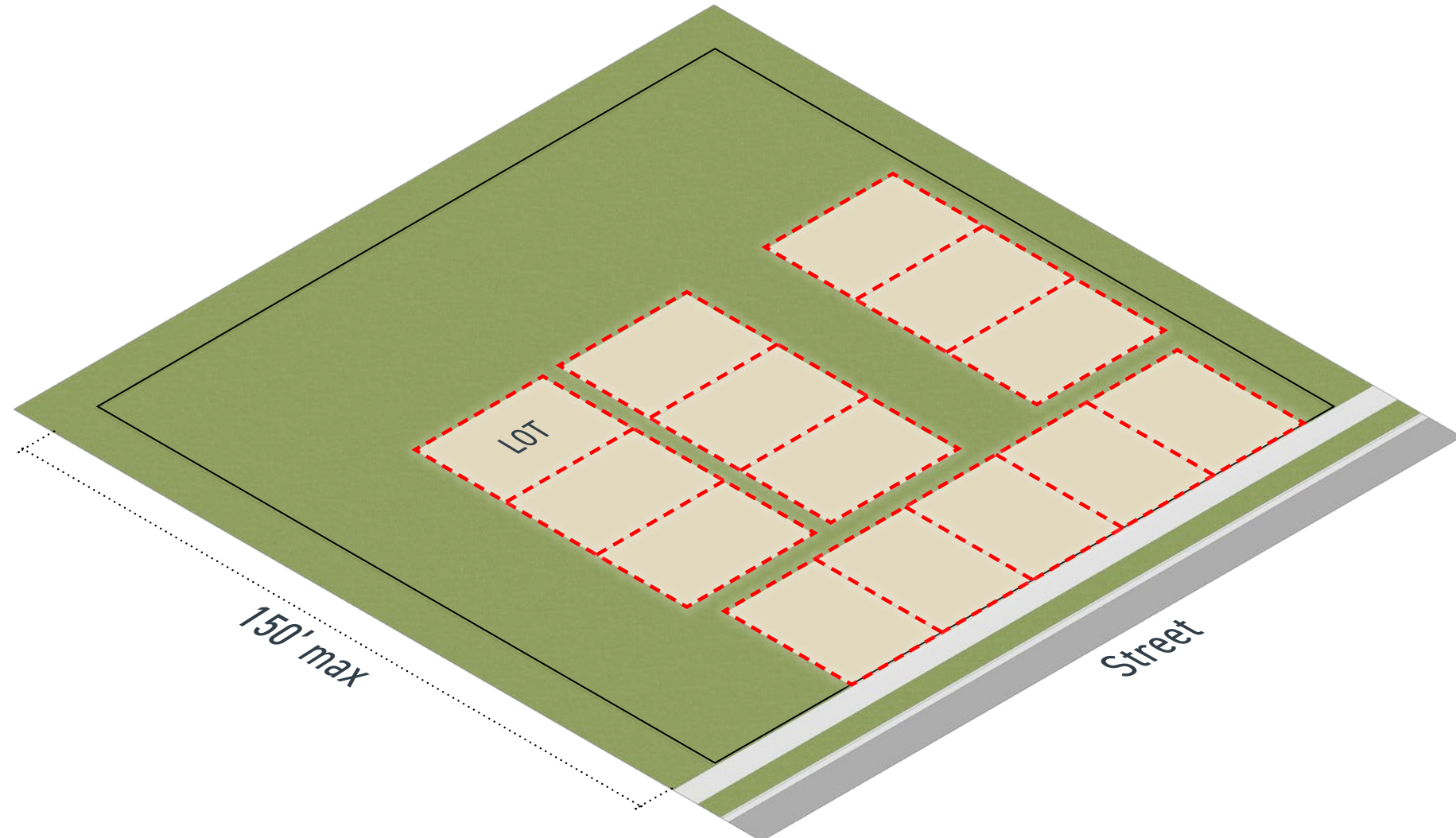
SITE LIMITATIONS

+ Site

- 150' max depth from public street (fire truck access not needed)
- No max density?

