


Livable Places Action Committee

Virtual Meeting, June 15, 2021

Suvidha Bandi
Principal Planner




**PLANNING &
DEVELOPMENT
DEPARTMENT**

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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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**DIRECTOR
MARGARET
WALLACE BROWN**




**PROJECT MANAGER
SIVIDHA BANDI**

3



**ASSISTANT DIRECTOR
MICHAEL KRAMER**



**ASSISTANT DIRECTOR
JENNIFER OSTLIND**

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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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Meeting Agenda

Welcome by Chairs

Director's report

Recap & preliminary ideas on the following topics

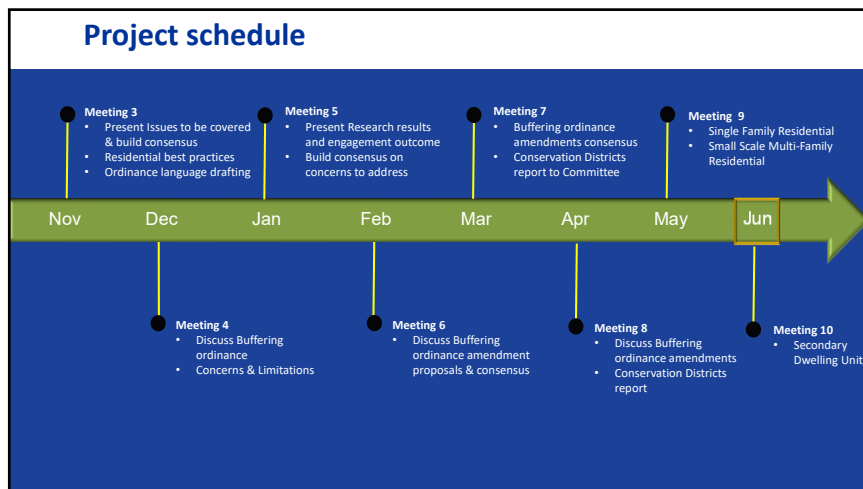
- Single-Family Residential
- Small Scale Multi-Family Residential

Detail discussion and research on ADU's or secondary dwelling units

Homework activity & Next meeting

Public comments

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Steps to address a topic

1. Present a topic and get Committee's thoughts
2. Present more definitive recommendations for direction
3. Gather input from TAG (Technical Advisory Group)
4. Present proposed amendment details with TAG input for consensus to move forward to the Planning Commission
5. Code amendment language drafted by legal to move forward to the Planning Commission (will be circulated to the Committee)

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Recap

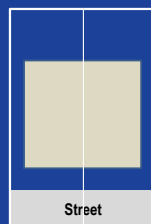
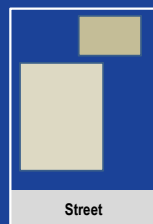
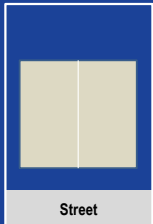
1. Goal and future demand
2. Ideas to increase housing options (MMH & ADU)
3. Challenges with the current regulations (SF & MF)
4. Current parking requirements (SF & MF)
5. National best practices study
6. Difference between Density and FAR

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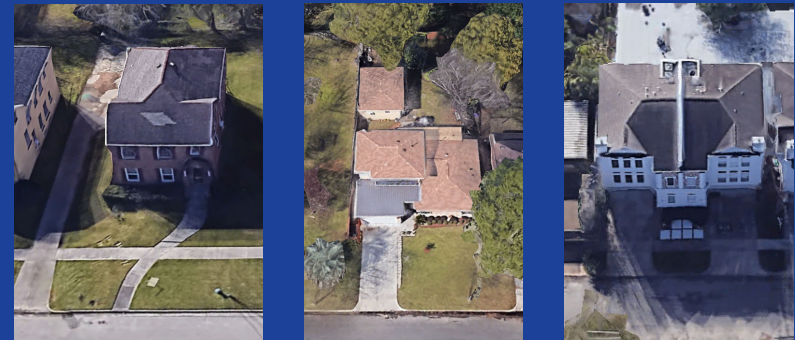
Single Family Residential Definition

- A lot with one building containing not more than two separate units
- A lot with one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet
- A building containing one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot

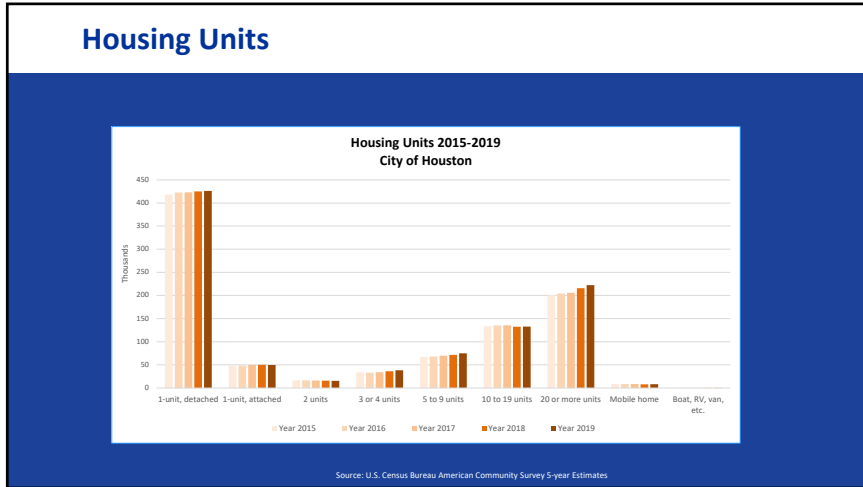


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Single Family Residential Definition



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Preliminary Ideas

- Allow maximum 4 units on lots?
- Add another category – Multi Unit Residential to allow 5-8 units?
- 9 or more units follow current Multi-Family regulations?
- Consider reduced parking?

