

Livable Places Action Committee

Virtual Meeting, May 11, 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

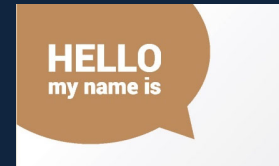


Call POD 832-393-6600

**Wait to be
Recognized by Chair**



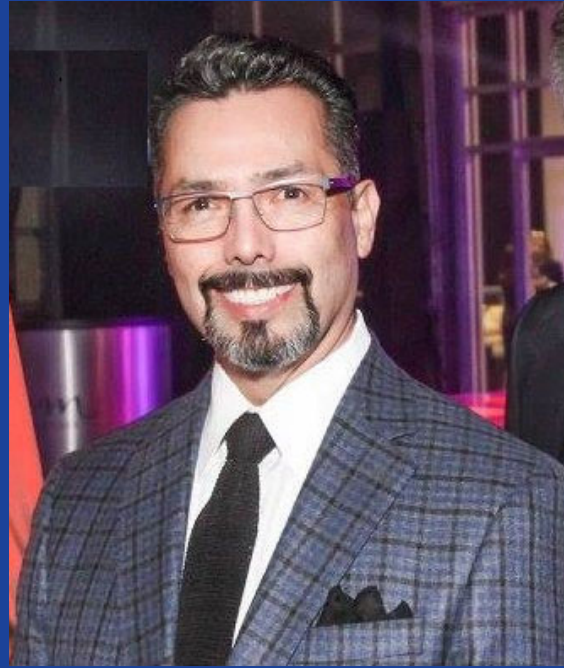
**State Full Name;
Speak up Clearly**



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

Recommendations for Narrow Lots

Recommendations for Courtyard Style Developments

Homework activity & Next meeting

Public comments

Livable Places Houston

The Livable Places Action Committee is creating opportunities within our development standards that encourage housing variety and affordability.

www.houstontx.gov/planning/livableplaces.html

Self guided tour response summary

Received 35 responses

- Building are too close, parking on street, nice to walk or bike, front doors to the street looks good, lack of continuous driveways makes the street available for public parking
- Continuous driveways interrupting sidewalk, cars blocking sidewalk, no on-street parking, other uses of the road had to use driving lanes, no sidewalks, no guest parking, no backyards, streets too narrow, no green space, hard to maneuver cars in shared driveways, visibility at corners, keep cars off the street

Accomplished so far

- Buffering for residential buildings, screening and lighting
- Multi-unit residential on unrestricted lots with no deed restrictions
- Garage apartments or secondary dwelling units where deed restrictions allow
- Reduced parking for smaller units and market-based parking in proximity to other transit modes

Current discussion

- Revisions to Narrow-Lot Development standards to:
 - Improve pedestrian safety;
 - Drainage; and
 - Preserve on-street parking for neighborhoods.
- Standards for Courtyard Style Developments

Goals

1

Encourage alley access and shared driveways for SFR lots

2

Reduce number of driveways to improve safety and preserve on-street parking

3

Reduce impact to stormwater detention in the public ROW

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

Proposed recommendations

Property abutting an alley – Access from alley or shared driveway connecting to alley – All provisions

Property abutting unimproved alley midblock or no alley

Creating lots 40' or wider

- Individual driveway allowed but must provide uninterrupted curb space of 22' and 1/3 of the structure facing the street must be habitable space – All provisions

Creating lots less than 40' wide

- Property size less than 15,000 sf
 - Use shared driveway, PAE or Flag lot to take access – All provisions
 - Use common drives with 19' GBL (unless it is a property at corner/double fronted and 10,000 sf or larger – General provisions only)
 - Use shared driveway, PAE or flag lot to take access for properties at corner/double fronted and 10,000 sf or larger – All provisions
- Property size 15,000 sf or more
 - Use shared driveway, PAE or Flag lot to take access – All provisions

General Provisions

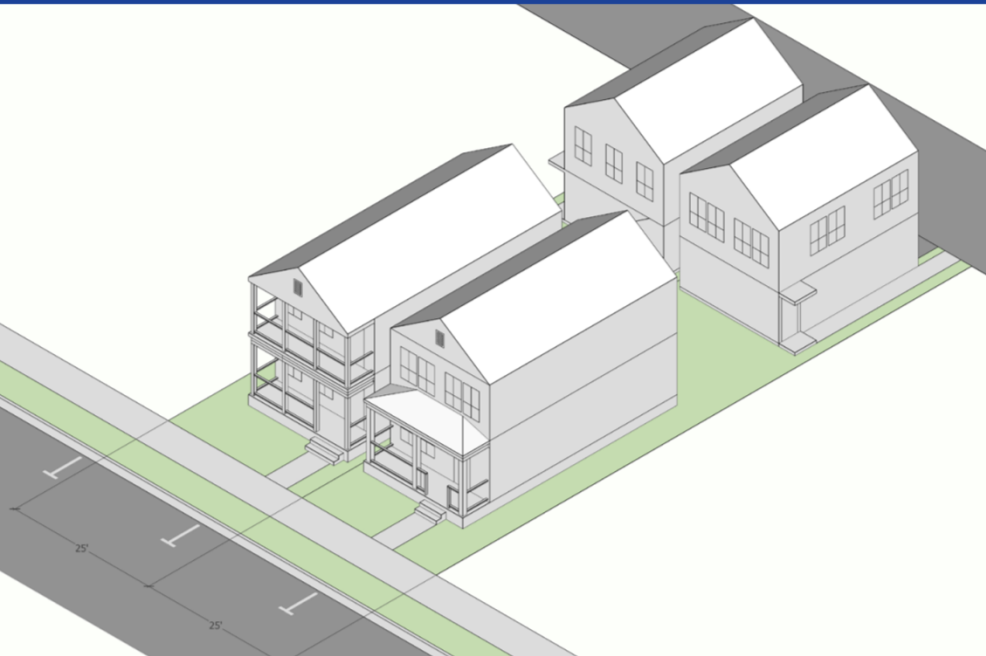
- Reduced parking for smaller units (1 space per unit 1500 sf or less)
- Market based parking near transit
- Required parking could be detached from the lots but must be within the development
- Simpler permitting process with typical design layout
- Standard template for common access/maintenance easement document

