

**Livable Places Action Committee**  
Virtual Meeting

**Suvidha Bandi**  
Principal Planner  
Planning & Development Department  
City of Houston


March 23, 2021



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

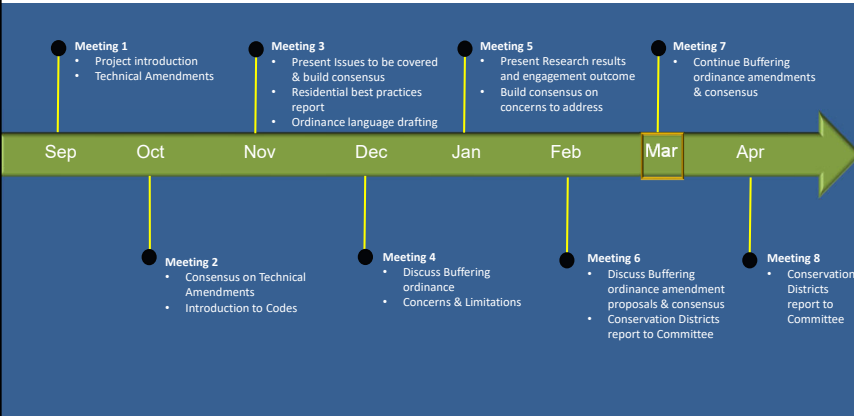
**Welcome by Chairs**

**Director's report**

- Continue discussion on dumpster screening & consensus
- Overview of research from other cities - physical separation distance
- Discuss physical separation distance options & consensus
- Homework activity & next meeting
- Public comments

6

### Project schedule



- Meeting 1** (Sep): Project introduction, Technical Amendments
- Meeting 2** (Oct): Consensus on Technical Amendments, Introduction to Codes
- Meeting 3** (Nov): Present Issues to be covered & build consensus, Residential best practices report, Ordinance language drafting
- Meeting 4** (Dec): Discuss Buffering ordinance, Concerns & Limitations
- Meeting 5** (Jan): Present Research results and engagement outcome, Build consensus on concerns to address
- Meeting 6** (Feb): Discuss Buffering ordinance amendment proposals & consensus, Conservation Districts report to Committee
- Meeting 7** (Mar): Continue Buffering ordinance amendments & consensus
- Meeting 8** (Apr): Conservation Districts report to Committee

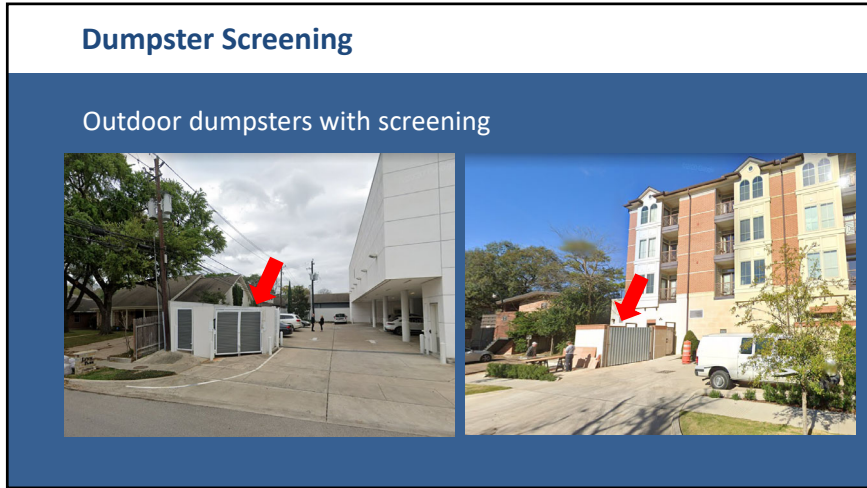
7

### Dumpster Screening

Outdoor dumpsters without screening



8



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10

### 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 when visible
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

11



12

## Dumpster Specifications

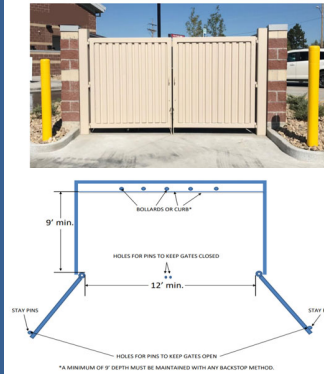
### Dumpster screening

FIGURE 2-6 - MINIMUM APPROACH AND CLEARANCE DIMENSIONS



<https://www.cheyenne-city.org>

For a single front load trash container (see sheet) and a single 1.5 yard recycle dumpster.



