


Livable Places Action Committee

Virtual Meeting

Suvidha Bandi
Principal Planner
Planning & Development Department
City of Houston

February 9, 2021



PLANNING &
DEVELOPMENT
DEPARTMENT

1

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

2



**DIRECTOR
MARGARET
WALLACE BROWN**



**PROJECT MANAGER
SUVIDHA BANDI**

3



**ASSISTANT DIRECTOR
MICHAEL KRAMER**



**ASSISTANT DIRECTOR
JENNIFER OSTLIND**

4



Planning Commission
CHAIR
MARTY STEIN



Livable Places Action
Committee CO-CHAIR
SONNY GARZA



Livable Places Action
Committee CO-CHAIR
LISA CLARK

5

Meeting Agenda

Welcome by Chairs

Director's report

Technical Advisory Group (TAG) meeting outcome & consensus

Overview of research from other cities - physical separation distance

Discuss physical separation distance options & consensus

Homework activity & next meeting

Public comments

6

Meeting Agenda

Welcome by Chairs

Director's report

Technical Advisory Group (TAG) meeting outcome & consensus

Overview of research from other cities - physical separation distance

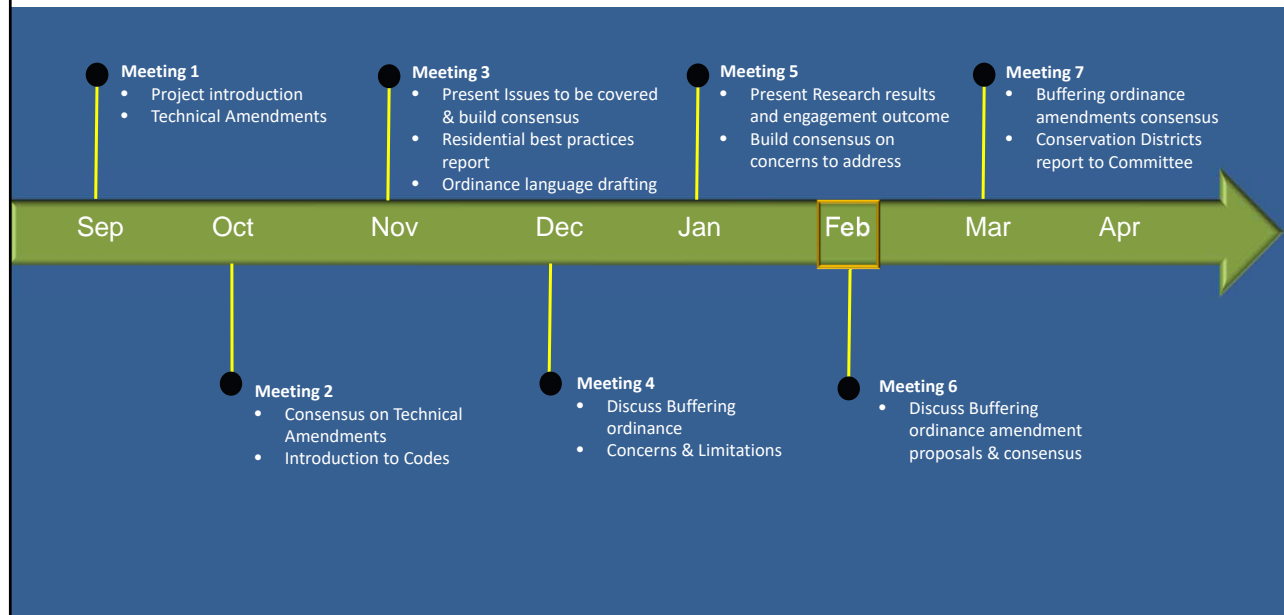
Discuss physical separation distance options & consensus

Homework activity & next meeting

Public comments

7

Project schedule



8

Standards discussed with TAG

Garage screening standards

Lighting fixture standards

Noise control standards (Equipment/ Dumpster screening)

9

Garage Screening Standards

Garages without any screenings



10

Garage Screening Standards

Garages with opaque cover blocking headlights



11

Garage Screening Standards

Garages with full screenings



12

Garage Screening Standards

Garages with full screenings



13

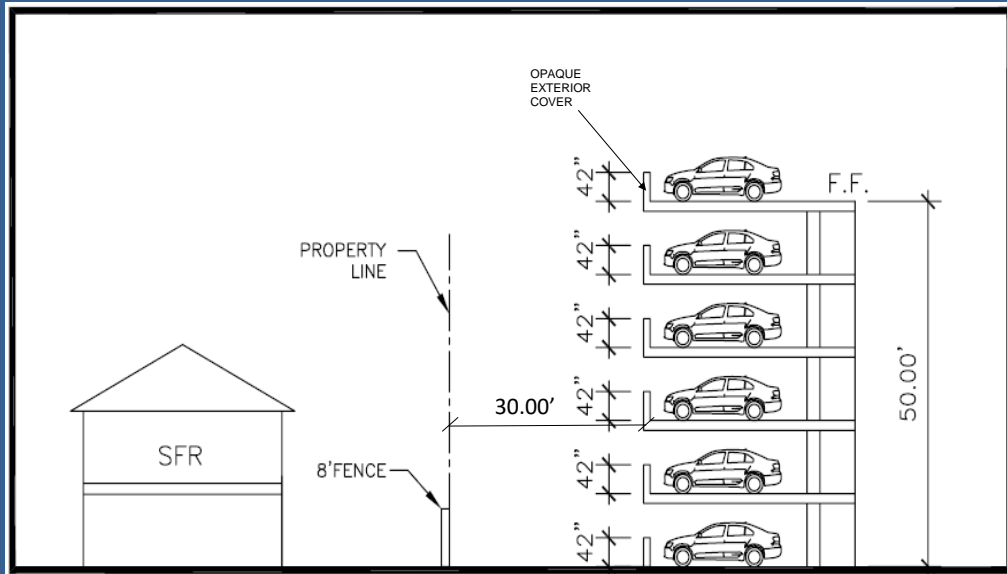
Current Garage Screening Standards (Section 406.2.11, Building Code)

Any part of an abutting development used as parking garage structure shall:

1. Provide an exterior cover for each floor directly facing SFR within 30'
2. The exterior cover shall be:
 - a) An opaque surface or screen mesh of sufficient rating to block headlights
 - b) At least 42 inches in height from finished floor per tier
 - c) Positioned to block headlights shining into adjacent properties for ramps and other sloped surfaces
 - d) Not required for a finished floor over 50 feet from grade