+ Lots

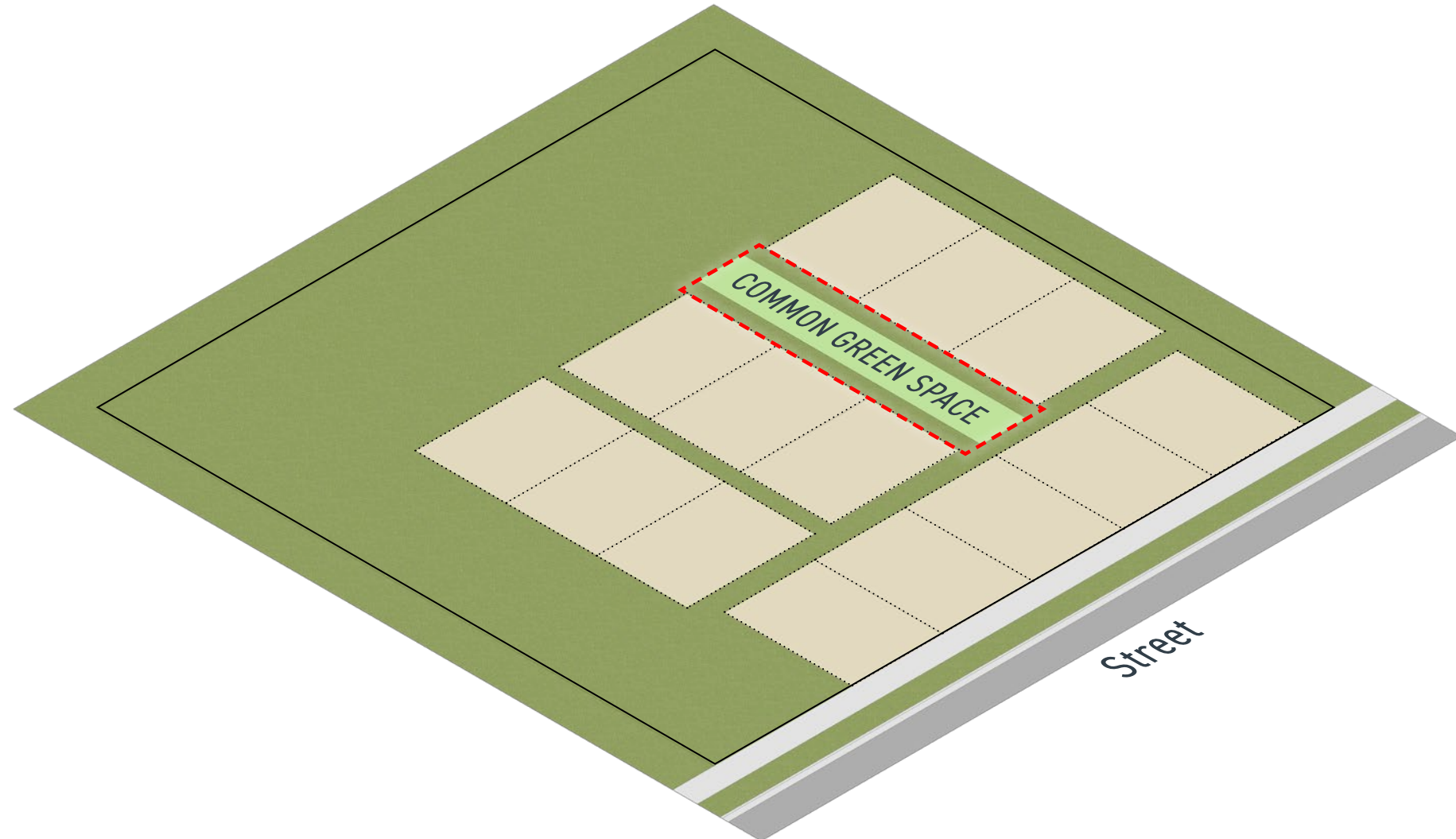
- Unit size averaging?
- No min area or width?



