

Livable Places Action Committee

Virtual Meeting

Suvidha Bandi

Principal Planner
Planning & Development Department
City of Houston

October 20, 2020



PLANNING &
DEVELOPMENT
DEPARTMENT

SPEAKER RULES

**Mute to Listen;
Unmute to Speak**



(For dialing in, *6 to mute/unmute)

Request to Speak



Teams Chat window

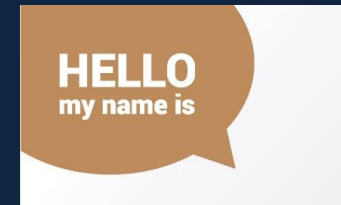


Call POD 832-393-6600

**Wait to be
Recognized by Chair**



**State Full Name;
Speak up Clearly**



Public comments in the end



**DIRECTOR
MARGARET
WALLACE BROWN**



**PROJECT MANAGER
SUVIDHA BANDI**



**ASSISTANT DIRECTOR
MICHAEL KRAMER**



**ASSISTANT DIRECTOR
JENNIFER OSTLIND**



**Planning Commission
CHAIR
MARTY STEIN**



**Livable Places Action
Committee CO-CHAIR
SONNY GARZA**



**Livable Places Action
Committee CO-CHAIR
LISA CLARK**

Meeting Agenda

Welcome by Chairs

Director's Report

Recap and consensus on previous items

Technical Amendments continued

Development codes Overview & Discussion

Next Steps

Public Comments

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Development codes Overview & Discussion

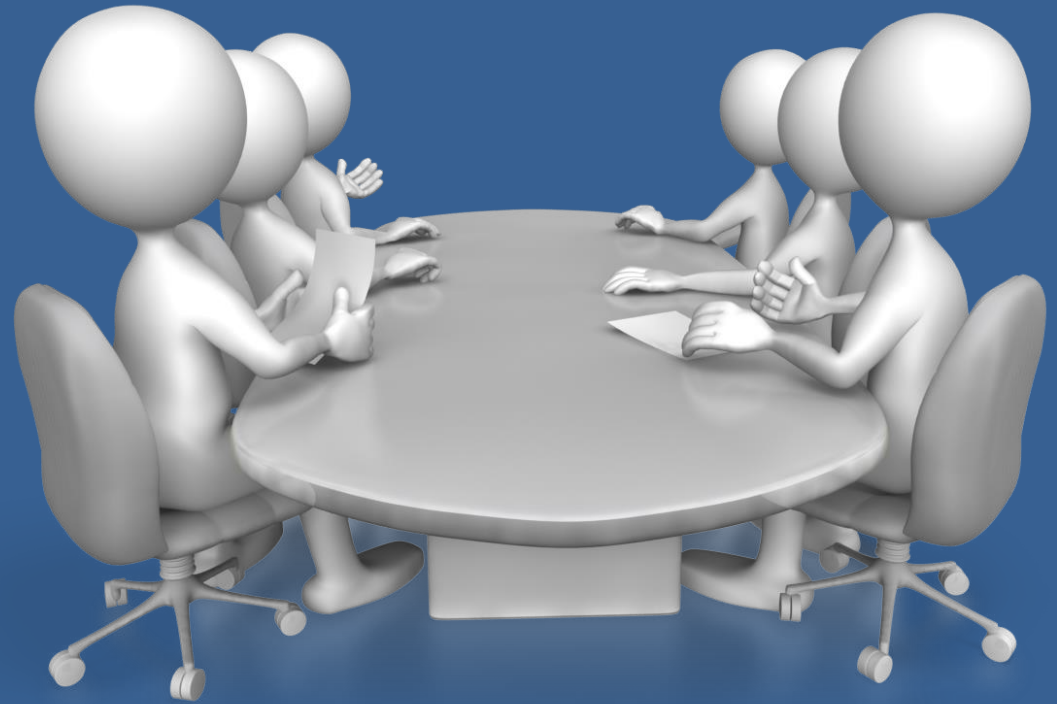
Next Steps

Public Comments

ARACELY RODRIGUEZ



RECAP



Technical Amendments Recap

1. Time for Submittal
2. City Planning Letter
3. Street Width in Place

Time for Submittal

2020 November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19

2020 December

Cycles

Submittal Dates

Meetings

Holidays

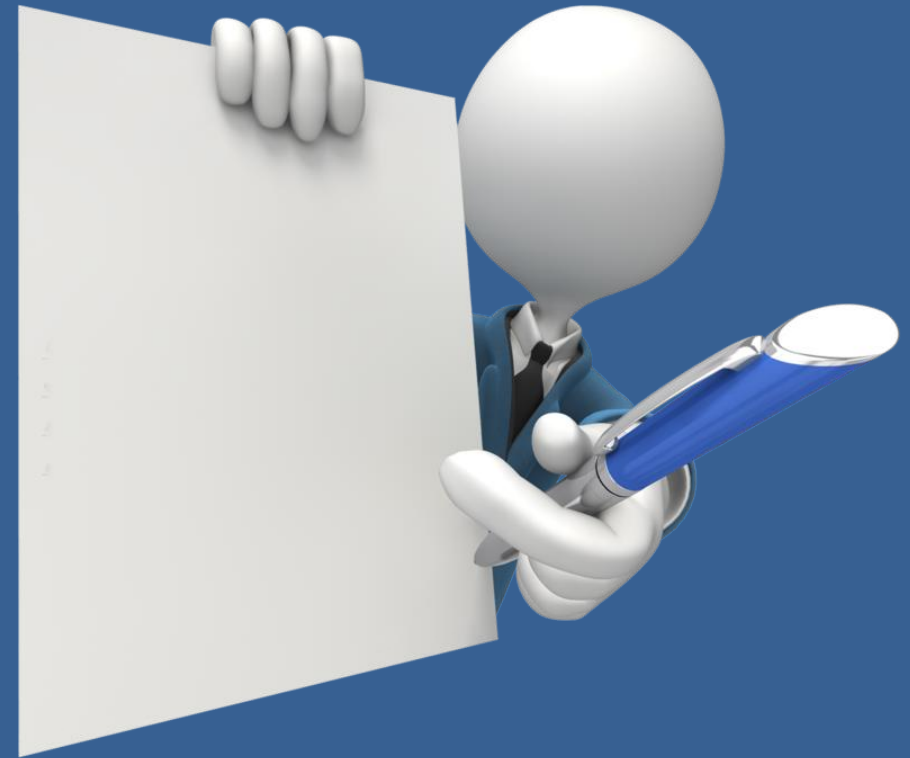
Time for Submittal

Approach

- Amend the ordinance by referring to the adopted Planning Commission meeting dates
- Reasonable time to perform all administrative procedures
- Flexibility to account for holidays
- Submittal deadlines can be found online