14

Current Garage Screening Standards



15

Garage Screening Amendment - Option

Potential option:

1. Require 42" tall opaque exterior cover for every floor of garage structures regardless of the height & adjacent development; and
2. Require full screening for the first three above grade levels of ALL garage structures

16

Outcome of TAG meeting

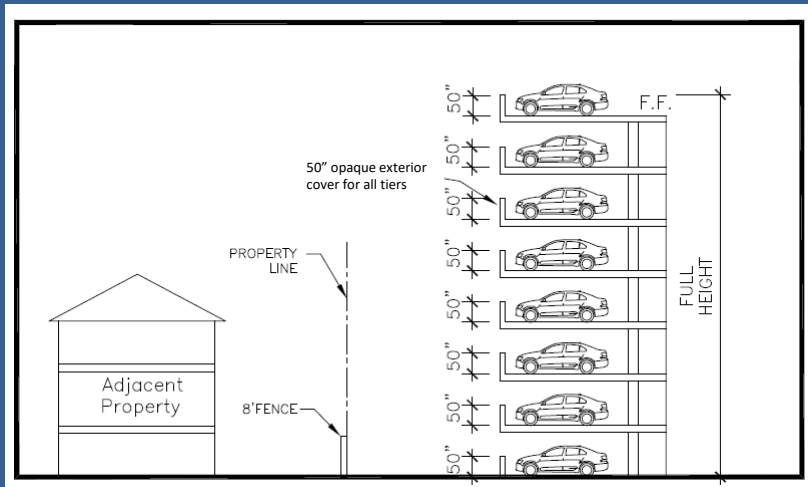
1. Increase the 42" height requirement
2. The opaque screening does not have to be masonry wall
3. Internal garage lights must be full cutoff or shielded properly
4. All garage structures must be screened from spilling light
5. Openness requirement must be met for ventilation
6. Build in some flexibility instead of every face of the garage to be screened
7. comply with the requirements of construction code

17

Proposed Garage Screening Standards

To address lighting from car headlights:

Provide 50" opaque (light blocking) exterior cover required for all garage faces on all tiers adjacent to residential developments or streets



18

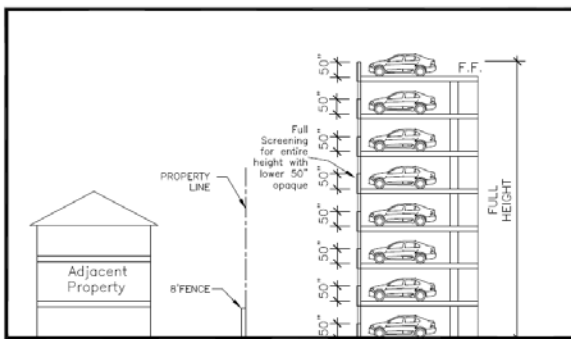
Proposed Garage Screening Standards

To address lighting spillover from garage ceiling lights, select one of the following:

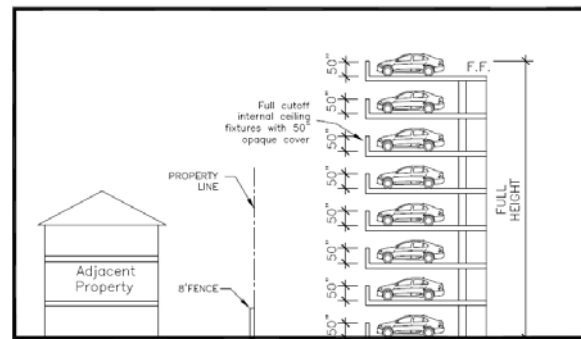
1. Full screening for entire height of the garage structure to block light or;
2. All internal garage lights must be full cutoff fixtures and shielded as needed or;
3. Provide a photometric plan to demonstrate no light trespass beyond property line that exceeds 0.2 fc (foot candles) measured at grade

19

Proposed Garage Screening Standards



Option 1



Option 2

Option 3: Photometric plan

20

Proposed Garage Screening Standards

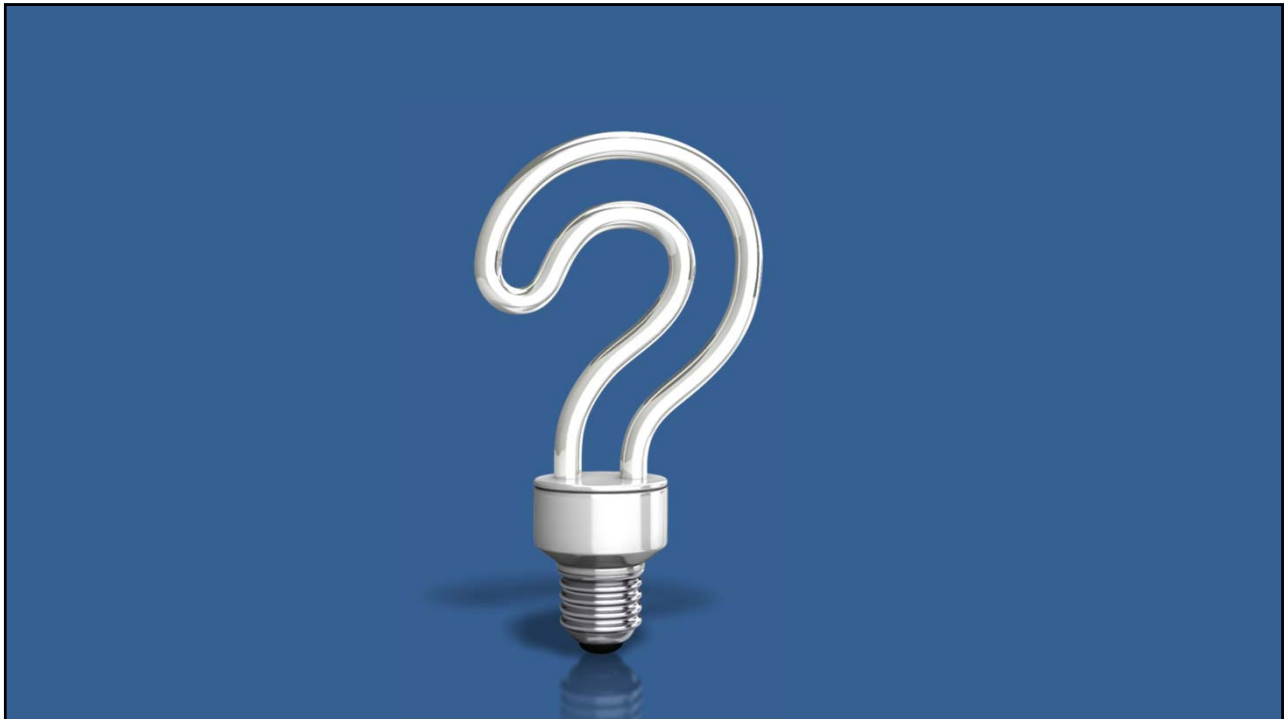
To address lighting from car headlights:

Provide 50" opaque (light blocking) exterior cover required for all garage faces on all tiers adjacent to residential developments or streets

To address lighting spillover from garage ceiling lights, select one of the following:

1. Full screening for entire height of the garage structure to block light or;
2. All internal garage lights must be full cutoff fixtures and shielded as needed or;
3. Provide a photometric plan to demonstrate no light trespass beyond property line that exceeds 0.2 fc (foot candles) measured at grade

21



22

Lighting Fixtures Standards



23

Outdoor Lighting Fixture Standards

Non-cut-off lighting fixtures

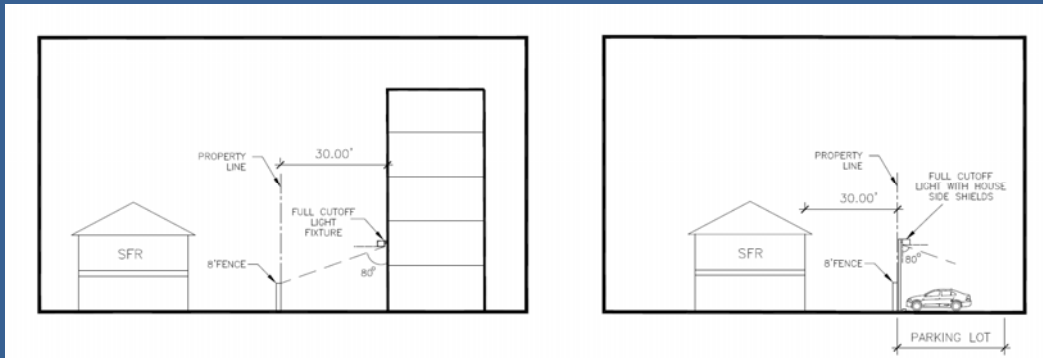


24

Current Lighting Fixture Standards (Section 513.1, Building Code)

All wall mounted outdoor fixtures installed on an abutting development within 30 feet of a SFR home shall be **full cutoff**

All pole mounted outdoor fixtures installed on an abutting development within 30 feet of a SFR home shall be **full cutoff with house side shields**.



25

Outdoor Lighting Fixture Amendment Option

Potential option:

Require all wall mounted outdoor fixtures installed on any development to be **full cutoff**

Require all pole mounted outdoor fixtures installed on any development to be **full cutoff with house side shields**

26

Outcome of TAG meeting

1. Do we need full cutoff for campus style developments
2. Require fixtures that have no vertical spread but have wide horizontal spread
3. Provide shielding around the fixture to direct the light downwards
4. keep the light on the subject property
5. Specify lighting analysis requirement
6. Better to have adaptive light controls (Photocell and dimmers)
7. LED light is too bright (warm light is an idea)
8. Exception for accent lights and branding lights