13

## Dumpster Screening Amendment Option

Potential option:

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

14

## Outcome of TAG meeting

Issues with dumpsters are

- Unpleasant view
- Odor

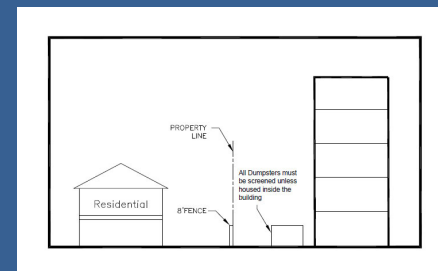
Enclosing dumpsters on the top was considered but will create operation challenges

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

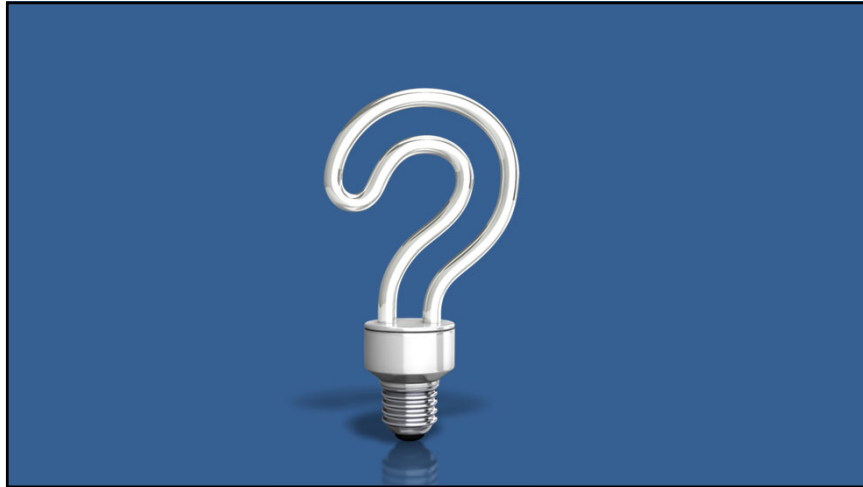
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## Proposed Dumpster Screening Standards

Require screening for all dumpsters unless housed inside the building  
Exception for dumpsters during construction or renovation (temporary)



16



17

**MUXIAN FANG**



18

### Distance Separation Standards in Other U.S. Cities

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)

19

### Distance Separation Standard Overarching Principles

Establish distance separation standards to:

1. Encourage high-rise developments along major corridors and in Major Activity Centers
2. Discourage high-rise developments along local streets where most residence occurs
3. Guide mid-rise developments abutting existing single-family residence along local streets

20

### City of Houston Current Distance Separation Standards

Apply to abutting developments if meeting ALL the followings:

1. Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street
2. Not located in a Major Activity Center
3. Greater than 75 feet in height measured from grade to the finished floor of the highest habitable floor
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

21

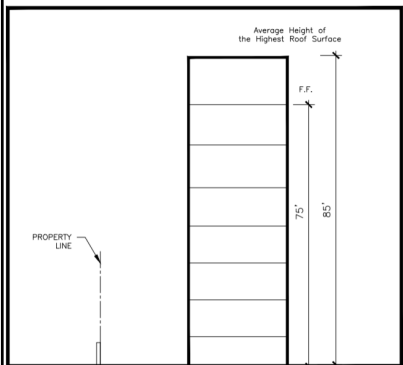
### City of Houston Current Distance Separation Standards

**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

22

### City of Houston Current Distance Separation Standards



**High-rise building height:**

A structure is greater than 75' in height measured from grade to the finished floor of the highest habitable floor or the highest floor of a parking garage.

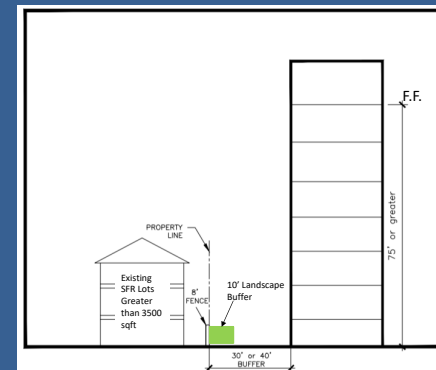
**Building height:**

Building height shall be the vertical distance from *grade plane* to the average height of the highest roof surface.