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Lot with 3 or 4 units

Should the units be attached, detached or a combination?

- 3 units on a lot
 - Duplex +1
 - Triplex
- 4 units on a lot
 - Triplex +1
 - Duplex +2
 - Duplex + Duplex
 - Quadraplex
 - All 4 detached

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1 Lot – Duplex + 1 Detached

5000 sf with duplex
Duplex + 1 ADU
2576sf + 880sf
Kipling St

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1 Lot – Duplex + Duplex



5000 SF lot
2 separate duplex units
2634 sf + 880 sf
Pease St

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1 Lot – Triplex + 1 Detached



5000 sf lot
Triplex + 1 ADU
2400sf + 1008sf
McGowen St

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1 Lot – 4 Detached



7500 SF lot
4 separate units
Approx. 500 sf each
Carter St

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- Preliminary recommendation on the following topics
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- Detail discussion & research on ADU's or secondary dwelling units**
- Homework activity & Next meeting
- Public comments

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LYNDY MORRIS



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Detached Accessory Dwelling Unit - Houston

- Maximum one ADU permitted on a lot with a single-unit
- No more than two dwelling units per lot allowed
- Maximum ADU size= 900 sq.ft.

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Current detached unit size – 900s.f.



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Detached Accessory Dwelling Unit – Other Cities

San Antonio

- Maximum ADU size = 800 sq.ft. or 1200 sq.ft. in Residential Estate Zoning District (lots > 1 acre)

Austin

- Minimum lot size for ADU= 5,750 sq.ft.
- Maximum ADU size= 1,100 sq.ft. or 0.15 FAR (whichever is less)

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Detached Accessory Dwelling Unit – Other Cities

Minneapolis, Minnesota

- Maximum ADU size = 1,300 sq.ft. GFA* or 16% of lot area (whichever is greater)
- In no case can GFA* exceed 1,600 sq.ft. or principal dwelling (whichever is less)
- *includes any areas designed or intended for parking

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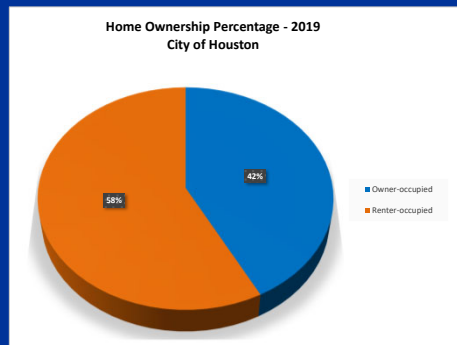
Detached Accessory Dwelling Unit – Other Cities

Sacramento, California

- Maximum ADU size= 1,200 sq.ft.*
- Maximum of two ADU's permitted on a lot with a single-unit, duplex, or multi-unit dwelling
- ADU not included in the calculation of the lot density
- * In the case of two ADU's, the combined total sq.ft. may not exceed 1,200 sq.ft.

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Home Ownership



Source: U.S. Census Bureau American Community Survey 5-year Estimates

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LYNN HENSON



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Accessory Dwelling Unit (ADU)

Harris County Appraisal District Codes

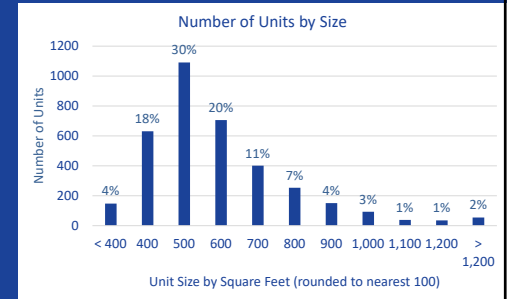
- RRG3 FrGrLV Frame Detached Garage w/living area above
- RRG4 BrGRLVBrick or Stone Detached Garage w/living

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Accessory Dwelling Unit (ADU)

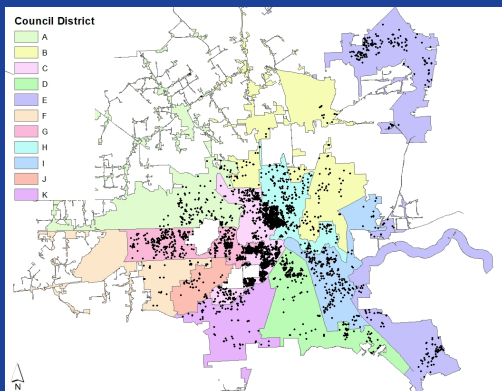
Highlights

- 3,604 Parcels have ADUs
- Units by size
 - Median - 530 sq ft
 - Smallest - 168 sq ft
 - Largest - 2,940 sq ft
- 50% of units are 450-600 square feet



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Accessory Dwelling Unit (ADU)



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Accessory Dwelling Unit (ADU)

Research by Kol Petterson

- No average construction price.
- Construction costs depend on design costs, permit costs, utility connection costs, all construction costs, and homeowner's estimation of their sweat equity contribution. Also, new, remodel, detached, attached, above garage, basement, site conditions.
- From a purely rational, economic point of view, it makes sense to build the ADU up to the largest allowable size (800 sq ft, in Portland's case), since it's only marginally more expensive to add square footage.

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Questions to think about

- Should there be a maximum size?
- Should maximum size be increased?
- If so, what should be the size?



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Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places



- Participate in the survey
- Visit few sites
- Read the articles

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Contacts and Resources

Livable Places

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Suvidha Bandi
Jennifer Ostlind
Lynn Henson

www.HoustonPlanning.com
www.LetsTalkHouston.org



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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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