CITY PLANNING LETTER

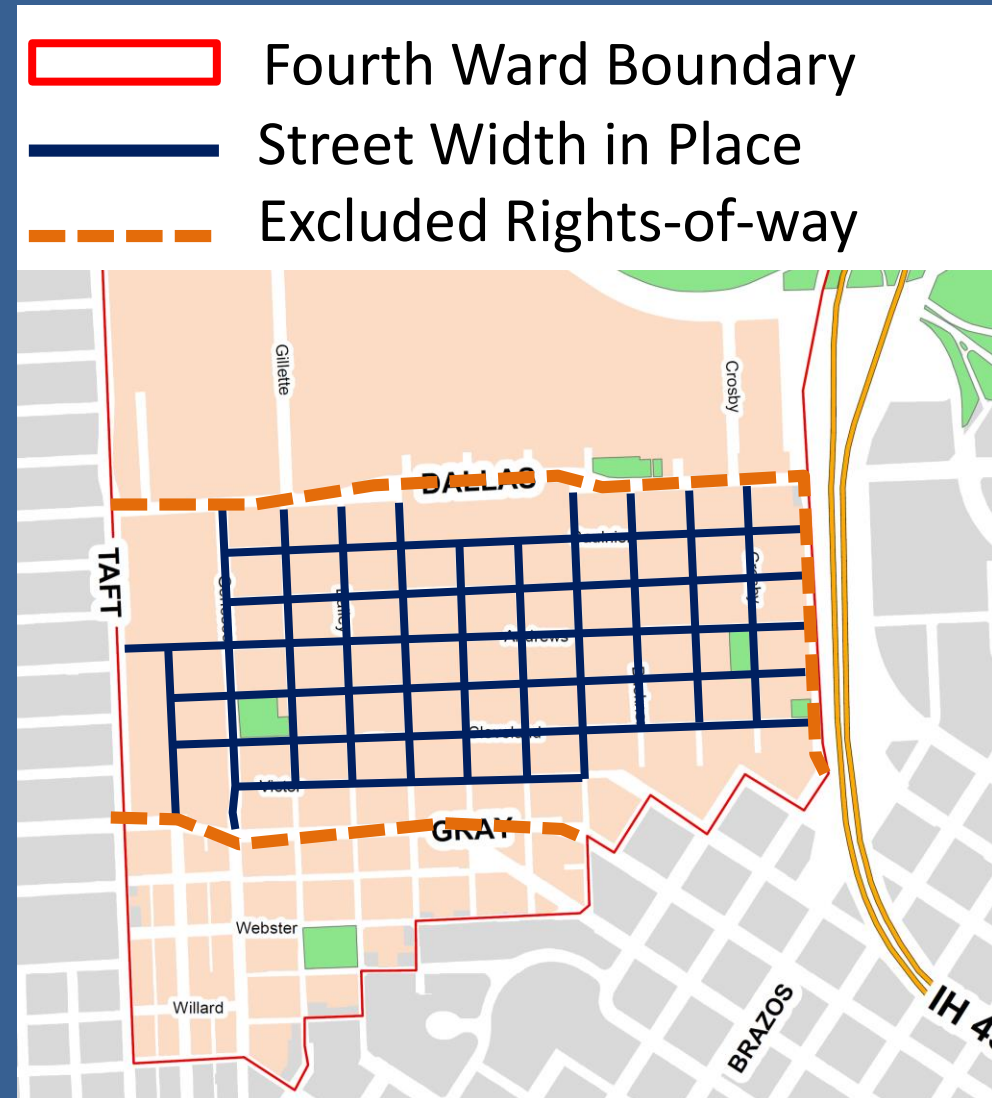




Street Width in Place

Ordinance No. 1999-1344

“...including the right-of-way of Mason Street **but excluding the rights-of-way of Heiner, West Gray and West Dallas Streets**, shall hereafter be referred as “Fourth Ward” ...”



Street Width in Place

Approach

Amend the ordinance language to match the Street Ordinance boundary by adding the omitted language



Meeting Agenda

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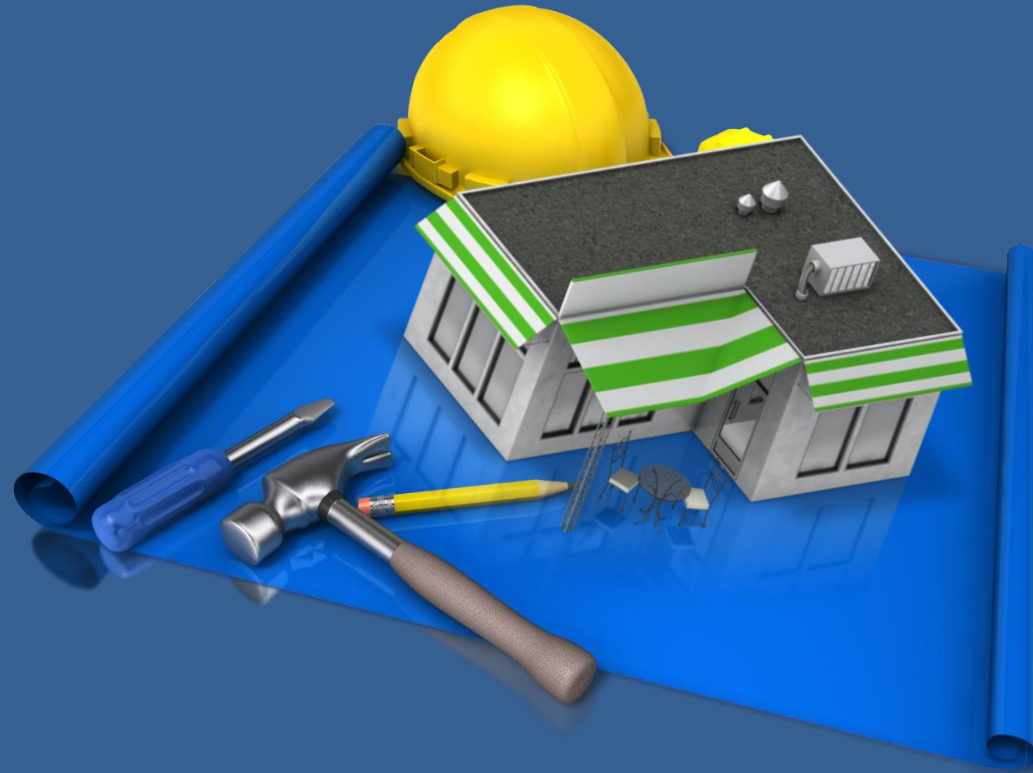
Next Steps

Public Comments

Technical Amendments & Discussion Continued

4. Nonresidential (Sec 42-193)
5. Variances for SMLS/SMBL
6. Temporary Access Easement for Utility Facilities
7. Identifying floodplains on general plans

“NONRESIDENTIAL”



Nonresidential Challenges

“Nonresidential” in Sec 42-193 is not applicable to all nonresidential uses per the definition in Sec 42-1

Nonresidential

Sec 42-1. Definitions

Nonresidential shall mean any use that is not multi-family residential or single-family residential.

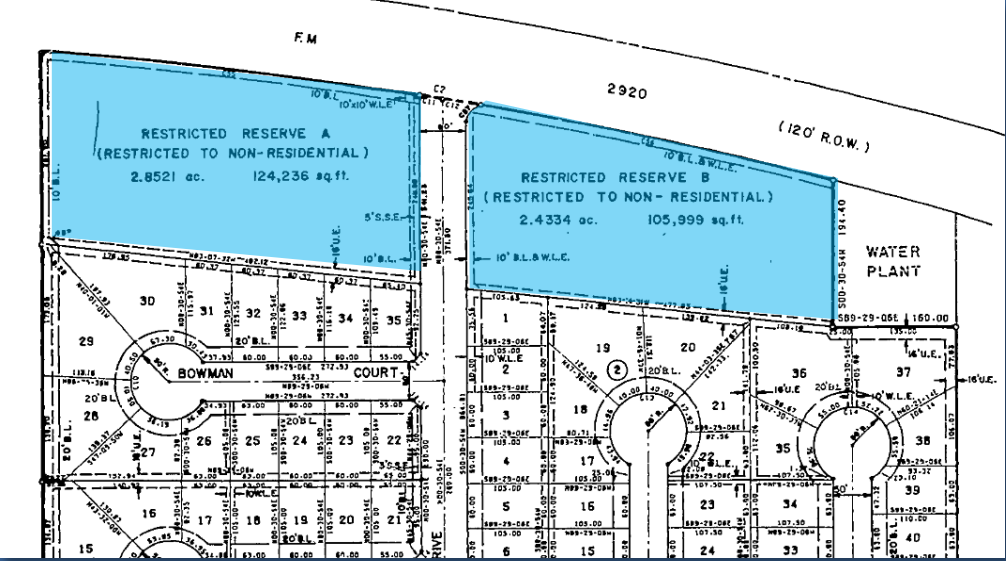
Nonresidential

Sec 42-193 (c)(2)

A plat restriction limiting the use of property specifically to **"nonresidential"** use:

- a. May not be amended to permit multi-family residential use unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999;
- b. May be amended to permit single-family residential use only if one of the conditions are met
- c. May be amended to any more specific "nonresidential" use.