Additional Provisions

- Increased density of 35 du/a for properties that take rear access via alley or shared driveway.
- Reduced BL of 0-5' along public streets (when proposing alley access, shared driveway, PAE or flag lot) if there is adequate room for utilities, sidewalks and safety buffer
- Flag lot staff can be between 12 feet to 20 feet but access must be shared – all width need not be paved
- Lot width and lot size averaging allowed
- Encroachments into the 15x15 visibility triangle allowed above 10' for local and collector streets
- Curb radius can be measured along the paving but cannot encroach into adjacent property

Abutting alley

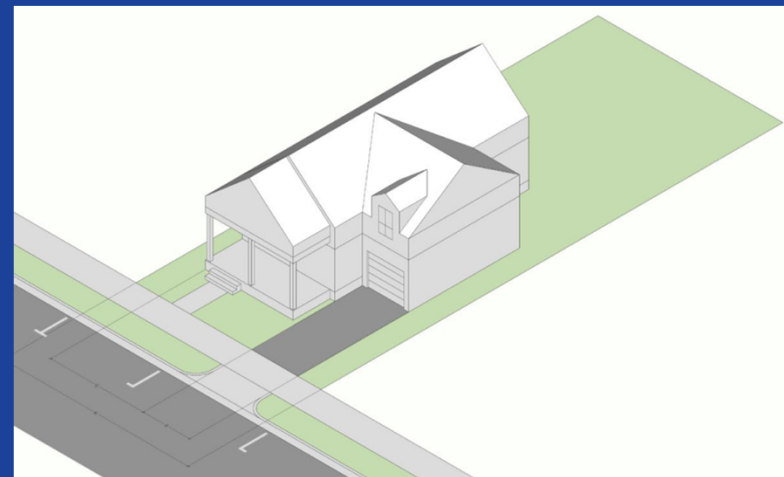
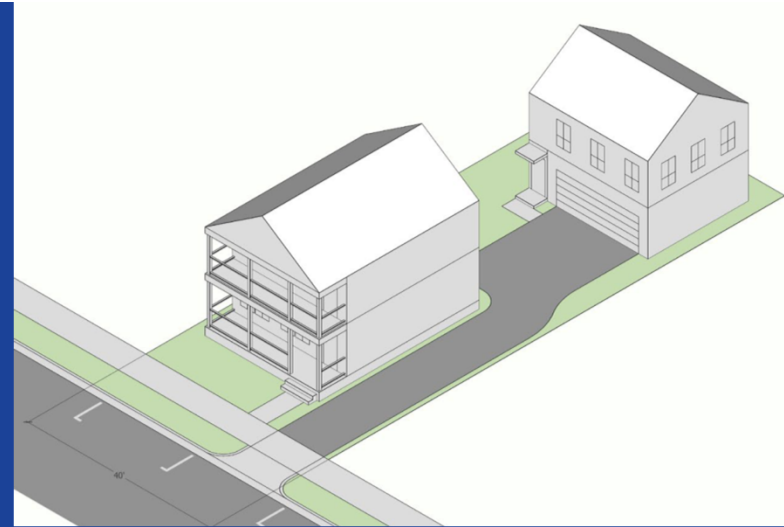
Property abutting an alley – Require access from alley or shared driveway connecting to alley – All provisions



Not Abutting alley

Creating lots 40' or wider

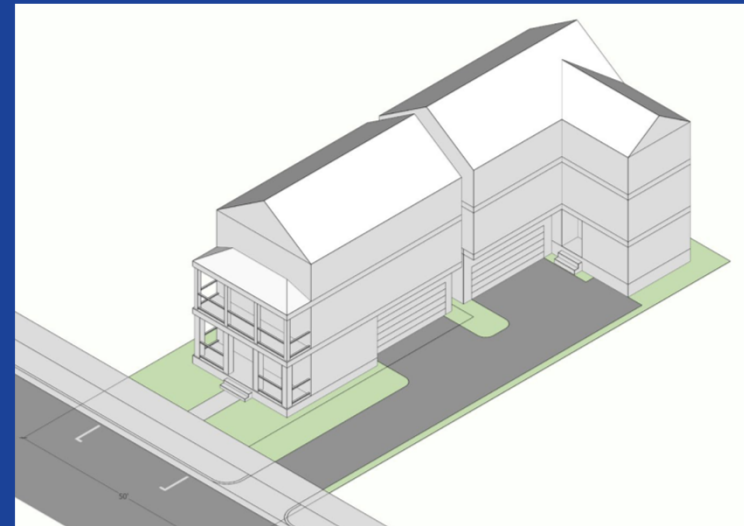
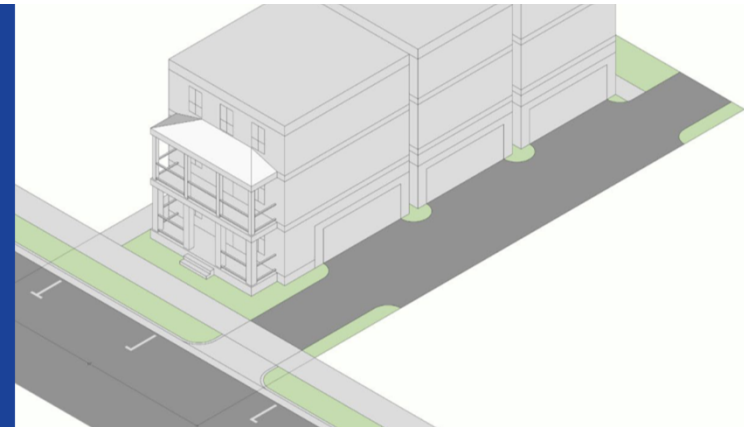
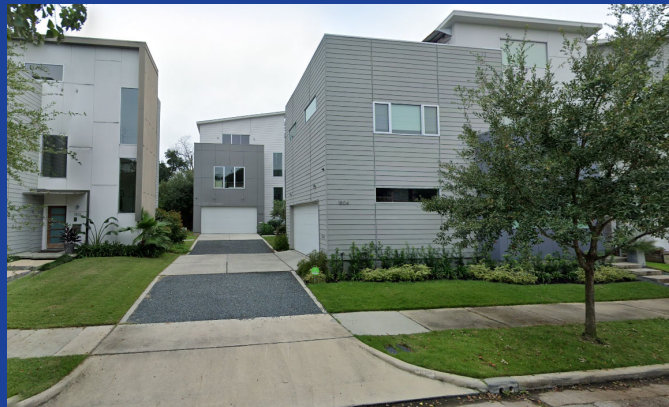
- Individual driveway allowed but must provide uninterrupted curb space of 22'
- 1/3 of the structure facing the street must be habitable space
- All provisions