PRELIMINARY IDEAS

OPEN SPACE

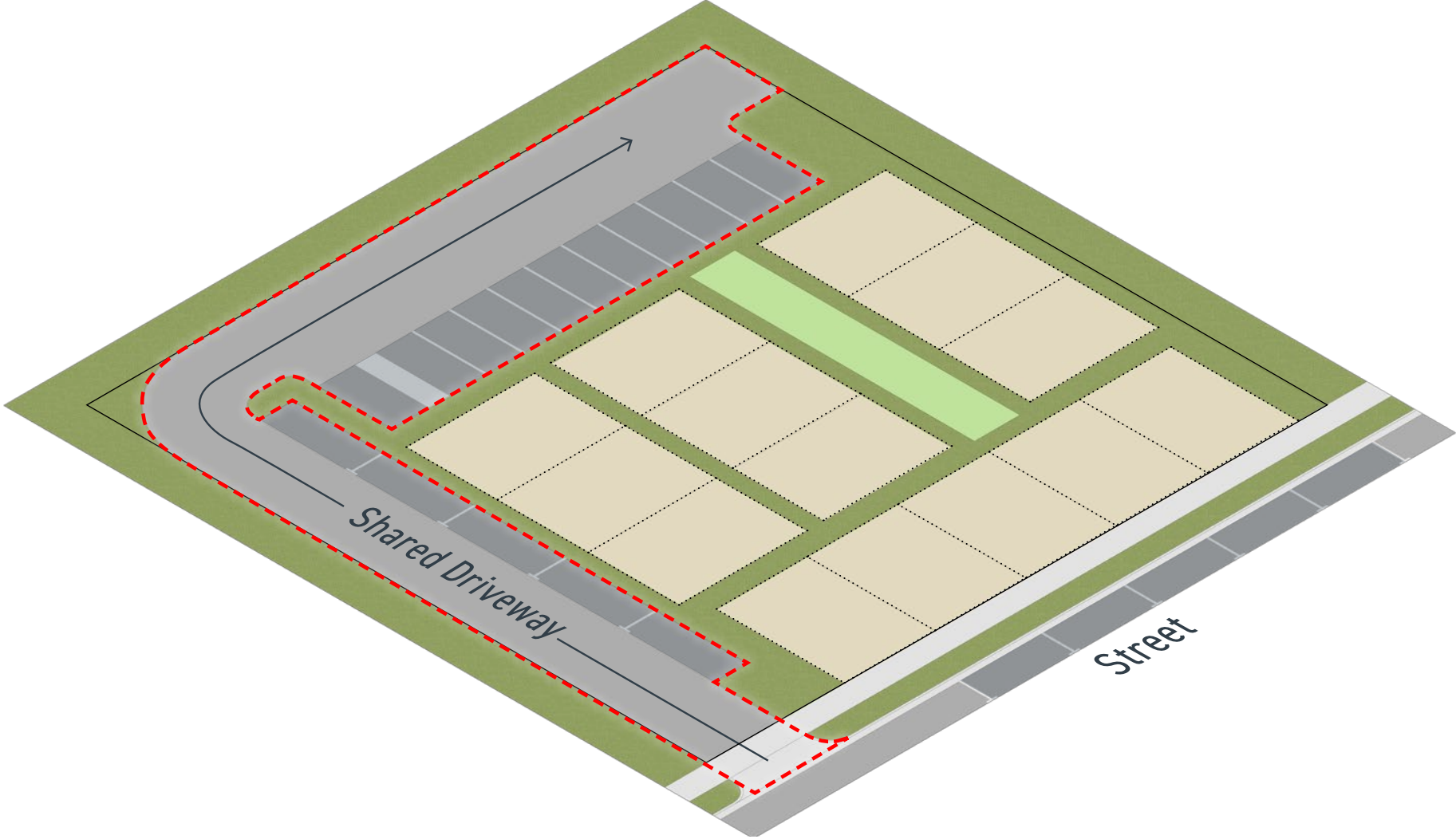
- + Usable common green space
space required?
 - Minimum size, dimensions
 - Minimum area per unit
 - Minimum % of lots must
front green space



PRELIMINARY IDEAS

PARKING & ACCESS

- + Parking to the rear - no street-facing garages?
- + No individual driveways allowed?
- + Limits on width of driveways?
- + Minimum distance between driveways on same site?



PRELIMINARY IDEAS

BUILDINGS

- + Houses must be pulled up to street?
- + Active space required along street (and green space)?