Nonresidential



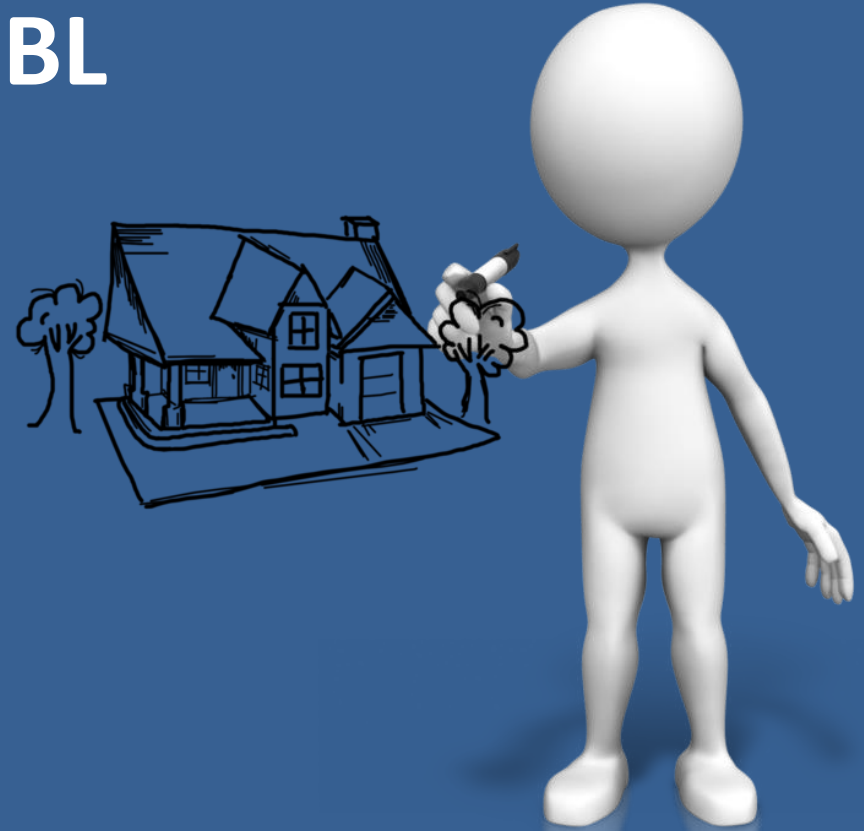
Nonresidential

Approach

Amend the ordinance language to clarify that the term “nonresidential” used in Sec. 42-193 only applies to specific reserves in older plats that are “restricted to nonresidential use” and not anything that isn’t residential



VARIANCES FOR SMLS/SMBL



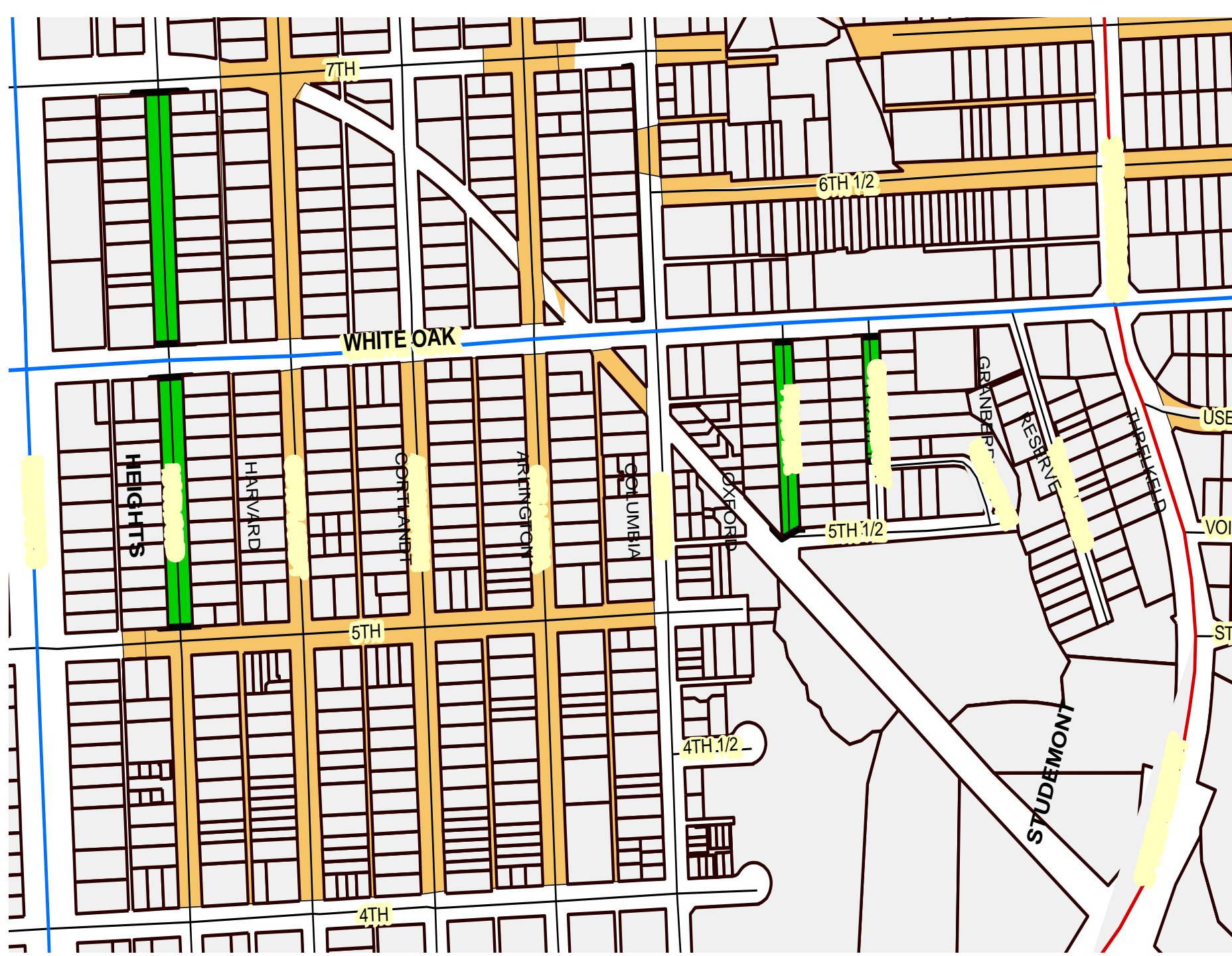
Define SMLS/SMBL

SMLS

Special minimum lot size

SMBL

Special minimum building line



SMLS

SMLB

Variations for SMLS/SMBL Challenges

The ordinance language doesn't differentiate the statements of facts required for variance requests under Sec 42-81 (a) and (e)

Variations for SMLS/SMBL

Sec 42-81(a)

Five statement of facts must be addressed when requesting a variance

Sec 42-81(e)

Property owner established vested rights to the SMLS/SMBL requirements



Application Number: 2020-0000

Plat Name: Plat name

Applicant: Applicant

Date Submitted: 0

(Sec. 42-47 and Sec. 42-48) The extent of variance
Specific Variance is being requested.

Statement of the variance(s) being requested.

Chapter 42 Section: Section

Chapter 42 Reference:

Chapter 42 Reference.

Statement of Facts

(1a) The imposition of the terms, conditions, performance standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application of the standards of this chapter would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would cause impractical development or one otherwise contrary to the public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

(3) The intent and general purposes of this chapter will be preserved and maintained;

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

(5) Economic hardship is not the sole justification of the variance.

Variations for SMLS/SMBL

Approach

Clarity in the ordinance language is needed to reflect the long-standing interpretation



TEMPORARY ACCESS EASEMENT FOR UTILITY FACILITIES



Temporary Access Easements Challenges

Planning Commission grants variances to allow utility facilities to take access from an access easement temporarily