Not Abutting alley

Creating lots less than 40' wide

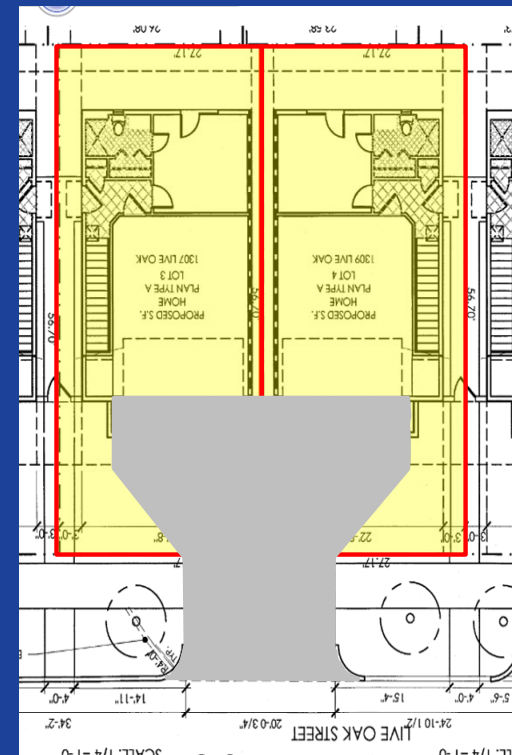
- Property size less than 15,000 sf
 - Require shared driveway, Flag lot or PAE to take access – All provisions



Not Abutting alley

Creating lots less than 40' wide

- Property size less than 15,000 sf and not corner/double fronted
 - Can use common drives with 19' GBL – General provisions only



Not Abutting alley

Creating lots less than 40' wide

- Property at corner/double fronted and 10,000 sf or larger
 - Require shared driveway, Flag lot or PAE to take access – All provisions