27



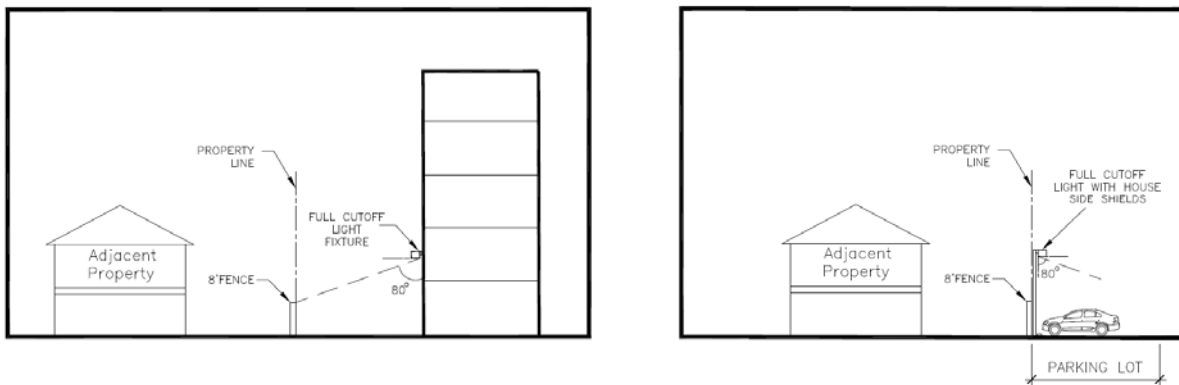
28

Proposed Lighting Fixtures Standards

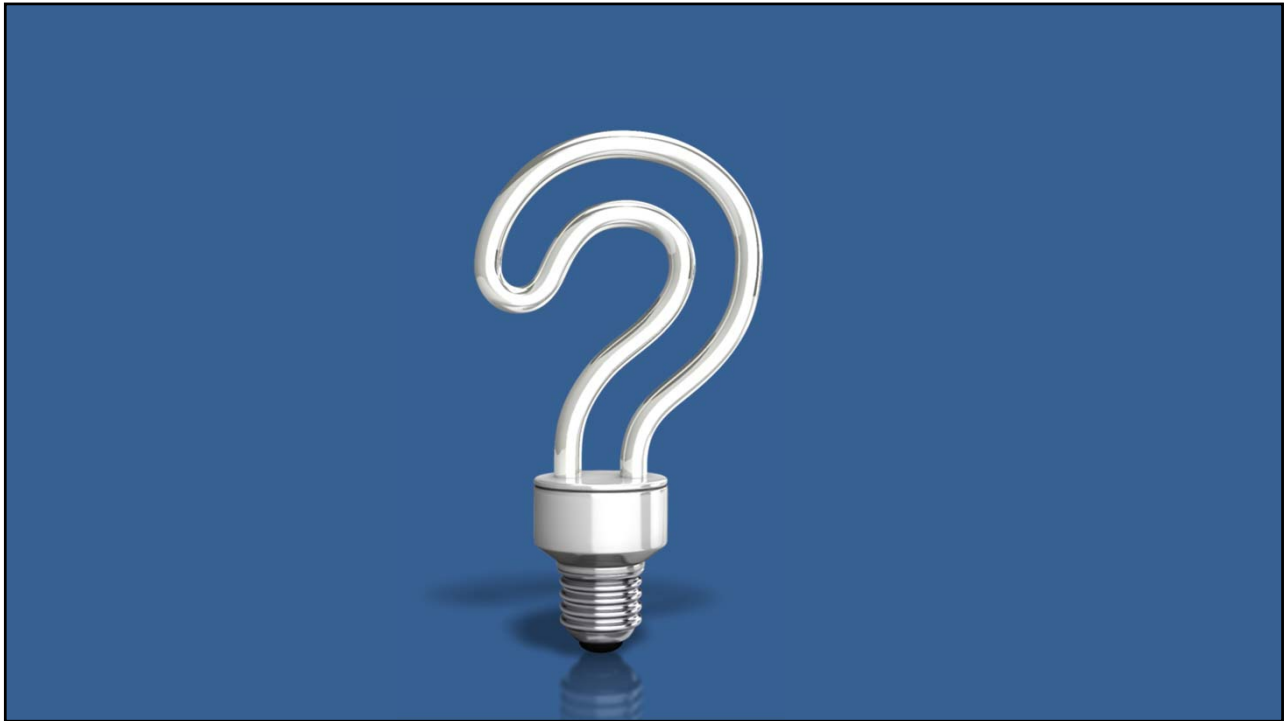
- Require all wall mounted and pole mounted outdoor fixtures installed on any development to be full cutoff not to create glare
- Additionally, require all pole mounted outdoor fixtures to provide house side shields or other shields when adjacent to other developments to minimize light trespass
- Exception for lights signifying a brand, architectural façade illumination, task lights, and display or ornamental lights

29

Proposed Lighting Fixtures Standards



30



31

Noise Control Standards

The Residential Buffer Ordinance does not include noise control standards

Chapter 30 Noise and Sound Level Regulation provides general guidance

Noise related concerns:

1. Equipment noise and screening
2. Dumpster noise and screening

32

Mechanical Equipment Noise & Screening

Screening equipments



33

Current Equipment Noise & Screening Standards

Equipment noise and screening related regulations:

1. No screening requirements for building equipments
2. Equipment is not allowed to be placed below or above grade on any easement
3. Chapter 30 requires that the equipment noise not exceed 65 decibel on residential property and is enforced by Police department

34

Equipment Screening Amendment Option

Potential option:

Require screening for mechanical equipment adjacent to residential uses and public streets

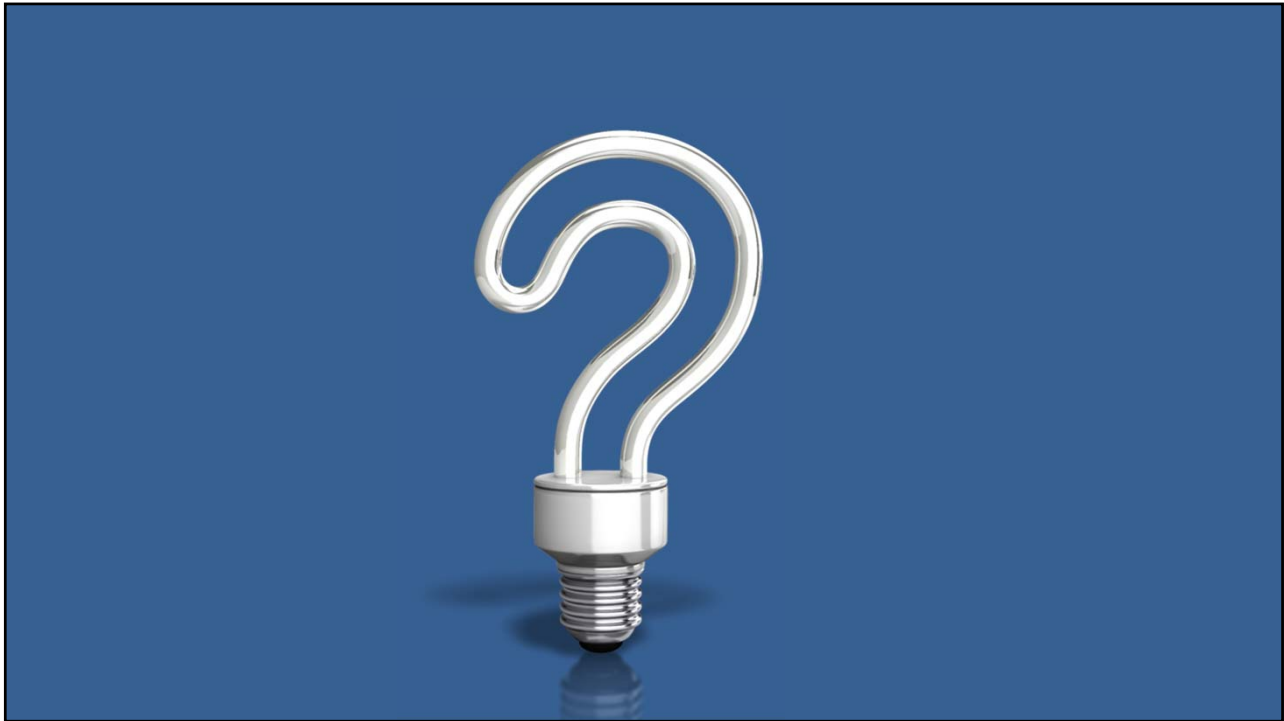
35

Outcome of TAG meeting

Park this item for future consideration

Can continue to be enforced on complaint basis

36



37

Dumpster Screening

Outdoor dumpsters without screening



38

Bulk Container Screening Standards

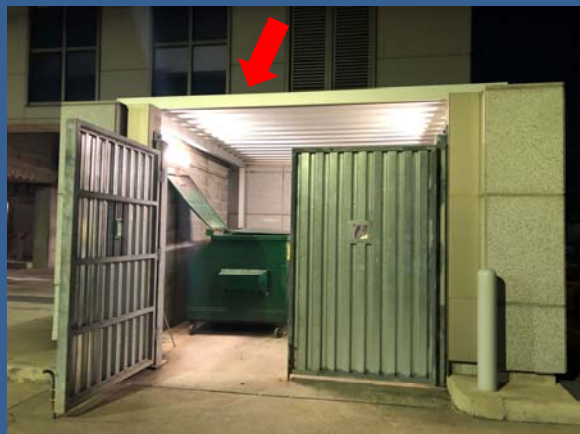
Outdoor dumpsters with screening



39

Bulk Container Screening Standards

Enclosed dumpsters



40

Current Dumpster Screening Standards

City of Houston related regulations related to dumpsters:

1. No screening or location requirements for dumpsters adjacent to residential uses
2. Ch. 39 requires screenings to make bulk containers invisible from the street on the address side of the property
3. Ch. 39 allows a berm, building, fence, wall, gate, shrubbery as screening
4. Ch. 20 requires that dumpsters have tight fitting lids and kept closed
5. Ch. 40 requires that dumpsters be not left on the roadway or sidewalks
6. Ch. 26 requires that existing or planned physical features such as dumpsters must be shown on the site plan

41

Dumpster Screening Amendment Option

Potential option:

Require screening for dumpsters when located adjacent to residential uses and public streets

42

Outcome of TAG meeting

Requires only screening when located along any public streets and not abutting residential development

Requires enclosure when adjacent to residential development

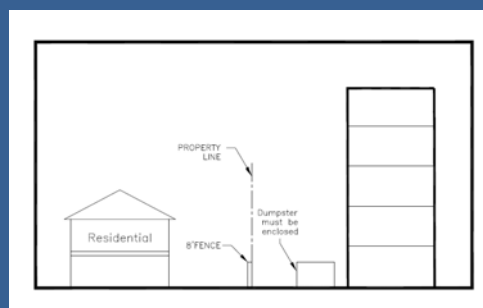
- Unpleasant view
- Odor
- Un-hygienic

43

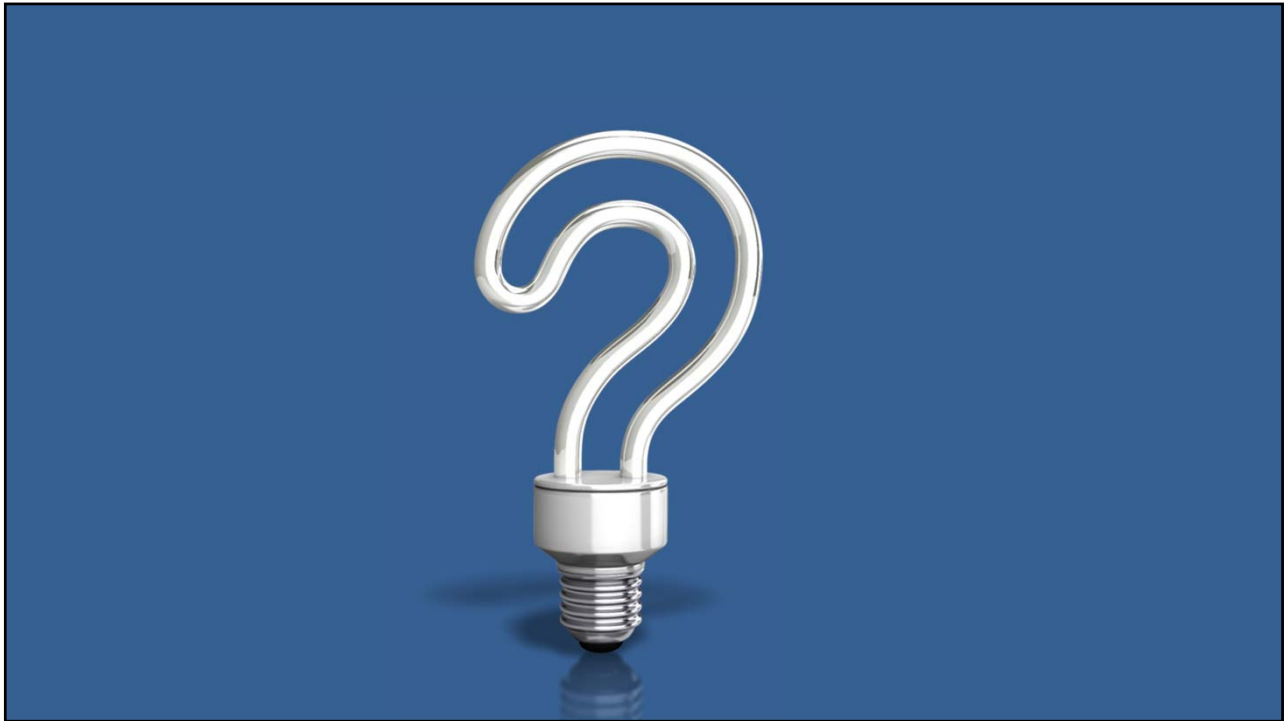
Proposed Dumpster Screening Standards

Require screening to make bulk containers not visible from all public streets abutting the property

Require enclosed screening when dumpster located adjacent to residential development unless housed inside the building



44



45

Meeting Agenda

Welcome by Chairs

Director's report

Technical Advisory Group (TAG) meeting outcome & consensus

Overview of research from other cities - physical separation distance

Discuss physical separation distance options & consensus

Homework activity & next meeting

Public comments

46

MUXIAN FANG



47

Distance Separation Standards



48

Distance Separation Standards

Other U.S. cities' distance separation standards for residential uses:

1. No residential buffering requirements. Except planned developments, the zoning ordinance prevents incompatible land uses in the same zoning district. (Chicago)
2. Establish buffer requirements for non-residential uses in single-family residential district. Buffer area requirements are determined by zoning classification and property size. (Austin, Charlotte, Dallas)
3. Establish maximum height requirements in single-family residential district and establish both ground floor and upper floor building setbacks for mid-rises/ high-rises in the high-density zoning districts. (Denver)

49

Distance Separation Standards

Current City of Houston residential buffer area standards

Apply to abutting developments if meeting ALL the followings:

1. Greater than 75 feet in height
2. Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street
3. Not located in a Major Activity Center
4. Majority of the adjacent SFR lots greater than 3500 sqft
5. Min 60% of a property line adjacent to SFR lots greater than 3500 sqft