Temporary Access for Easements for Utility Facilities

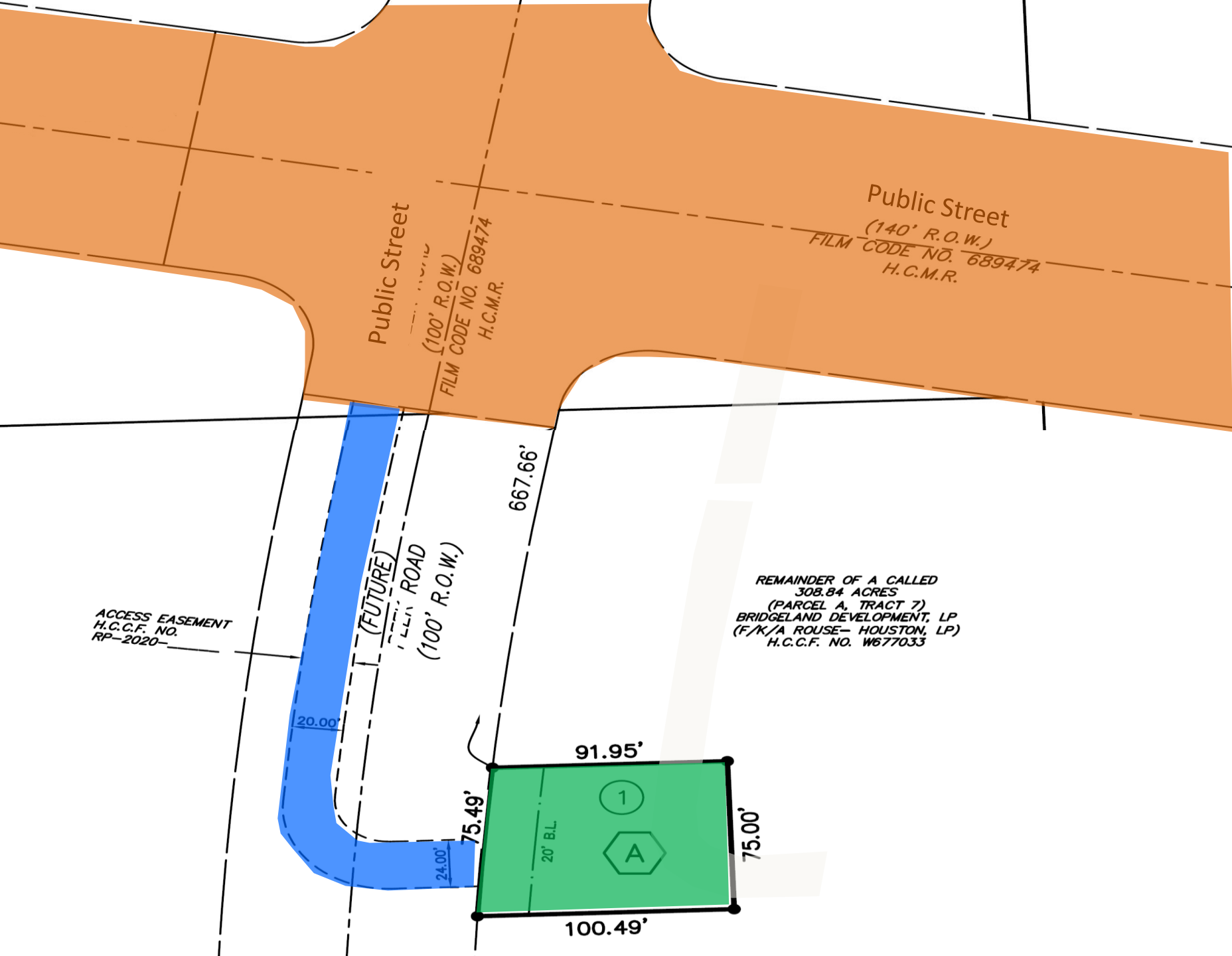
Sec 42-190

Type of Reserve	Minimum Size	Type of Street	Minimum Street Width	Minimum Street Frontage
Lift Station	Minimum size required by the design manual	Public Street or Type 1 PAE	50 feet	20 feet
Wastewater treatment, water production, or water repressurization	5,000 sq. ft.	Public Street or Type 1 PAE	50 feet	50 feet
	None if adjoining existing reserve restricted to similar use	None if adjoining existing reserve restricted to similar use	None if adjoining existing reserve restricted to similar use	None if adjoining existing reserve restricted to similar use

Temporary Access Easements Justifications

Access easement is temporary

Follows the street pattern of the approved general plan



Recorded Public Street

Temporary Access Easement

Proposed Restricted Reserve

Temporary Access for Easements

Approach

Amend the ordinance language to allow utility facilities to take access via an access easement temporarily until adjacent streets are developed



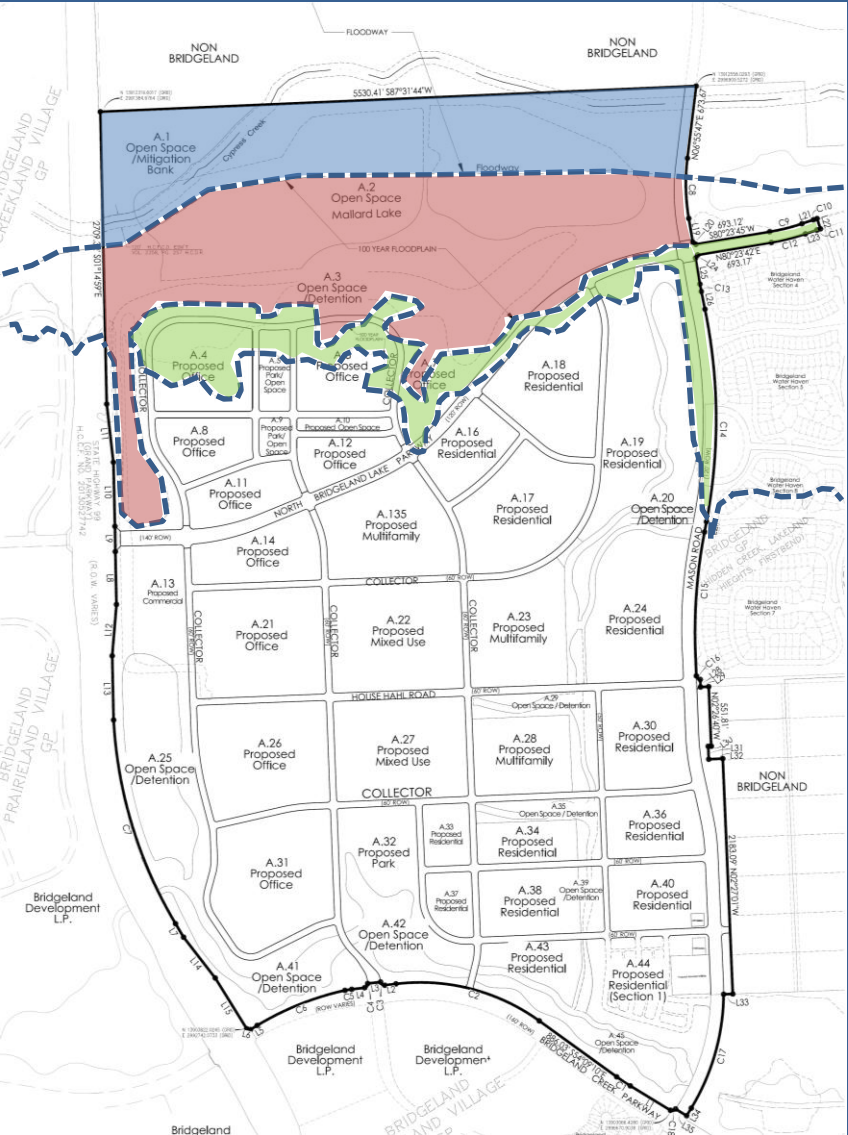
IDENTIFYING FLOODPLAINS ON GENERAL PLANS



Identifying Floodplains on General Plan Challenges

Requirement to identify floodways and floodplains on general plans is not written in Chapter 42

Identifying Floodplains on General Plans



Floodway

100-yr Floodplain

500-yr Floodplain

Identifying Floodplains on General Plans

Approach

Amend the ordinance language to require general plans to identify all floodways and floodplains



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Development Codes Overview

Brief Overview of the Codes

- Chapter 33
- Chapter 26
- Chapter 42
- IDM

No need to memorize

Will bring back details periodically

Don't hold your questions



CITY OF HOUSTON





Chapter 33 Article VII: Historic Presentation



Chapter 26 Article VIII: Off-Street Parking & Loading



Chapter 42: Subdivisions, Developments & Platting



Infrastructure Design Manual (IDM)