TAMMI WILLIAMSON





COURTYARD STYLE RECOMMENDATIONS

RECOMMENDATIONS

Provisions

1. No minimum lot size

2. Flexible lot frontage

3. No limit on density

4. Reduced parking

5. Detached parking

Standards

1. Required courtyard

2. Street-fronting buildings

3. Active building facades

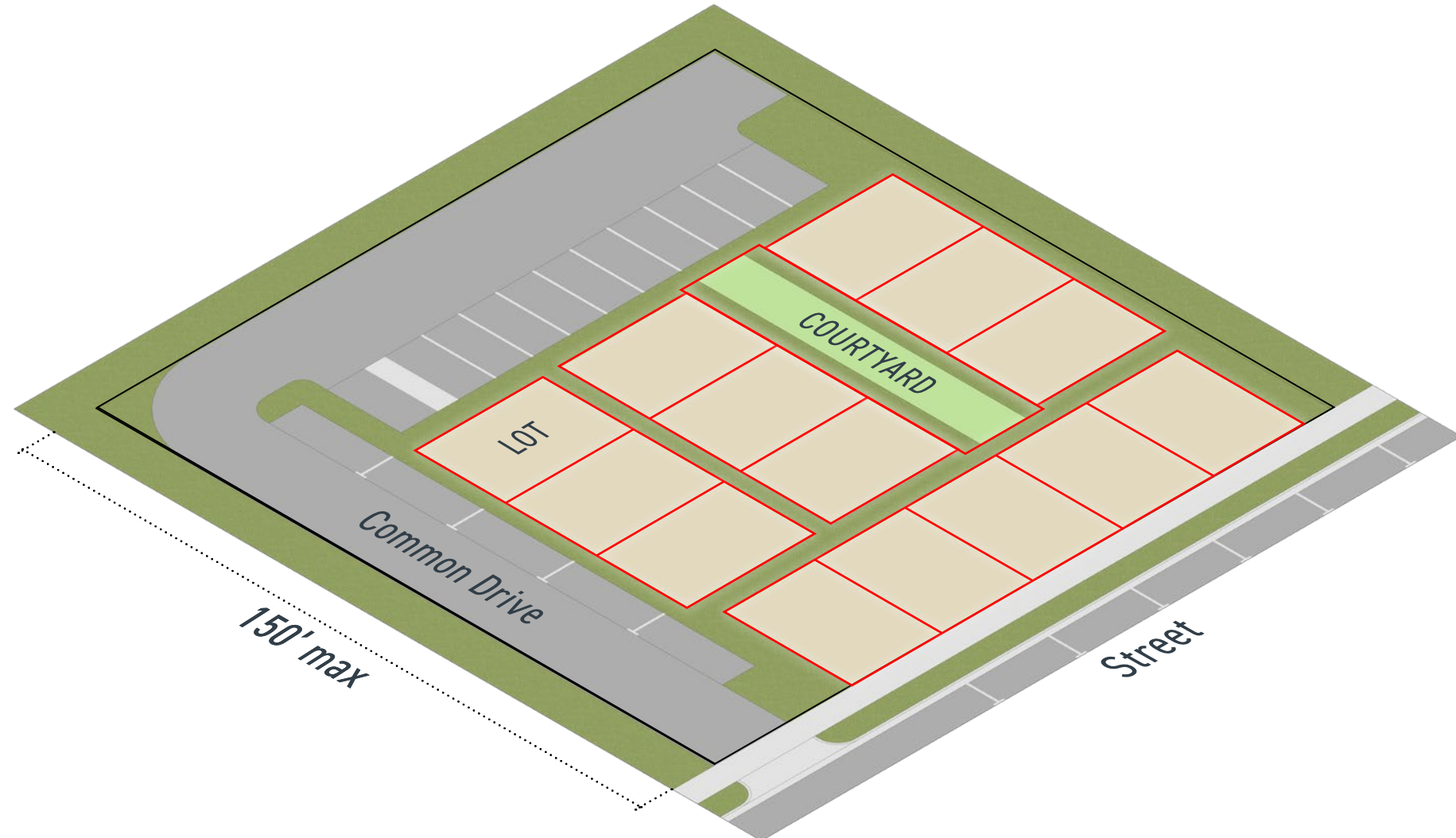
4. Building height limits



RECOMMENDATIONS

PROVISIONS

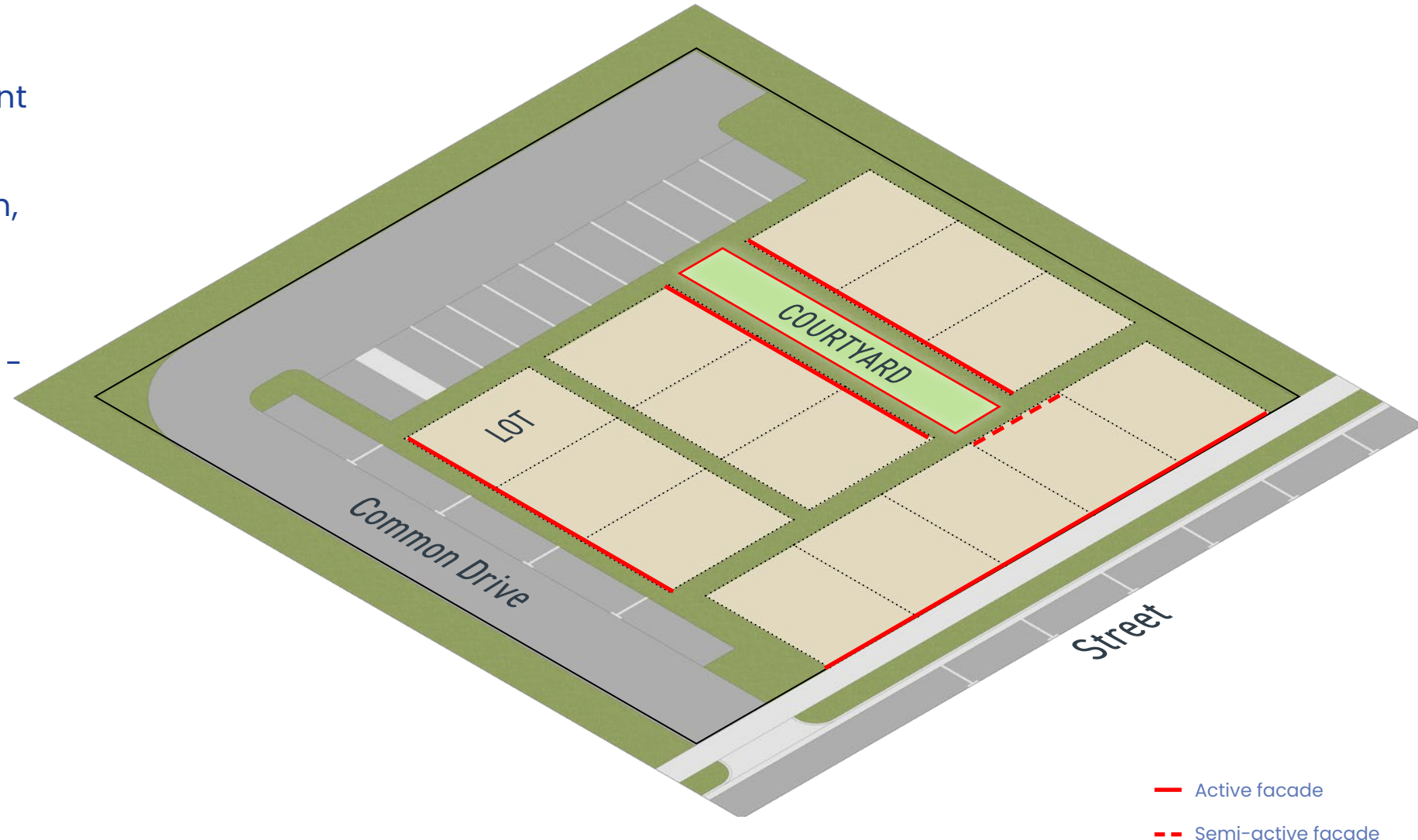
- + No minimum lot area or lot width
- + No maximum density
- + Required on-site parking
 - 1 space per lot