23

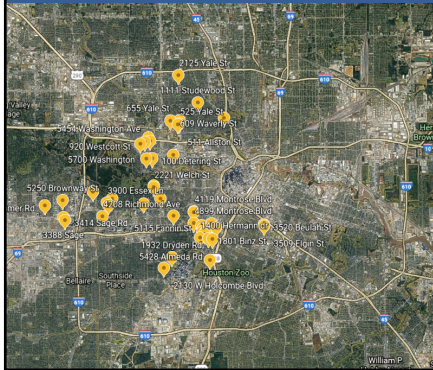
23

### City of Houston Current Distance Separation Standards



24

### Distance Separation Standards – Case Studies



- Analyze the 40 sites which staff conducted site visits in December 2020.
- Test 29 relevant sites with the following criteria:
  1. Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street
  2. Not located in a Major Activity Center
  3. Greater than 75 feet in height
  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

25

25

### Distance Separation Standards – Case Studies

#### General Findings:

1. 0 site is required to comply with the current distance separation standards
2. All high-rise developments are located along Major Thoroughfares
3. Most mid-rise developments located along local streets are 5-7 stories multi-family residential developments

26

26

### Distance Separation Standards – Case Studies

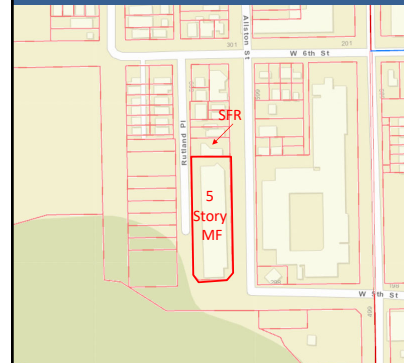
#### Site summary:

# of Stories	# of Sites	Percentage
4 or less	2	7%
5 stories	6	21%
6 stories	11	38%
7 stories	1	3%
8 stories	4	14%
9 or more	5	17%

27

27

### Distance Separation Standards – Case Studies



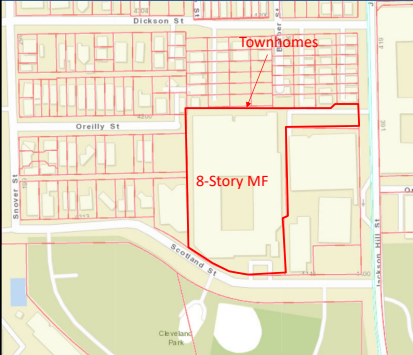
Distance Separation Criteria	Criteria Applicable to the Site (Y/N)
1) Not adjacent to a Major Thoroughfare or a Transit Corridor	Y
2) Not located in a Major Activity Center	Y
3) Greater than 75' in height	N
4) Majority of the property line abutting SFR larger than 3500 sqft	Y
5) More than 60% of the property line abutting SFR larger than 3500 sqft	Y

28

28

### Distance Separation Standards – Case Studies

Distance Separation Criteria	Criteria Applicable to the Site (Y/N)
1) Not adjacent to a Major Thoroughfare or a Transit Corridor	Y
2) Not located in a Major Activity Center	Y
3) Greater than 75' in height	N
4) Majority of the property line abutting SFR larger than 3500 sqft	N
5) More than 60% of the property line abutting SFR larger than 3500 sqft	N



29

### Distance Separation Standards – Criteria Analysis

Criteria applicability summary:

Distance Separation Criteria Exempting Compliance	# of Sites Exempting Compliance by the Criteria	Percentage
1) Adjacent to a Major Thoroughfare / Transit Corridor	20	69%
2) Major Activity Center	2	7%
3) More than 75' in height	24	83%
4) Majority of the property line abutting SFR larger than 3500 sqft	13	45%
5) More than 60% of the property line abutting SFR larger than 3500 sqft	5	17%

30

### Distance Separation Standards – Criteria Analysis

Distance Separation Criteria Exempting Compliance	Intent of the Criteria	Need Amendments? Why?	Proposed Amendments
1) Adjacent to a Major Thoroughfare / Transit Corridor	To encourage high density, mixed –uses developments along the major corridors and in Major Activity Centers.	No amendments are needed: 1) Major corridors and Major Activity Centers are the places where most high-rises/ Mid-rises occur 2) Most single- family residential developments occur along local streets 3) The proposed amendments on garage screening, lighting fixtures and dumpsters will address most concerns.	None
2) Major Activity Center			