Chapter 33 – Planning & Development Department



PLANNING & DEVELOPMENT

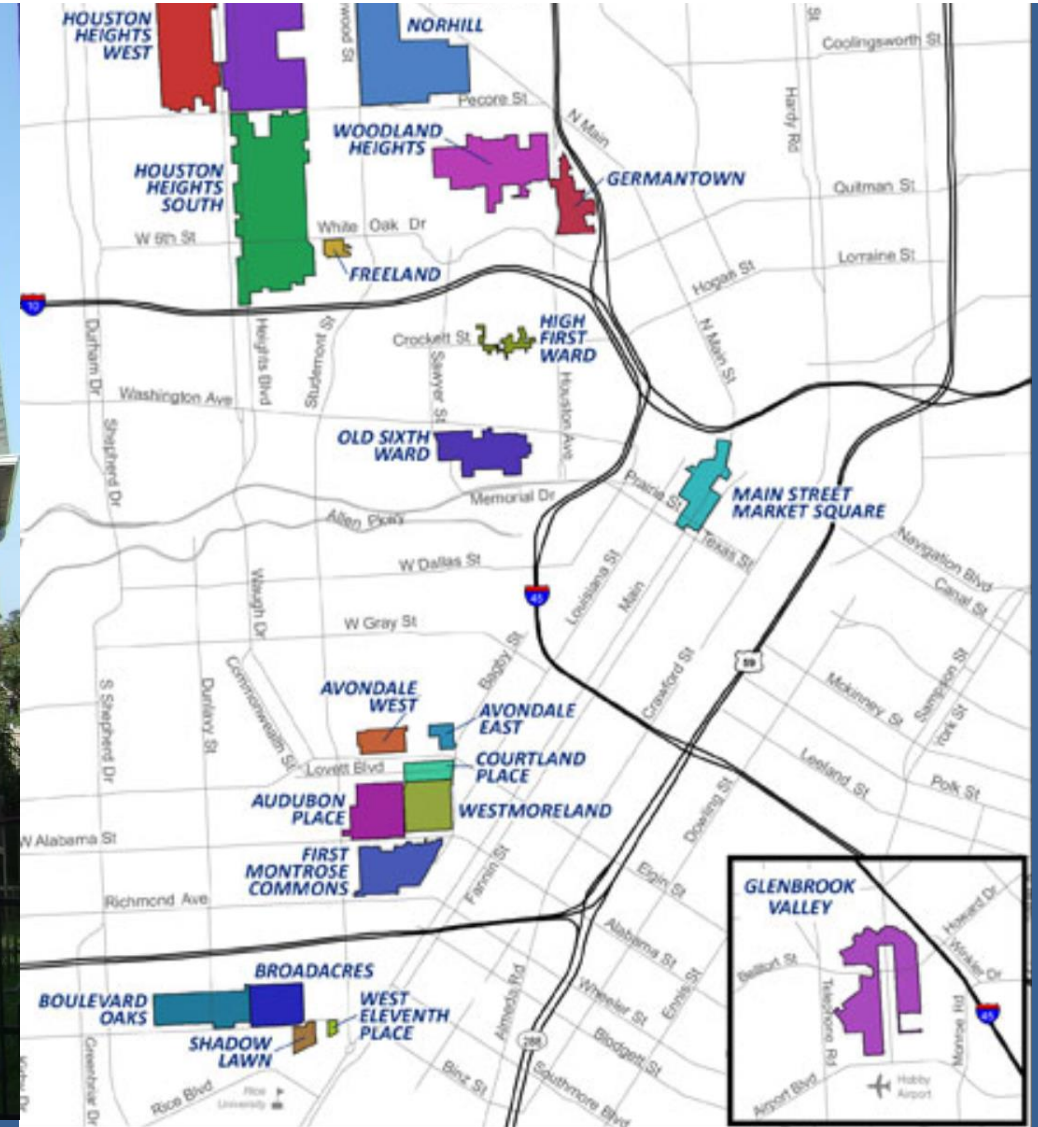
Planning Commission

Chapter 33 Article VII – Historic Preservation



Star Engraving, 3201 Allen Parkway, Houston
Protected Landmark

Chapter 33 Article VII – Historic Preservation



City of Houston Historic Districts as of December 2020



Chapter 26 Article VIII – Off-Street Parking & Loading

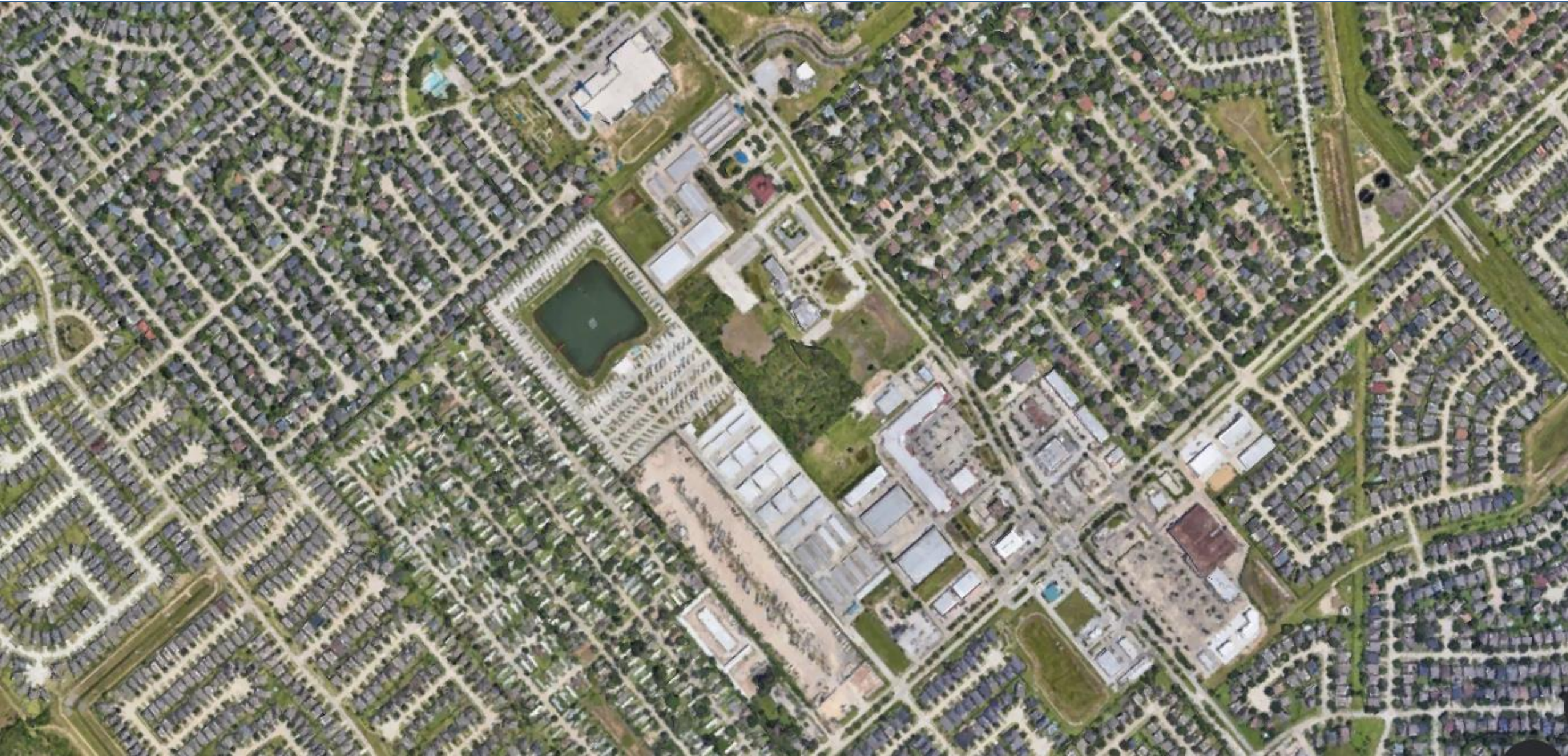


Chapter 26 Article VIII – Off-Street Parking & Loading





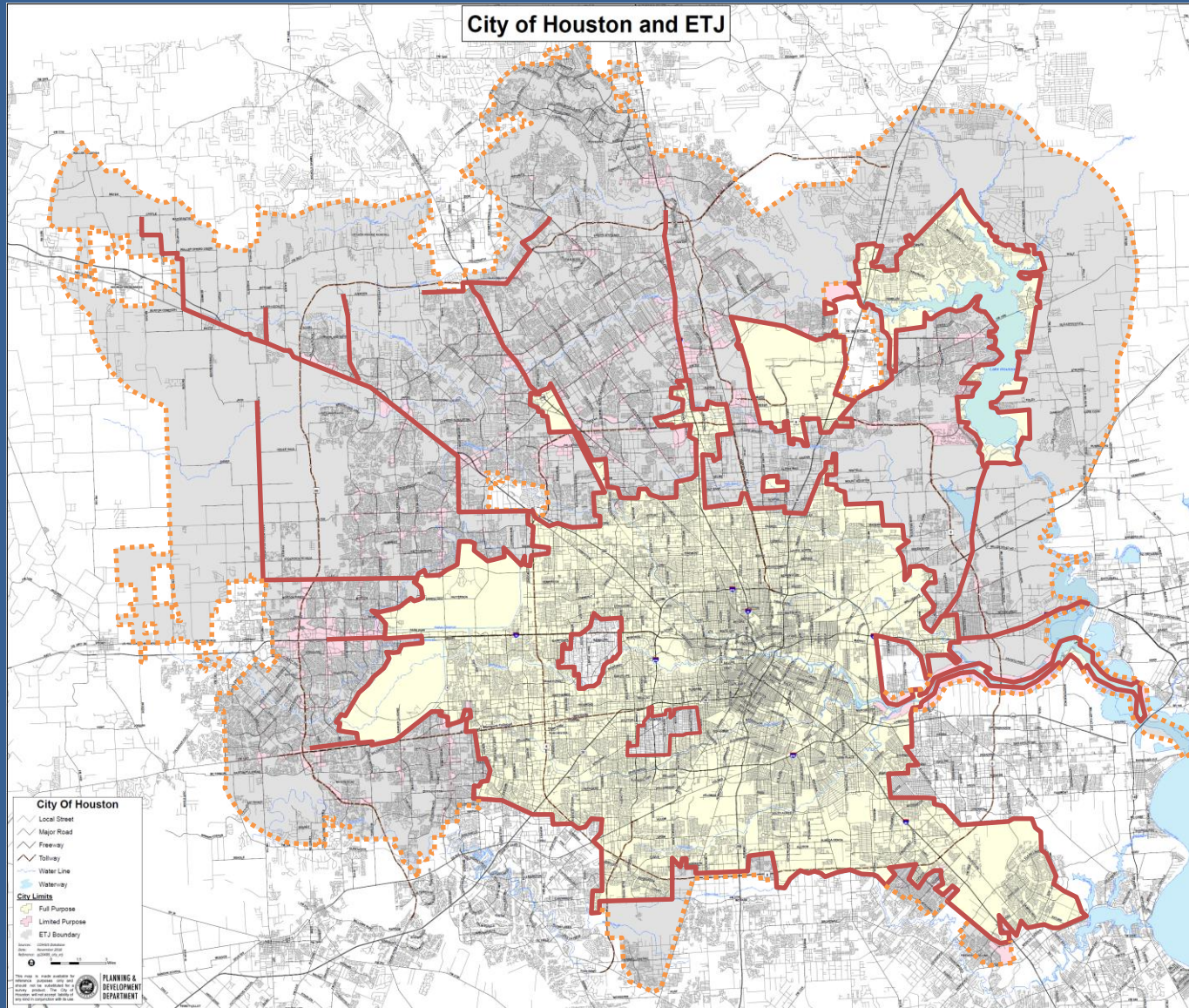
Chapter 42 – Subdivisions, Developments & Platting



No Zoning

~~ZONING~~

Subdivision Platting Jurisdiction