 - Market-based within ½ mile of high frequency transit, ¼ mile of high comfort bike lanes
- + Lots allowed to front on courtyards, alleys, PAEs, and common drives
- + Parking allowed to be detached from individual lots



RECOMMENDATIONS

PERFORMANCE STANDARDS

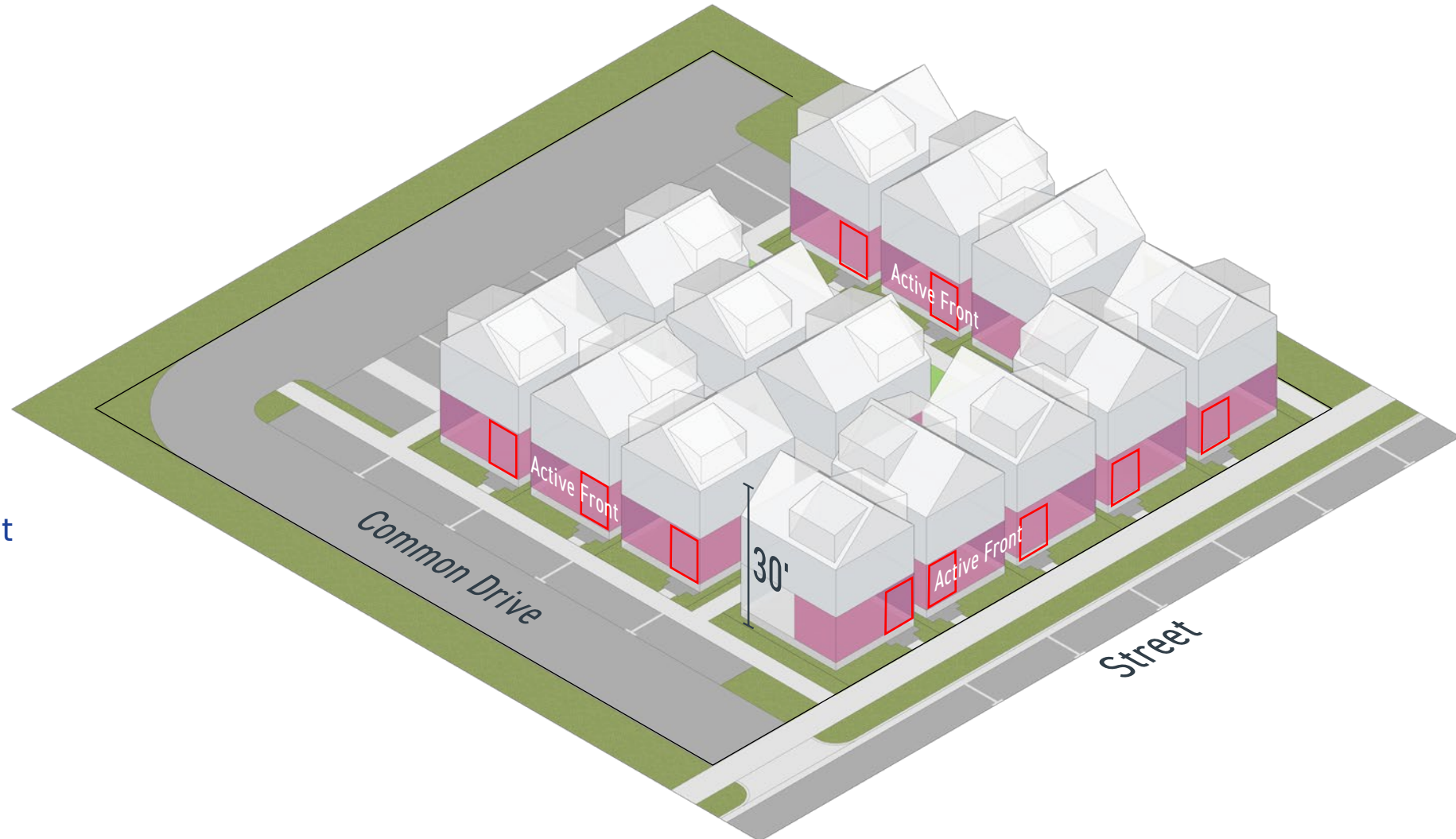
- + Courtyard required
- + At least 50% of lots must front courtyard
 - Active (front): Stoop, porch, door, windows, low open fencing
 - Semi-active (rear or side) - Covered patio, deck, windows, open fencing
- + Min size:
 - 150 SF / lot
 - 12' width
 - 480 SF area