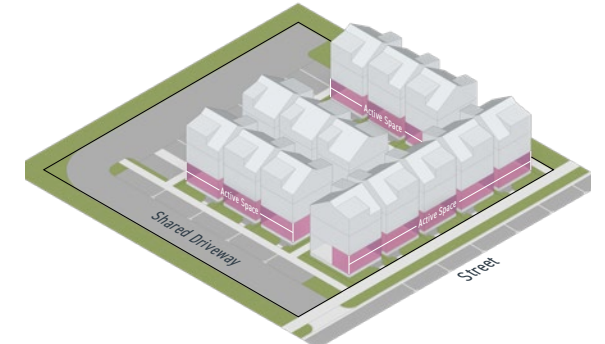
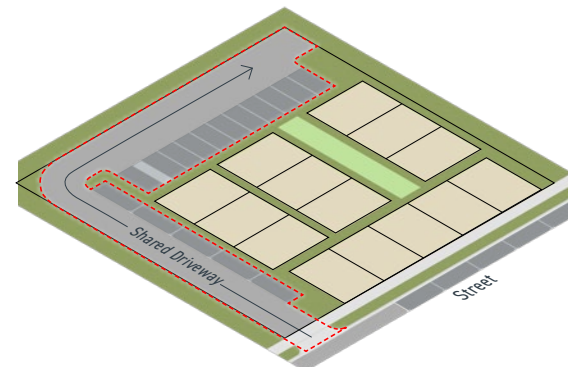
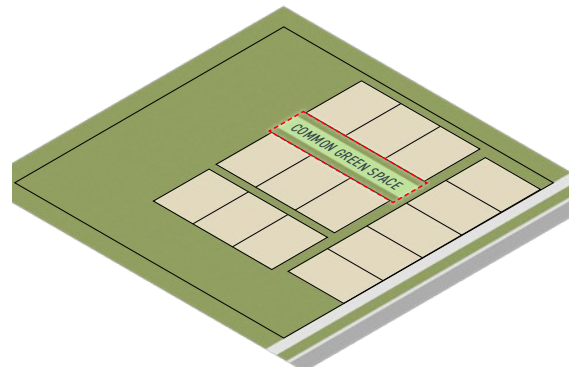
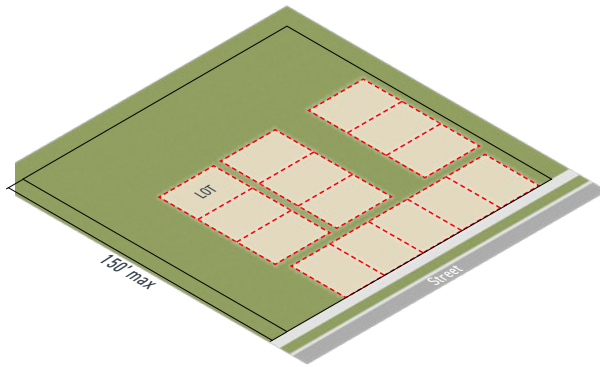
PRELIMINARY IDEAS

BUILDINGS

- + Houses must be pulled up to the street?
- + Active space required along street (and green space)?
- + Active front doors/entry ways must face the street (and green space)?
- + Limits on building height?



SUMMARY OF PRELIMINARY IDEAS



SITE LIMITATIONS ?

- + Site
 - 150' max depth
 - No density
- + Lots
 - Unit size averaging
 - No min area or width
 - Lots allowed to front green space/alleys

OPEN SPACE ?

- + Usable common green space required
- + Min size, dimensions
- + Minimum area per unit
- + Certain % of lots must front green space

PARKING & ACCESS ?

- + Allows detached parking
- + Parking to rear
- + Individual drives not allowed
- + Limits on drive width
- + Min distance between drives
- + Reduced parking

BUILDINGS ?

- + Houses pulled up to street
- + Active space required along street (and green space)
- + Active front doors/entry ways facing street (and green space)
- + Limits on building height

QUESTIONS?

- + Is this viable option, would you use this option?
- + Would you like to this in your neighborhood?
- + Do the trade-offs - additional walkability, open space, compatibility requirements vs. incentives offered (no density, no lot size reduced parking) - make sense?
- + What types of incentives might be missing?
- + What types of requirements might be missing?



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Public comments

LYNN HENSON



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

A screenshot of the website for Livable Places Houston. The page features the Planning & Development Department logo in the top left corner. A search bar is located in the top right. The main content area includes a navigation menu with links for 'Home', 'Sign In', and 'Register'. Below the navigation is a large illustration of a neighborhood with a house, trees, and a person in a wheelchair. To the right of the illustration are four buttons: 'SHARE YOUR IDEAS', 'GET NEWS', 'UPLOAD IMAGES', and 'ASK QUESTIONS'. At the bottom of the page, there is a 'Sign Up to get involved!' button and social media icons for Facebook, Twitter, LinkedIn, and Email. The page also includes a 'Project Contact' link.

- Read the article
- Site visit and Survey

Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov

832.393.6600

Suvidha Bandi

Jennifer Ostlind

Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org





Next meeting

April 5th

3-5pm

Meeting Agenda

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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