A plat is required when subdividing land in City or ETJ

Subdivision Plat



A subdivision plat is a recorded map that identifies land subdivided into tracts and streets

Subdivision Plat

Land to be subdivided

- Never Platted (Acreage - **Plat**)
- Previously Platted (**Replat**)

Tracts



Streets



Tracts



Lots

Single Family Residential use



Reserves

**Other than
Single Family Residential use**

Single Family Residential Lot(s)



Main residence and detached smaller secondary unit

Single Family Residential Lot(s)



Attached units on two lots

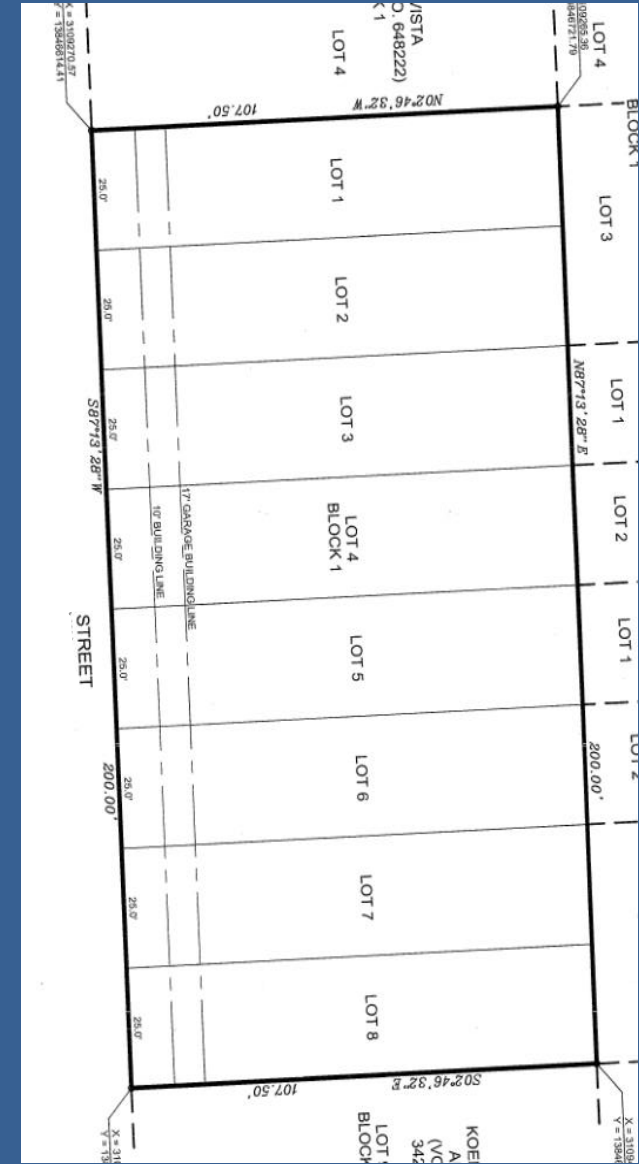


Attached units on one lot

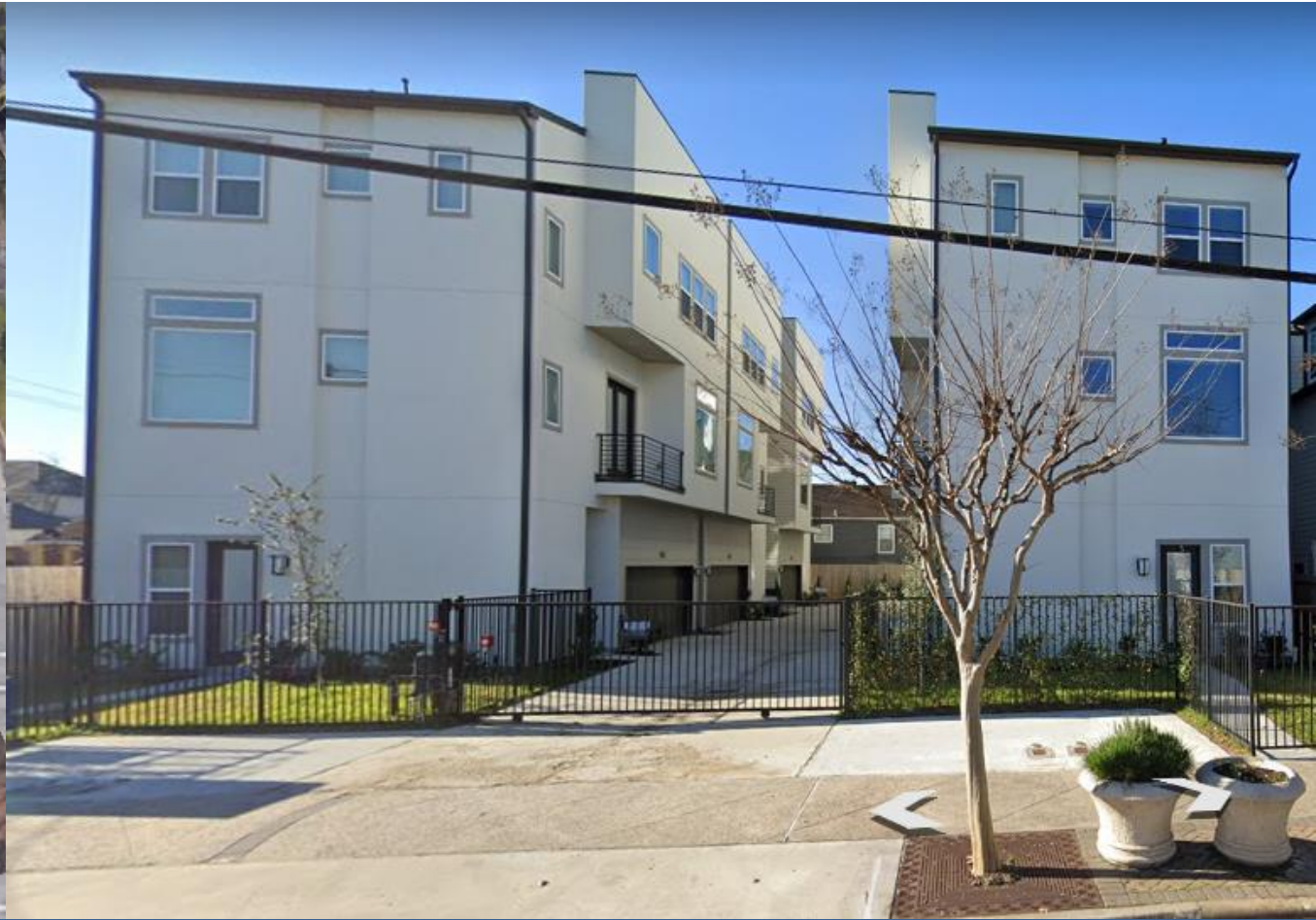
Single Family Residential Lot(s)