RECOMMENDATIONS

PERFORMANCE STANDARDS

- + 5 foot building line - houses must be pulled up to and face the street (front doors, stoops, porches)
- + No parking allowed between the building and street
- + Active front required - occupiable space (not storage, hallways, parking)
- + Max building height of 30 feet



COURTYARD

Examples



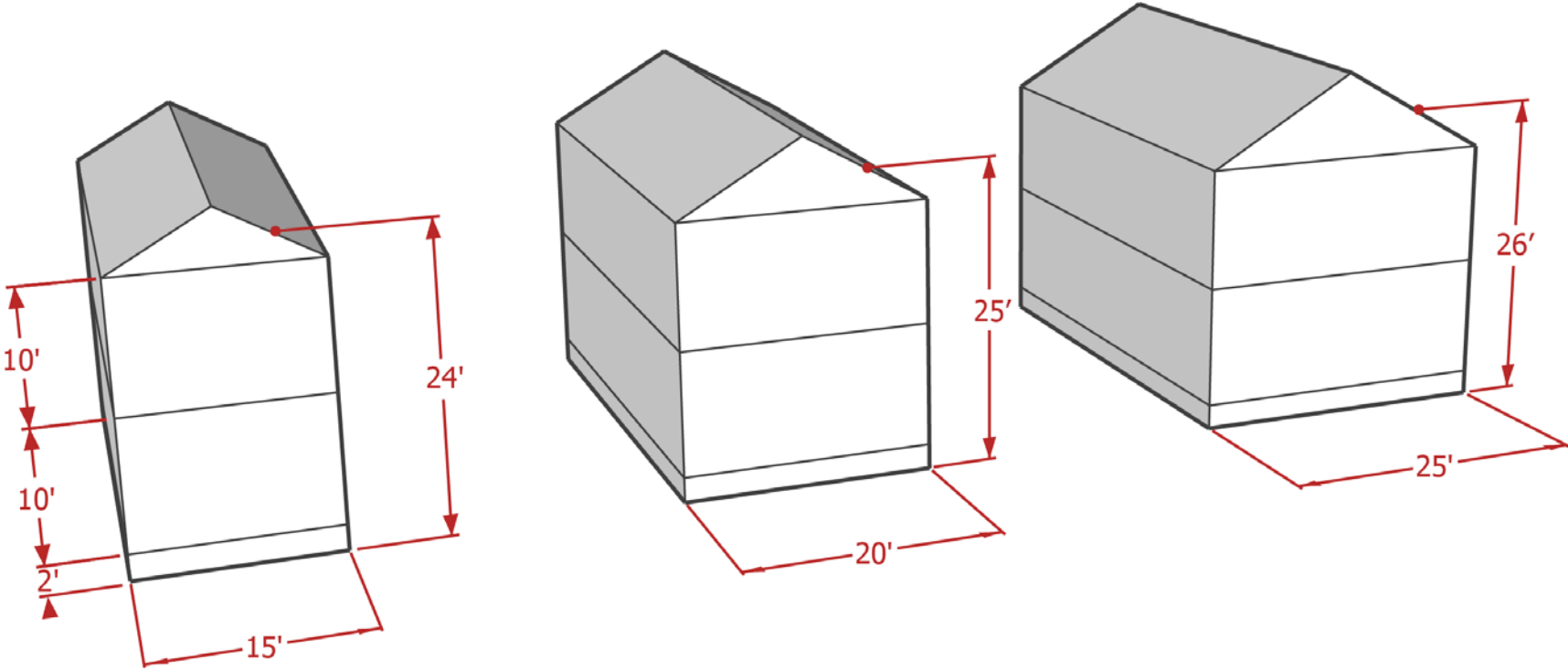
COURTYARD

Examples



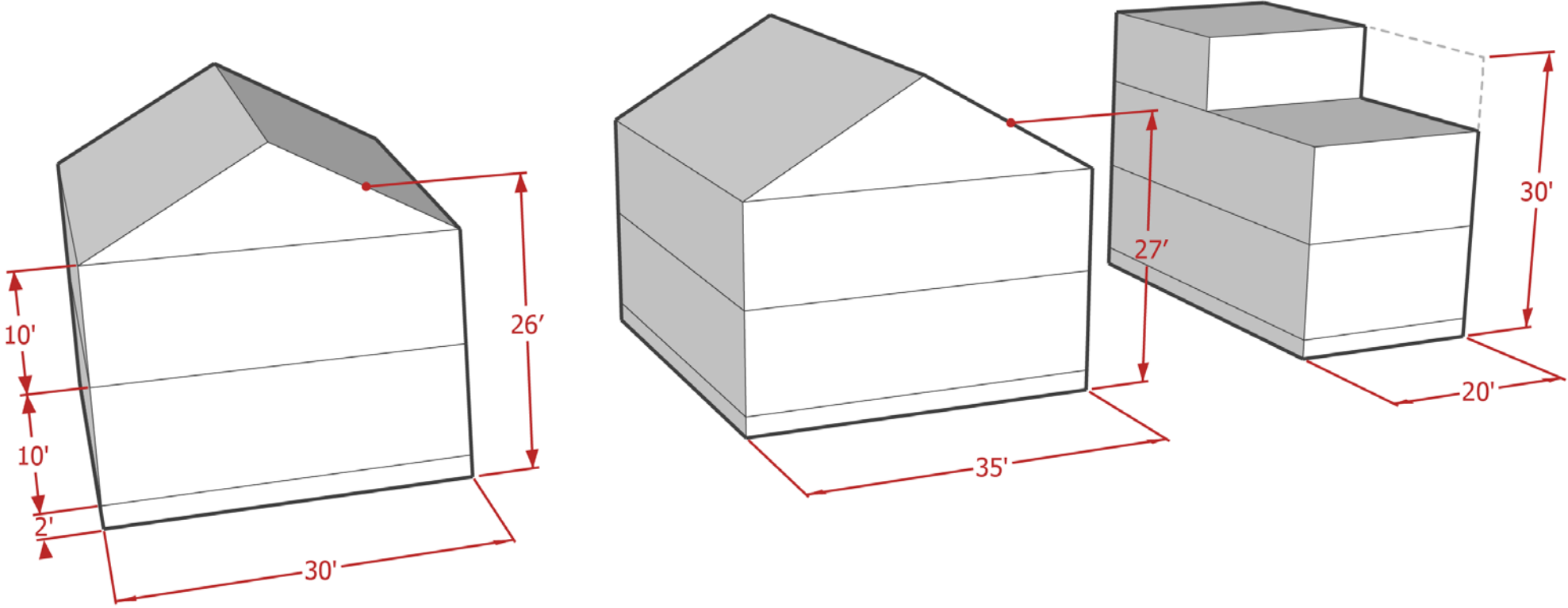
MODELING

Max height limit – 30 feet / 2.5 stories



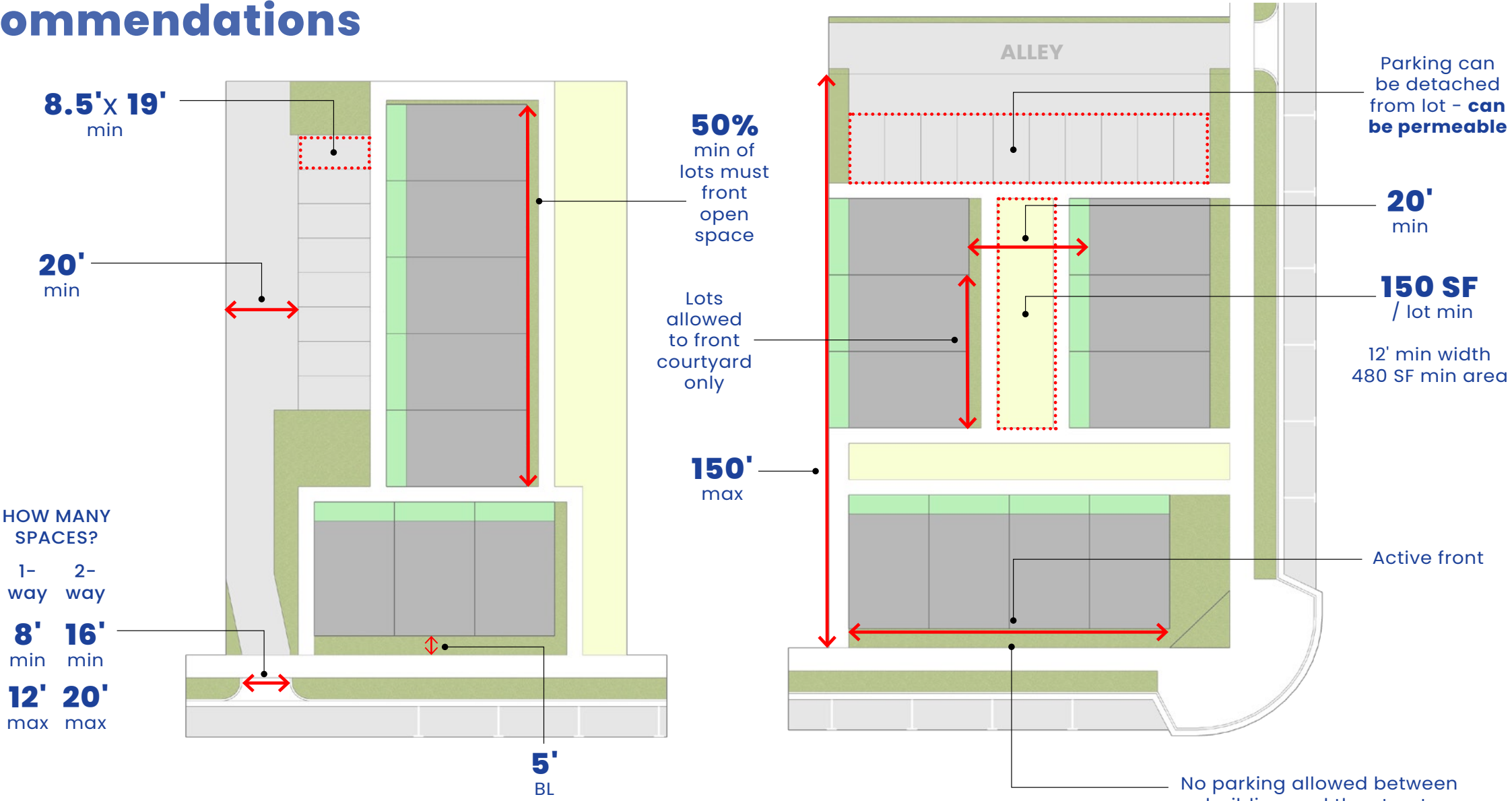
MODELING

Max height limit – 30 feet / 2.5 stories



MODELING

Recommendations



MODELING

100' X 100' Site

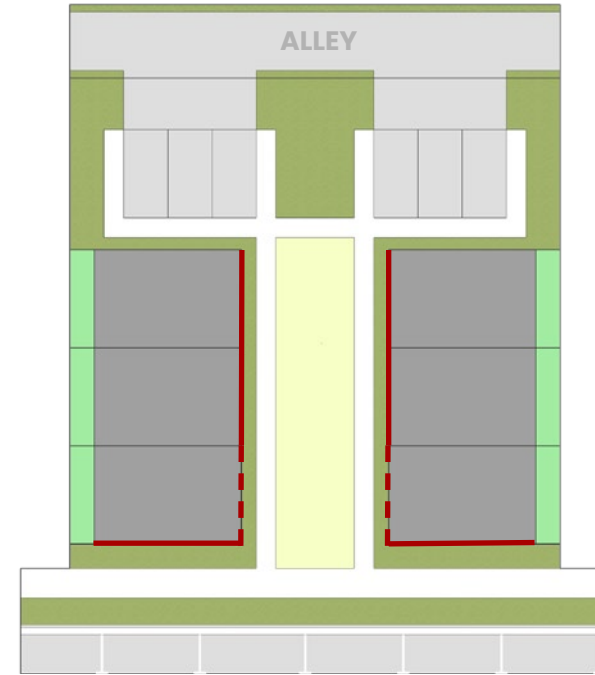
	Mid-Block No alley	Mid-Block Alley
Lots	5	6
Setback	5'	5'
Building line	5'	5'
Lot size	700 SF	700 SF
Units/acre	22	26