50

Distance Separation Standards

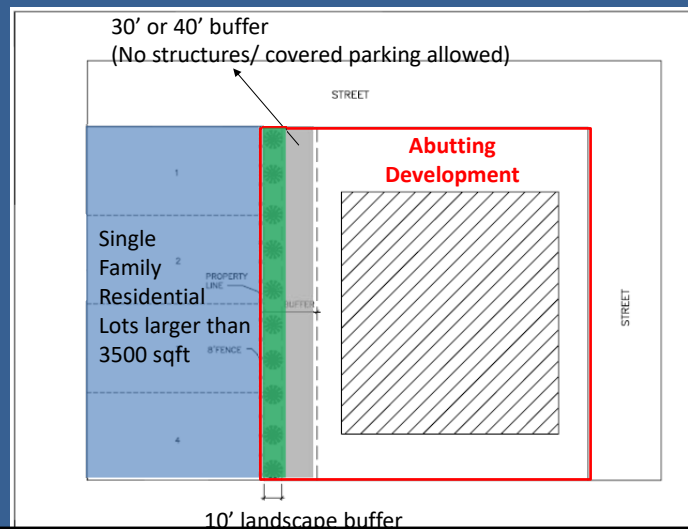
Abutting development is:

- Located on property not used or restricted to single-family residential use (SFR); and
- Directly abutting or within 30 feet of a SFR property

51

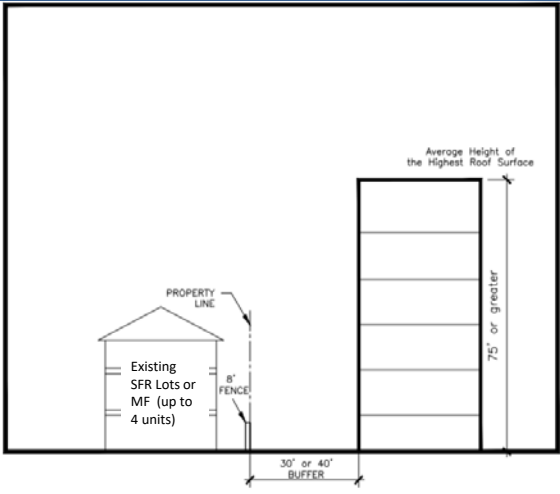
Distance Separation Standards

Current City of Houston residential buffer area standards



52

Draft Distance Separation Standards – Option 1	
Compliance criteria	
Current Criteria	Option 1 Criteria
1) Greater than 75 feet in height	1) Greater than 75 feet in height
2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street
3) Not located in a Major Activity Center	3) Not located in a Major Activity Center
4) <u>Majority</u> of the adjacent SFR lots greater than 3500 sqft	4) <u>Majority</u> of the abutting properties are either existing single-family residential development or small-scale multi-family residential (up to 4 units)
5) <u>Min 60%</u> of a property line adjacent to SFR lots greater than 3500 sqft	5) <u>Min 60%</u> of a property line abuts either existing single-family residential development or small-scale multi-family residential (up to 4 units)



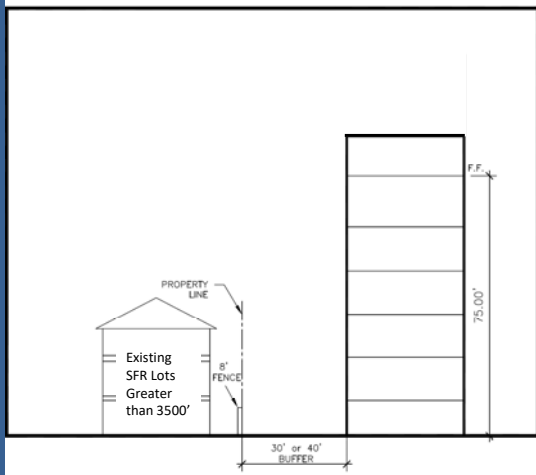
53

Draft Distance Separation Standards – Option 1
<p><u>Current building height definition:</u></p> <p>The height of a structure shall be measured from grade to the finished floor of the highest habitable floor or the highest floor of a parking garage.</p>
<p><u>Proposed building height definition:</u></p> <p>Building height shall be the vertical distance from grade plane to the average height of the highest roof surface.</p>

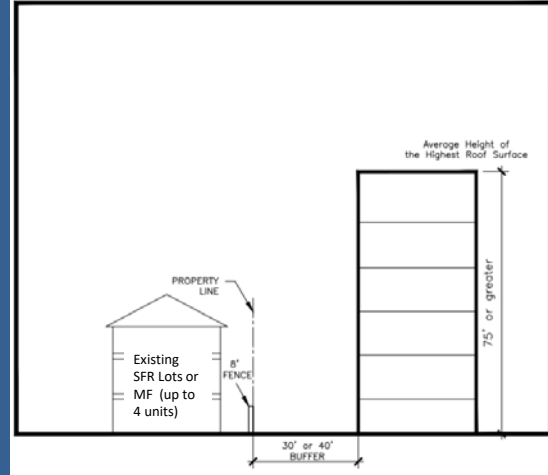
54

Draft Distance Separation Standards – Option 1

Current buffer area standard



Proposed Option 1 standard



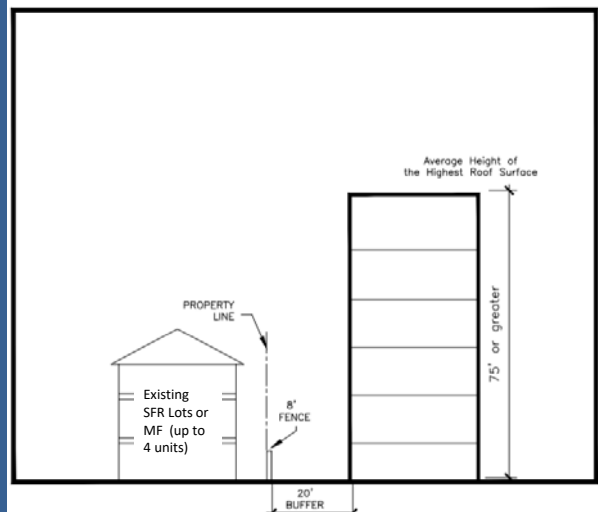
55

Draft Distance Separation Standards – Option 2

Compliance criteria

Current Criteria	Option 2 Criteria
Greater than 75 feet in height	Greater than 75 feet in height
Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	
Not located in a Major Activity Center	
<u>Majority</u> of the adjacent SFR lots greater than 3500 sqft	<u>Majority</u> of the abutting properties are either existing single-family residential development or small-scale multi-family residential (up to 4 units)
<u>Min 60%</u> of a property line adjacent to SFR lots greater than 3500 sqft	<u>Min 60%</u> of a property line abuts either existing single-family residential development or small-scale multi-family residential (up to 4 units)