Narrow detached units one on each lot

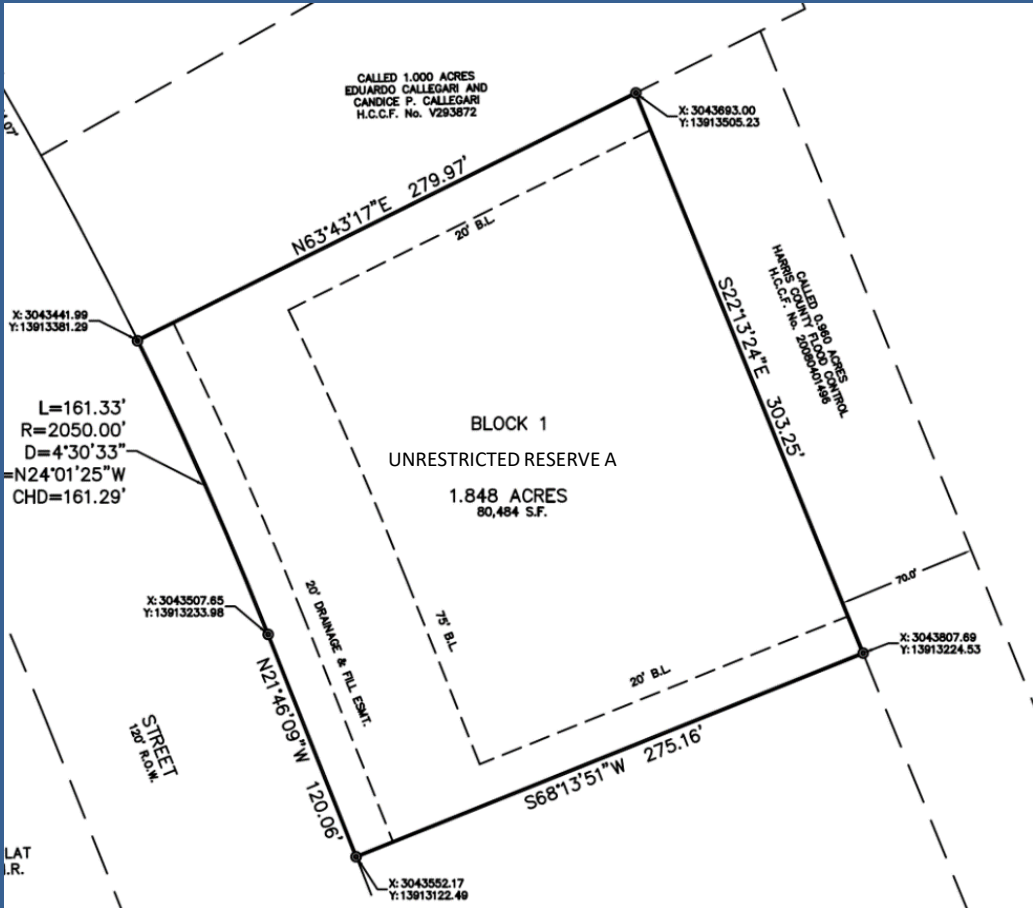


Compact Residential Development (with shared drives)





Reserve(s)