Parking spaces	5	6
Courtyard size	550 SF	1,080 SF
Courtyard size/lot	110 SF	180 SF
Site coverage	69%	63%
with permeable parking/drive	43%	48%

MID-BLOCK: NO ALLEY



STREET

MID-BLOCK: ALLEY



STREET

Key

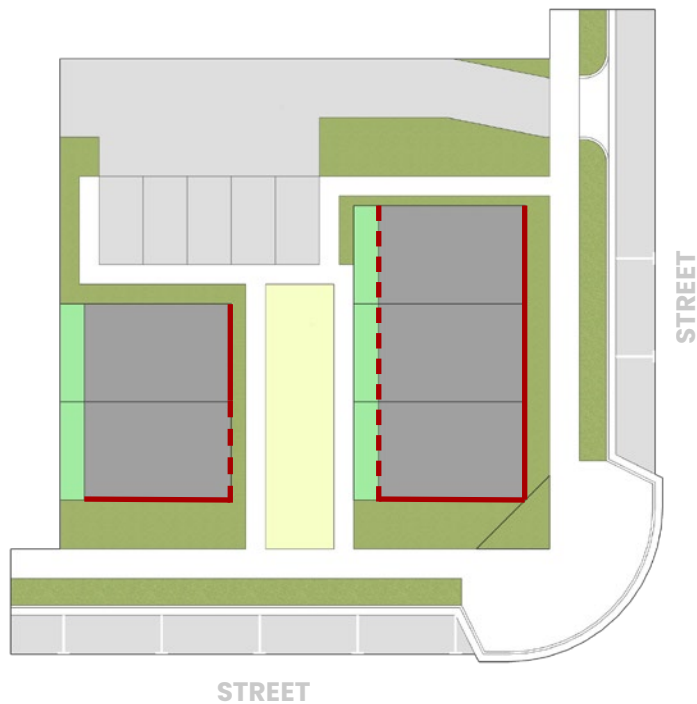
- Drive/parking
- Walkway
- Open lot
- Building footprint
- Private open space
- Courtyard
- Active facade
- Semi-active facade

MODELING

100' X 100' Site

	Corner No alley	Corner Alley
Lots	5	6
Setback	5'	5'
Building line	10'/5'	10'/5'
Lot size	700 SF	700 SF
Units/acre	21	26
Parking spaces	5	6
Courtyard size	756 SF	945 SF
Courtyard size/lot	151 SF	158 SF
Site coverage	66%	62%
with permeable parking/drive	40%	46%

CORNER: NO ALLEY



CORNER: ALLEY



Key

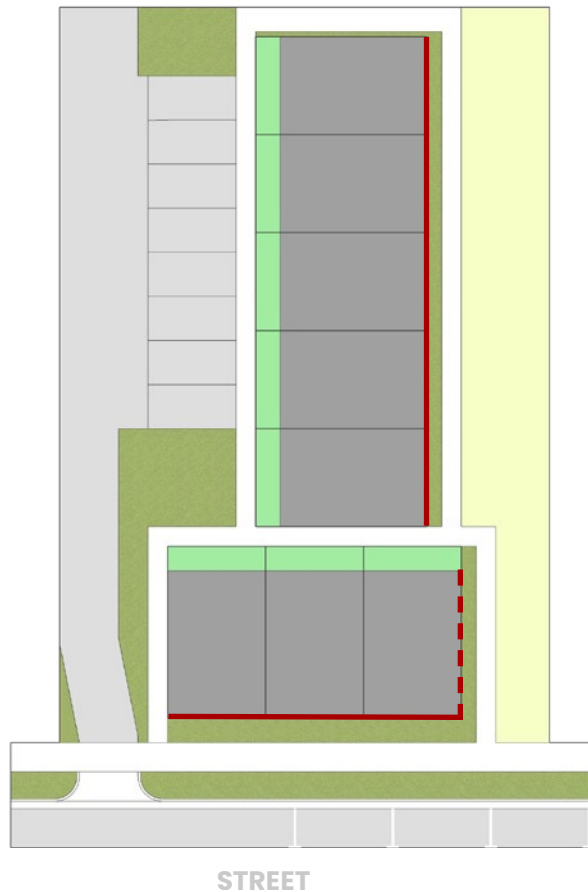
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MODELING