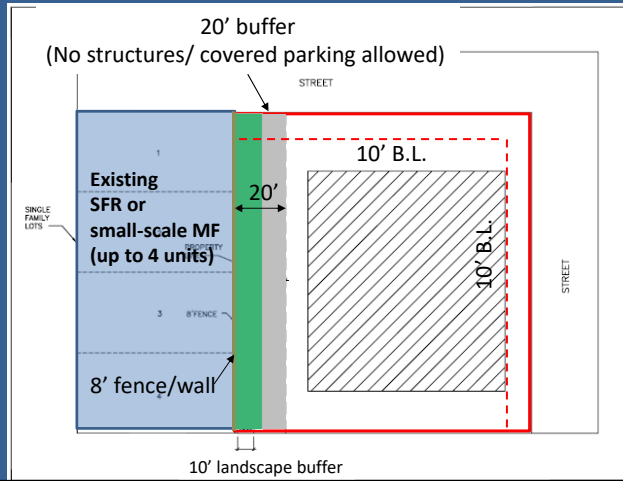
Distance separation standards



56

Draft Distance Separation Standards – Option 2

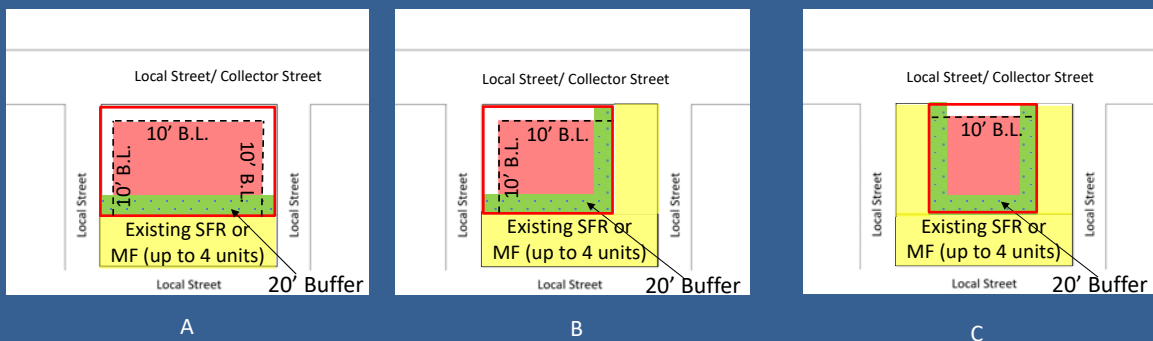
Scenario A: Fronting a public street other than a Major Thoroughfare/
WP Street/ TOD Street



57

Draft Distance Separation Standards – Option 2

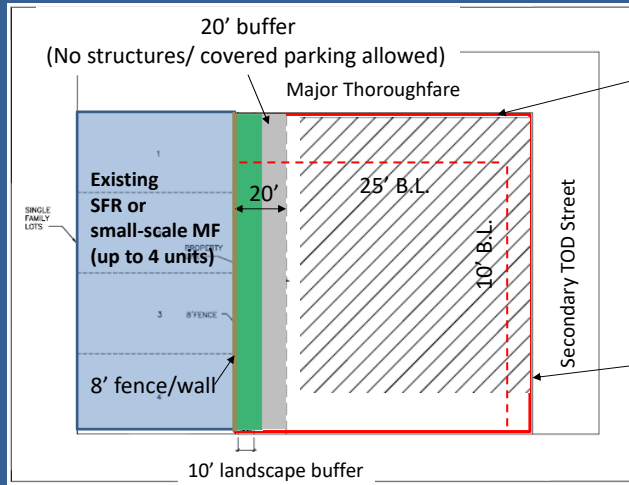
Scenario A: Fronting a public street other than a Major Thoroughfare/
WP Street/ TOD Street



58

Draft Distance Separation Standards – Option 2

Scenario B: Fronting a Major Thoroughfare/ WP Street/ TOD Street



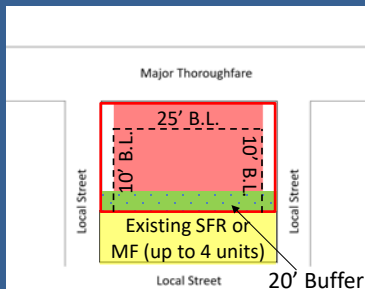
- 20' pedestrian realm at the ground floor,
- 0' B.L. for upper floors

- 15' pedestrian realm at the ground floor,
- 0' B.L. for upper floors

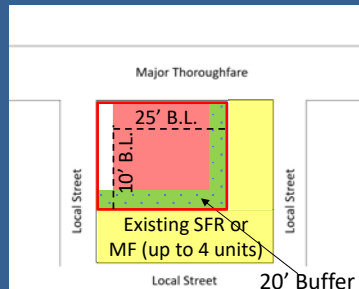
59

Draft Distance Separation Standards – Option 2

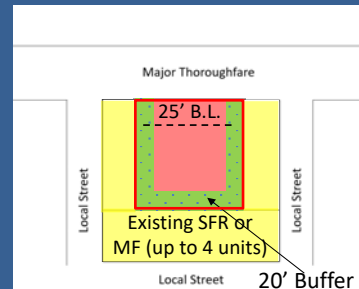
Scenario B: Fronting one Major Thoroughfare/ WP Street/ TOD Street



