

Map tool summary

Pins	Stories	Development	Concerns/Comments	Good aspects	Staff Findings
24	5-11	Apartment or condos next to single family homes.	Building too close, access to narrow streets, excessive noise, light shining from the building, too tall, blocks signal from adjacent cell tower, did not assess parking needs correctly as they take up all on street parking, more distance must be kept from homes, construction noise through the night, construction vehicles blocked the road, increased traffic, block sunlight, noise from ground floor retail, affects value of homes, removal of trees, flooding, lost sense of privacy, trash thrown into home yards, no proper provision for dumpsters leading them to block the traffic lanes, visitor parking not planned, streets are dangerous to walk, lack of green space	Good distance from adjacent residential development, provided garage screening, walled dumpster, tall trees that block light and ground floor retail.	Apartment complex or condos next to single family. Garage screening and cut off lighting requirements apply.
10	13	Boone Manor - under construction	Construction noise, no silica dust mitigation, height of the structure compared to other buildings, street closures, parking lot and construction equipment shines light, parking occupied by construction vehicles, enforcement is not adequate, wrong way drivers, illegal parking, no dust mitigation, property damage from construction vehicles, noise and parking ordinance violations, too much traffic, creates shadows, trash, no ground floor retail, violation of noise and parking ordinance		Concerns forward to the relevant department, not within the scope, ground floor retail is not a requirement currently. Garage screening requirements apply.
2	16	Full Block condo development on Hermann		Garage screening and walled dumpster, amenities within the development	Full block development fronting on major thoroughfare. Not adjacent to SFR development.
1	20	High rise office building on Westheimer	No ground floor retail		Garage backing to residential townhomes, Garage screening and lighting applies
3	24	The Southmore - Luxury apartments	Height, lights are blinding, lack of scale, dumpsters left on street, flooding, traffic, adjacent to nationally registered historic structures, creates shadows, garage screening not adequate, noise from exhaust fans and HVAC, wind tunnel effect, side yard along fence not maintained and causes flooding.		Southmore development fronts on major thoroughfare with one single family lot adjacent to it. Garage screening and cut off lighting regulations apply. Light shines onto the adjacent property, noise is heard.
1	30	Warwick Towers - High rise condos	Noise from the heating/cooling unit on the ground floor, very tall and does not fit the neighborhood, no landscaping along the sides and homeless people sleep in the alcoves.	Garage screening	Development fronting on transit corridor streets and major thoroughfare. Not adjacent to SFR development.
1	30	2929 Wesleyan	Height of the structure		Apartment high rise fronting on major thoroughfare and abutting single family residential lots smaller than 3500 sf. Garage screening and cut off lighting regulations apply.
1	46	Luxury high rise condo on Preston	Height of the structure, blocking sunlight, disruption to bus stop services, destroyed the surrounding streets, and blocked access to the neighboring garage		Located in downtown MAC, no residential surrounding the property.

30	2-4	Single family residential developments	2, 3 or 4 story residential developments next to 1 or 2 story traditional single family homes. Construction debris, dust, sidewalks impassable, flooding, roads blocked, lead contamination, constant trash, noise and parking violations		Townhomes are also single family residential developments and can be located next to traditional single family homes.
2	7-10	Apartment complex next to single family homes on Alameda and another on 11th street	Light shines from the building, storage structure next to homes		Proposed developments next to single family homes. Garage screening and cut off lighting regulations apply.
2	12-16	Proposed structure on Portsmouth	Proposed apartment building very tall towering adjacent single family homes, not conforming to the buffer ordinance due to technicality.		Proposed apartment buildings abutting single family lots less than 3500sf
9	35	XHouston - Proposed development and the development on San Felipe	Height, light will shine from 10 story garage, intrusive, block sunlight, noise from equipment, wind tunnel effect, removal of trees, construction impacts, noise from public event space, site too small, wind tunnel effect.		Proposed structure, not immediately abutting SFR properties. Garage screening regulations apply.
8	23	Ashby high rise - Proposed development	Light, traffic, sky view, invades privacy, noise, does not fit in with the neighborhood, parking issues in the neighborhood, disturbances from proposed retail /restaurant bars, blocks sunlight creating shadows, narrow side streets, lower property values, commercial vehicles accessing residential streets, will affect health of trees, limit on how long a building permit can be active, room on their property for deliveries, moving trucks, trash collection, etc. to avoid the continual blockage of traffic on surrounding streets, designated dog area must be provided within development, difficult for fire access. Large buildings need more setback requirements		Proposed development. Has single family residential abutting the site.
7	25	The Paramount - Proposed development	Too close to residential property, limited access and egress, turn around for fire and emergency vehicles too narrow, too tall and large for lot size, will negatively affect residential property, decrease property values, lack of privacy, narrow side streets, dangerous to walk, lack of attention to improving medians and adding turn lanes or lights directing traffic, increased traffic, curbside parking unavailable, lack of green space to socialize or walk dogs, no sidewalks, parking for visitors, no designated parking for construction workers, traffic through the neighborhood is of major concern and additional residents in the neighborhood that will require additional city resources, eg. water, power, sewage, parking, etc		Proposed development fronting on major thoroughfare and adjacent to single family homes. Garage screening and cut off lighting regulations apply
30		Industrial development and truck yards	Industrial development next to single family homes, Truck yards, metal recyclers, dust, odor, oil tanks next to homes, flooding, lead contamination, increased paved areas, equipment left on roads, potholes, increased sediments in air, construction noise too early in the morning, soil contamination, sidewalks blocked, increased risk of accidents, improper fencing, metal fencing adjacent to residential homes, no trees, illegal dumping and clogged drainage. Roads not equipped to handle commercial vehicles, environmental violations, no permits, drainage or detention ponds for the development.		Industrial developments adjacent to residential homes and truck yards are outside the scope.