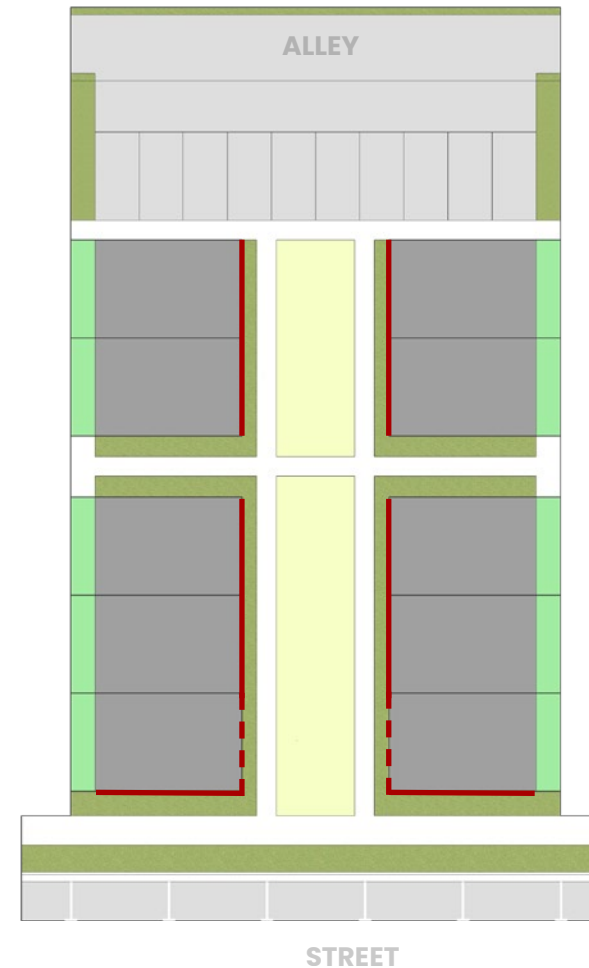
100' X 150' Site

	Mid-Block No alley	Mid-Block Alley
Lots	8	10
Setback	5'	5'
Building line	5'	5'
Lot size	700 SF	700 SF
Units/acre	24	29
Parking spaces	8	10
Courtyard size	2,392 SF	1,816 SF
Courtyard size/lot	299 SF	182 SF
Site coverage	70%	69%
with permeable parking/drive	43%	52%

MID-BLOCK: NO ALLEY



MID-BLOCK: ALLEY



Key

- Drive/parking
- Walkway
- Open lot
- Building footprint
- Private open space
- Courtyard
- Active facade
- Semi-active facade

MODELING

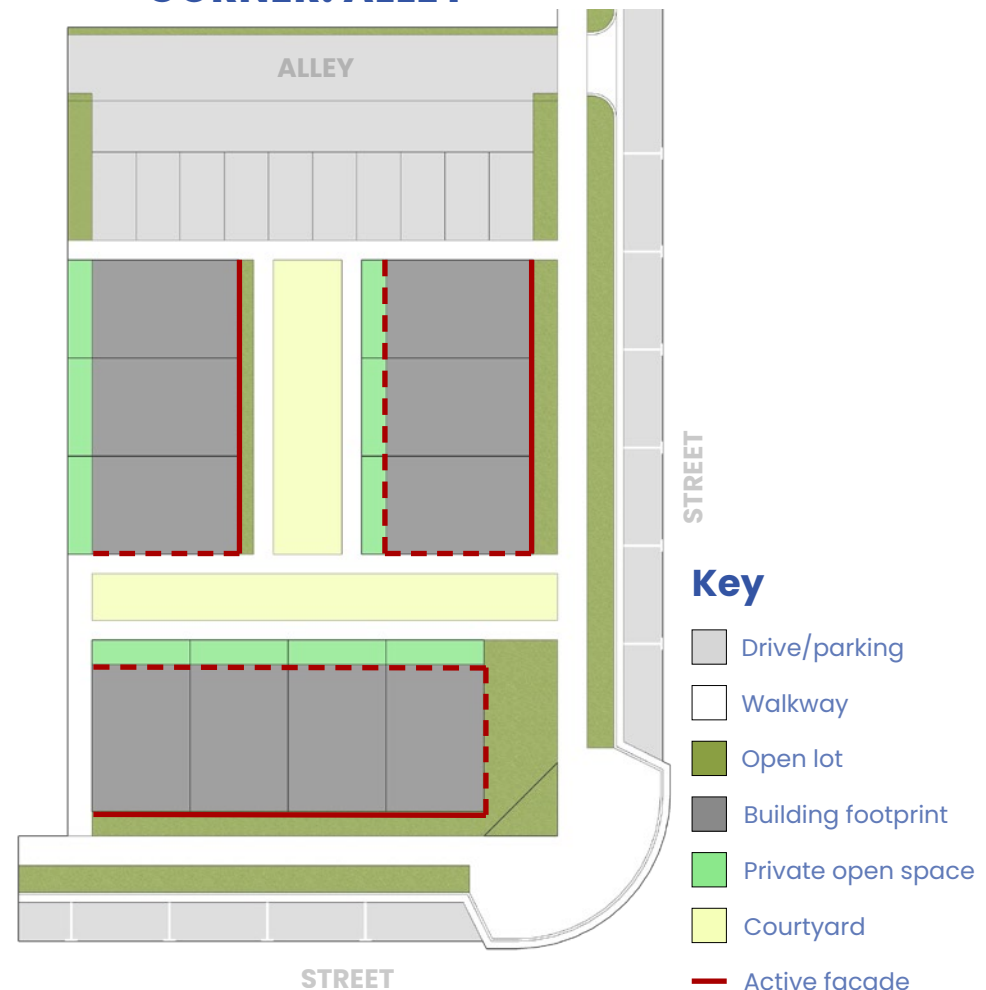
100' X 150' Site

	Corner No alley	Corner Alley
Lots	8	10
Setback	5'	5'
Building line	10'/5'	10'/5'
Lot size	700 SF	700 SF
Units/acre	24	26
Parking spaces	8	10
Courtyard size	2,650 SF	1,742 SF
Courtyard size/lot	331 SF	174 SF
Site coverage	64%	69%
with permeable parking/drive	44%	52%

CORNER: NO ALLEY



CORNER: ALLEY



- Key**
- Drive/parking
 - Walkway
 - Open lot
 - Building footprint
 - Private open space
 - Courtyard
 - Active facade
 - Semi-active facade



LYNN HENSON



Contacts and Resources

Livable Places

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Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org





Next meeting
June 7th
3-5pm

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