31

### Distance Separation Standards – Criteria Analysis

Distance Separation Criteria Exempting Compliance	Intent of the Criteria	Need Amendments? Why?	Proposed Amendments
3) More than 75' in height measured from grade to the finished floor of the highest habitable floor or the highest floor of a parking garage	To mitigate the adverse impacts by reserving more buffer area between the proposed high-rise structures and the existing abutting single-family residential homes	Amendments are needed: 1) Most high-density developments constructed along local streets are mid-rises 2) The 75' building height requirement is to capture high-rise buildings instead of mid-rises structures	3) Keep the current buffer area standards for the high-rise structures meeting the criteria, <u>and</u>  <b>Require a 15' buffer for development with a structure meeting all of the followings:</b> <b>(a) not a high-rise structure</b> <b>(b) greater than 65' in height measured from grade to the top of structure</b> <b>(c) abuts or takes access from only a local street</b>

32



### Distance Separation Standards – Criteria Analysis

Current standards: no buffer is required  
Proposed amendments: require 15' buffer

Current standards: no buffer is required  
Proposed amendments: no buffer is required



33

### Distance Separation Standards – Criteria Analysis

Distance Separation Criteria Exempting Compliance	Intent of the Criteria	Need Amendments? Why?	Proposed Amendments
4) Majority of the property line abutting SFR larger than 3500 sqft  5) More than 60% of the property line abutting SFR larger than 3500 sqft	To mitigate the adverse impacts of high-rises developments on the abutting existing traditional single-family residential homes.	Amendments are needed: 1) All existing single-family residential homes shall be equally protected 2) The existing duplexes, triplexes, and quadplexes were constructed in single-family residential neighborhoods and shall also be equally protected	4) Majority of the property line abutting SFR or small-scale multi-family residential (up to 4 units)  5) More than 60% of the property line abutting SFR or small-scale multi-family residential (up to 4 units)

34

### Proposed Distance Separation Standards

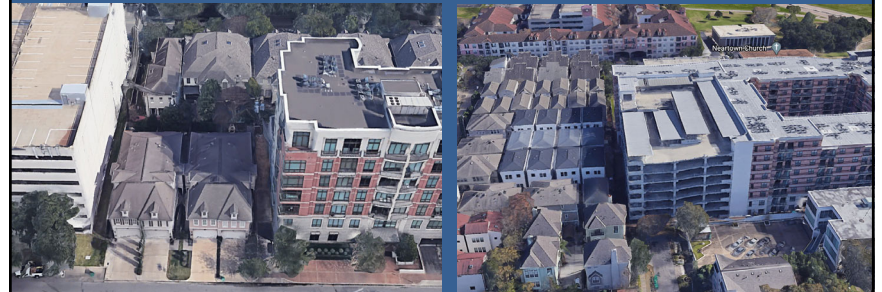
Small-scale multi-family residential means:  
 A development with 3 or 4 dwelling units on a lot or a tract, such as:

- 1) Two duplexes
- 2) One triplex
- 3) One triplex with an accessory dwelling unit
- 4) One quadplex

35

### Distance Separation Standards – Criteria Analysis

Current standards: No buffer is required abutting the existing townhomes  
Proposed amendments: Require 15' buffer abutting the existing townhomes



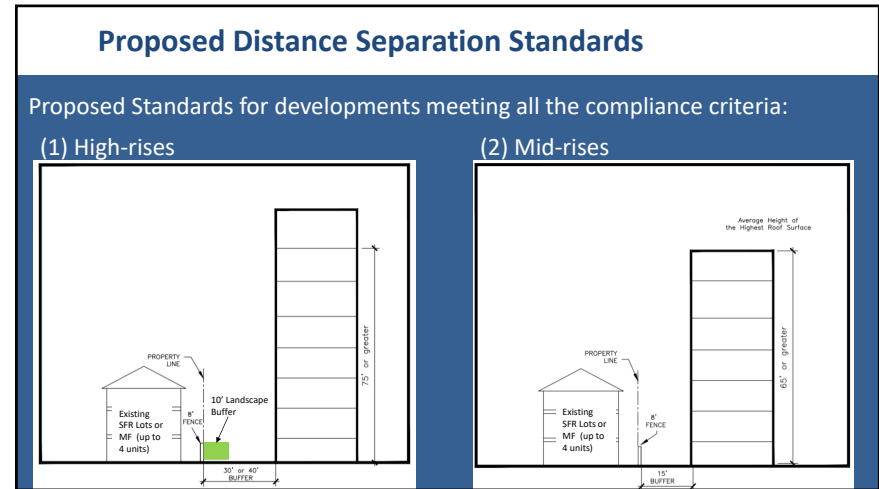
36

### Proposed Distance Separation Standards

Compliance criteria

Current Criteria	Proposed Criteria
1) Greater than 75 feet in height (high-rise building height)	1) Create two building height criteria, one for high-rises & one for mid-rises abutting or taking access from only a local street. Different distance separation standards are proposed for the two types of development respectively: (a) High-rises: greater than 75 feet in height (high-rise building height) (b) Mid-rises: greater than 65 feet in height (actual building 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)