A



B



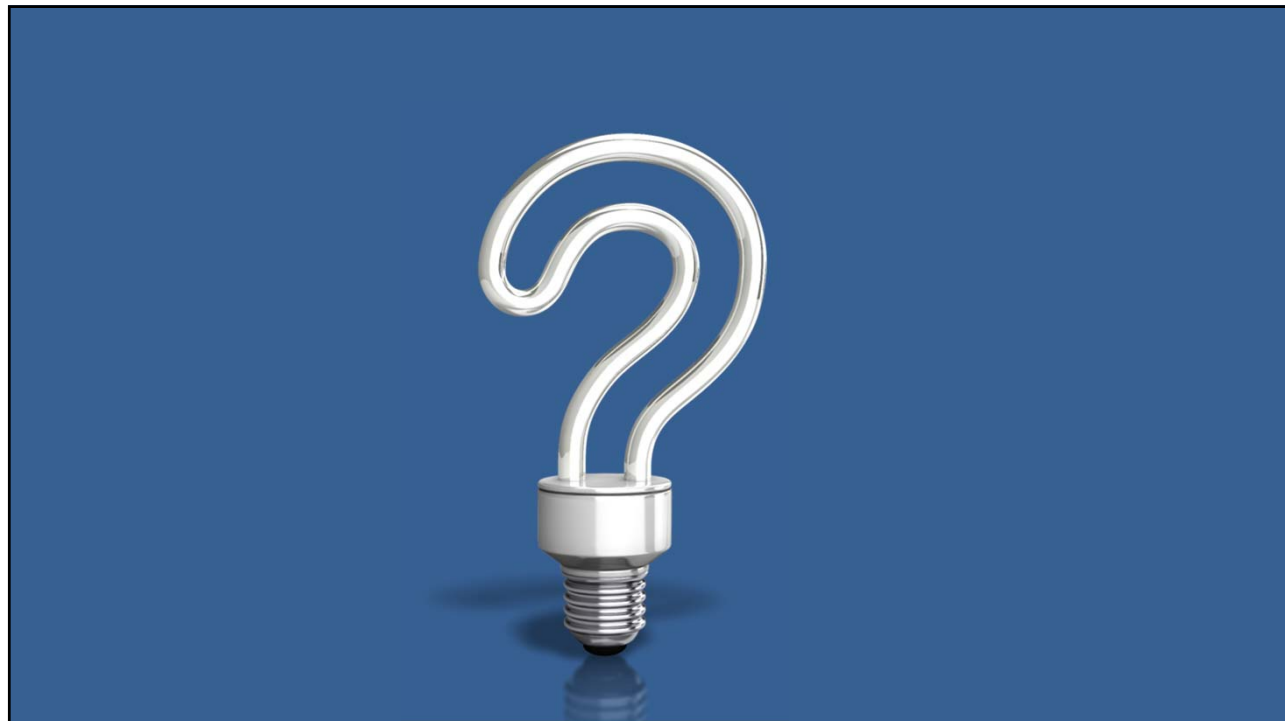
C

60

Draft Distance Separation Standards – Summary

Current Requirements		Draft Option 1		Draft Option 2	
Compliance Criteria	Buffer Area Standards	Compliance Criteria	Proposed Standards	Compliance Criteria	Proposed Standards
1) Greater than 75 feet in height	1) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street	1) Greater than 75 feet in height (based on the new building height definition)	1) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street	1) Greater than 75 feet in height (based on the new building height definition)	1) Min 20' buffer* which includes a min 10' landscape buffer & an 8' fence/wall
2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	2) Min 40 feet wide buffer area if adjacent to or taking access from a local street	2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	2) Min 40 feet wide buffer area if adjacent to or taking access from a local street	(Applicable to developments along all street classification.)	2) No structures or covered parking within the buffer area
3) Not located in a Major Activity Center	3) Include a 10 feet landscape buffer & an 8' fence/wall	3) Not located in a Major Activity Center	3) Include a 10 feet landscape buffer & an 8' fence/wall	(Applicable to developments in all areas, including Major Activity Centers.)	3) Vehicular access and surface parking are allowed
4) <u>Majority</u> of the adjacent SFR lots greater than 3500 sqft	4) No structures or covered parking within the buffer area	4) Majority of the abutting properties are either existing single-family residential development or small-scale multi-family residential (up to 4 units)	4) No structures or covered parking within the buffer area	2) Majority of the abutting properties are either existing single-family residential development or small-scale multi-family residential (up to 4 units)	*For properties fronting Major Thoroughfares/ WP Streets/ TOD Streets, buildings may be constructed with a 15' – 20' pedestrian realm measured from the back of curb to the building façade at the ground floor and a 0' building line for all upper floors.
5) <u>Min 60%</u> of a property line adjacent to SFR lots greater than 3500 sqft	5) Vehicular access and surface parking are allowed	5) Min 60% of a property line abuts either existing single-family residential development or small-scale multi-family residential (up to 4 units)	5) Vehicular access and surface parking are allowed	3) Min 60% of a property line abuts either existing single-family residential development or small-scale multi-family residential (up to 4 units)	

61



62

Meeting Agenda

Welcome by Chairs

Director's report

Technical Advisory Group (TAG) meeting outcome & consensus

Overview of research from other cities - physical separation distance

Discuss physical separation distance options & consensus

Homework activity & next meeting

Public comments

63

LYNN HENSON

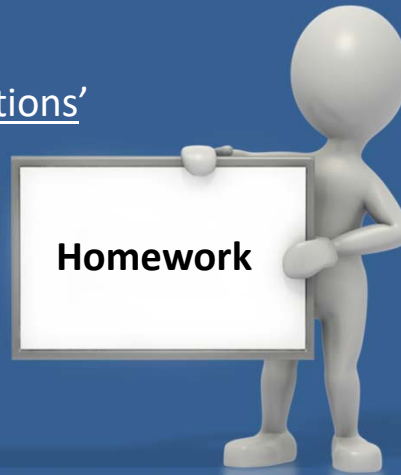


64

Homework Activities

www.LetsTalkHouston.org

- Attend the AARP webinar on 'Creating Flexible Housing Options'
- Read articles



65

 The screenshot shows the homepage of the "Let's Talk Houston!" website. At the top, there are blue clouds and a diverse group of people. Below this is a large blue banner with the text "Let's Talk Houston!". Underneath the banner is the URL www.LetsTalkHouston.org/Livable-Places. The main content area is divided into two columns. The left column features the "Livable Places Houston" logo, a search bar, and a "Sign Up" button. The right column has a navigation menu with "MAP IT", "ARTICLES", "SURVEY", "COMMENT/Q...", and "UPLOAD FAV...". Below the navigation menu, there is a newsfeed item titled "Creating Flexible Housing Options" dated 12 Jan 2021, with a brief description and a "Register here" link.

66



67

Contacts and Resources

Livable Places
LivablePlaces@houstontx.gov
832.393.6600

Suvidha Bandi
Jennifer Ostlind
Lynn Henson

www.HoustonPlanning.com
www.LetsTalkHouston.org

A 3D rendering of a laptop computer with a yellow envelope icon on its screen, set against a blue background.

68

Meeting Agenda

Welcome by Chairs

Director's report

Technical Advisory Group (TAG) meeting outcome & consensus

Overview of research from other cities - physical separation distance

Discuss physical separation distance options & consensus

Homework activity & next meeting

Public comments

69

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



70