37



38

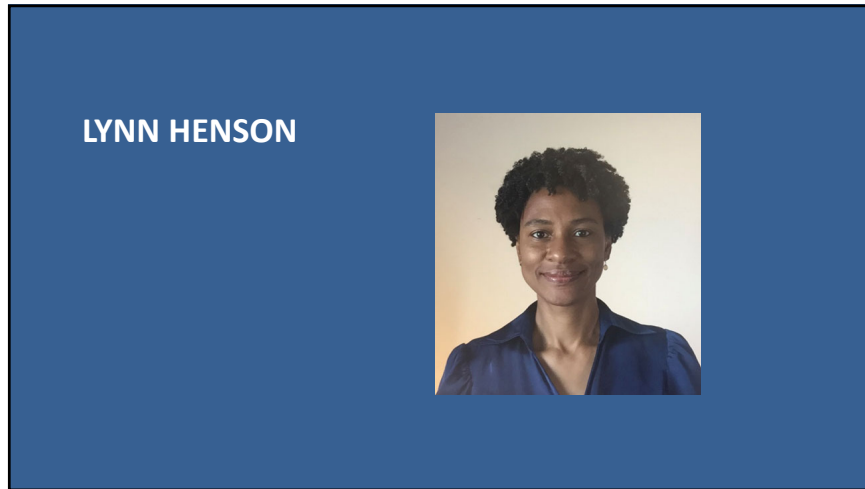
### Draft Distance Separation Standards – Summary

Current Requirements		Proposed Amendments	
Applicability Criteria	Buffer Area Standards	Applicability 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 2) Min 40 feet wide buffer area if adjacent to or taking access from a local street	1) Create two building height criteria, one for high-rises & one for mid-rises abutting or taking access from only a local street. (a) High-rises: greater than 75 feet in height (high-rise building height) (b) Mid-rises: greater than 65 feet in height (actual building height)	(a) High-rises greater than 75 feet in height (high-rise building height): 1) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street 2) Min 40 feet wide buffer area if adjacent to or taking access from a local street 3) Include a 10 feet landscape buffer & an 8' fence/wall 4) No structures or covered parking within the buffer area 5) Vehicular access and surface parking are allowed
2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	3) Include a 10 feet landscape buffer & an 8' fence/wall 4) No structures or covered parking within the buffer area	2) Adjacent to or taking access from a public street <u>other than</u> a Major Thoroughfare or a Transit Corridor Street	(b) Mid-rises greater than 65 feet in height (actual building height) and the development abuts or takes access from only a local street: 1) Min 15 feet wide buffer area 2) No structures or covered parking within the buffer area 3) Vehicular access and surface parking are allowed
3) Not located in a Major Activity Center	5) Vehicular access and surface parking are allowed	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 property line abutting existing SFR 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 adjacent to SFR lots or small-scale multi-family residential (up to 4 units)	

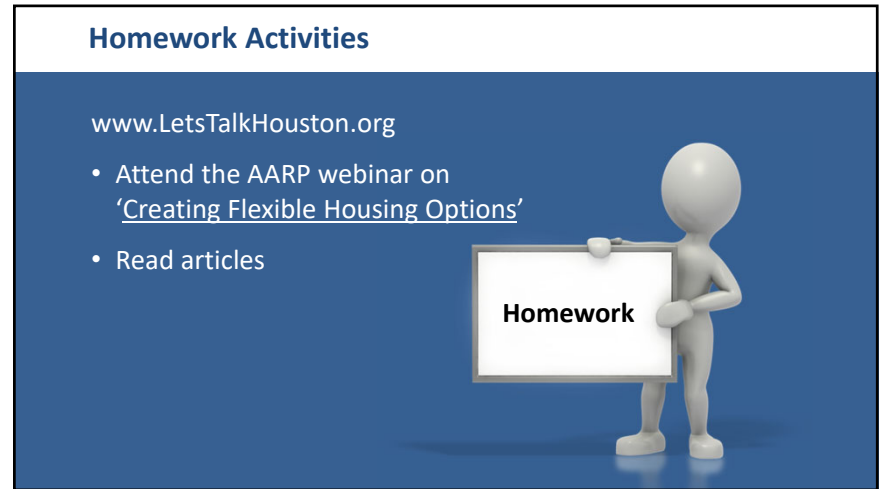
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42



43



44

### Contacts and Resources

**Livable Places**

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45

### 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



46