Development with other than single family residential use

LES GIVRAL'S SANDWICH & CAFÉ

RED PIER
ASIAN BISTRO • BAR

RESTAURANT
VIETNAMESE CHINESE

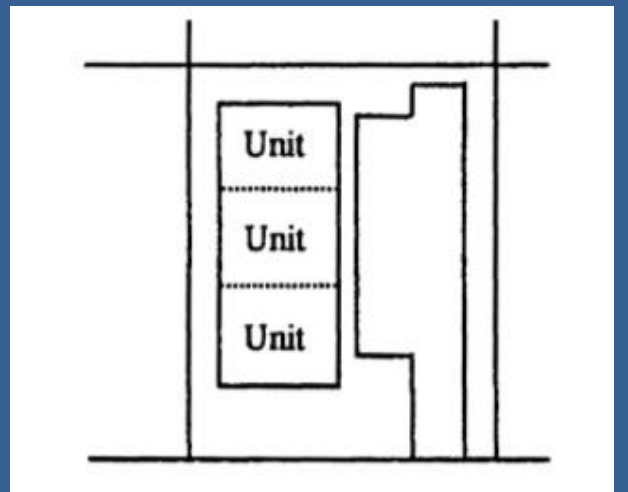


Multi-Family



Contains three or more dwelling units

Includes apartments, condominiums, triplexes and quadraplexes



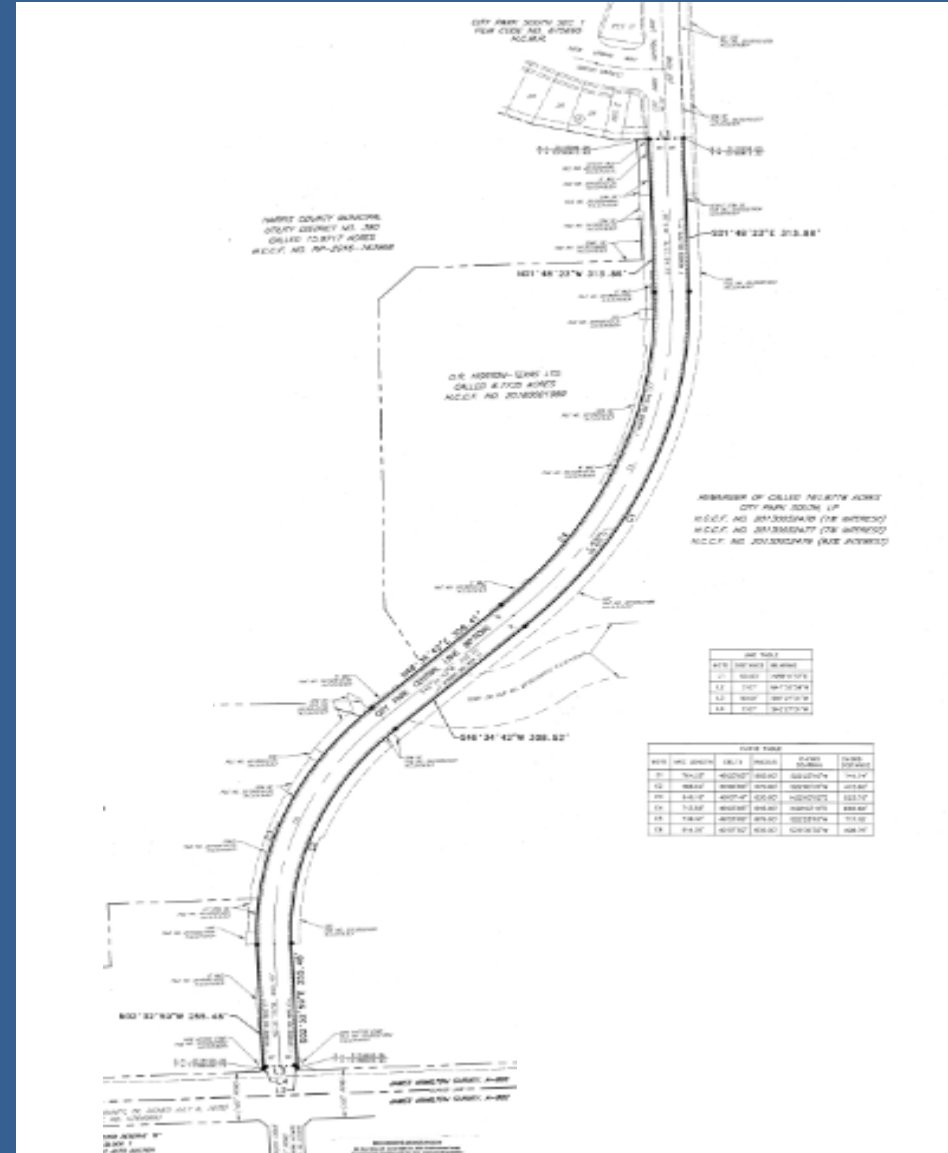
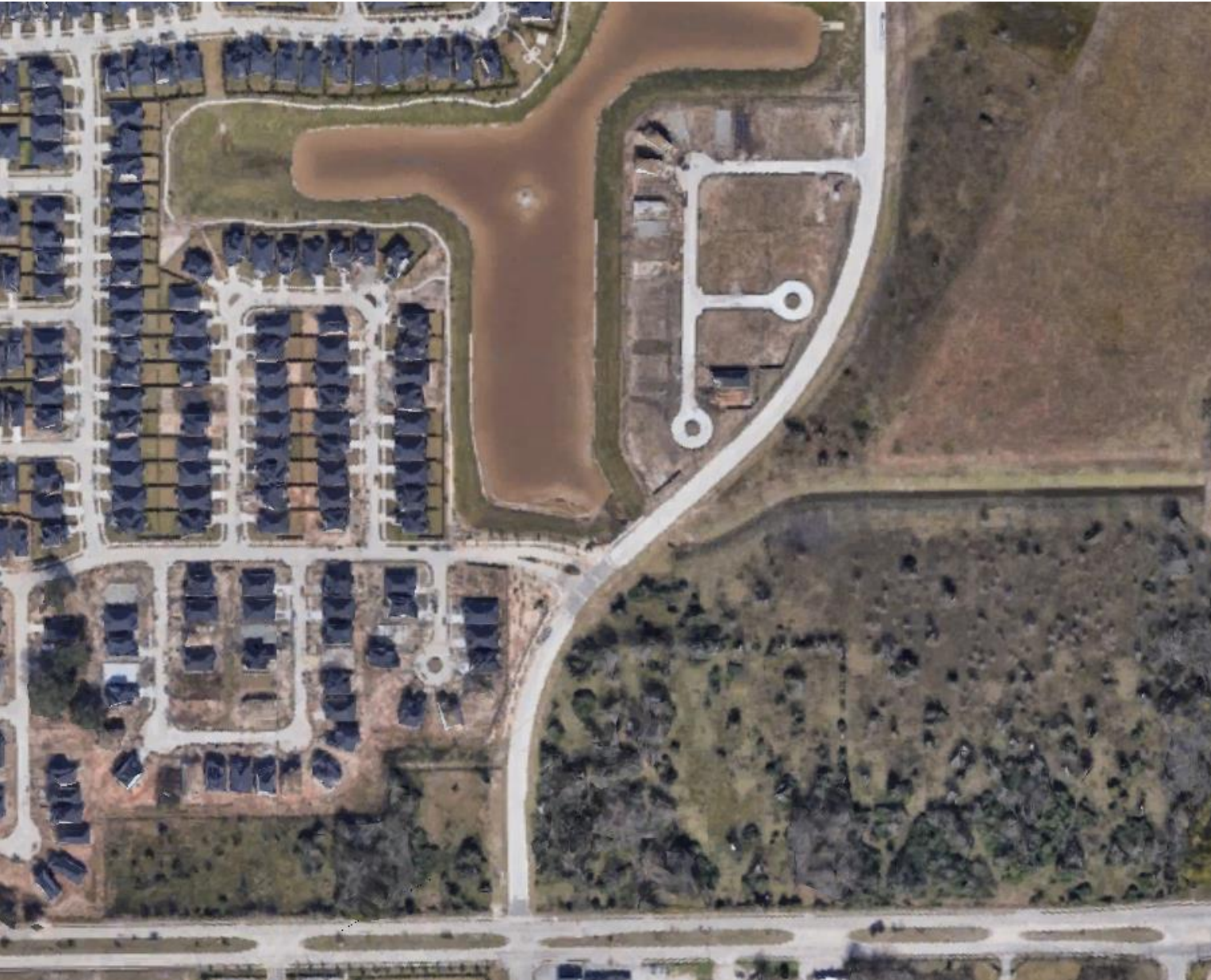
Multi-Family



Development with duplex and garage apartment in the back



Streets



Streets

A circular icon with a white center and a teal border, containing the text 'Public Streets'.

**Public
Streets**

**Maintained by City
Serve all developments**

A circular icon with a white center and a teal border, containing the text 'Private Access Easement'.

**Private
Access
Easement**

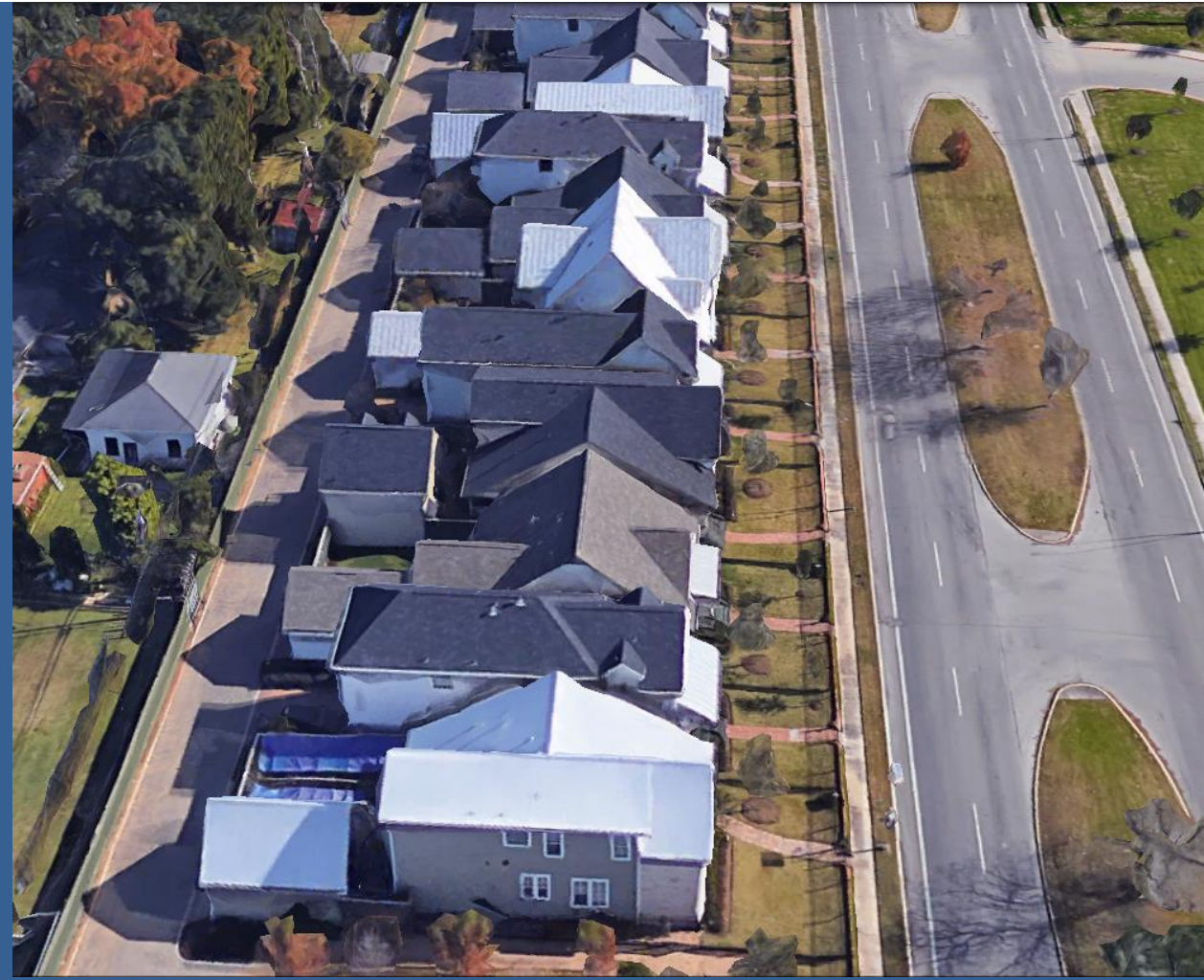
**Privately maintained streets (PAE's)
Serve Residential developments only**

Access to Public Street



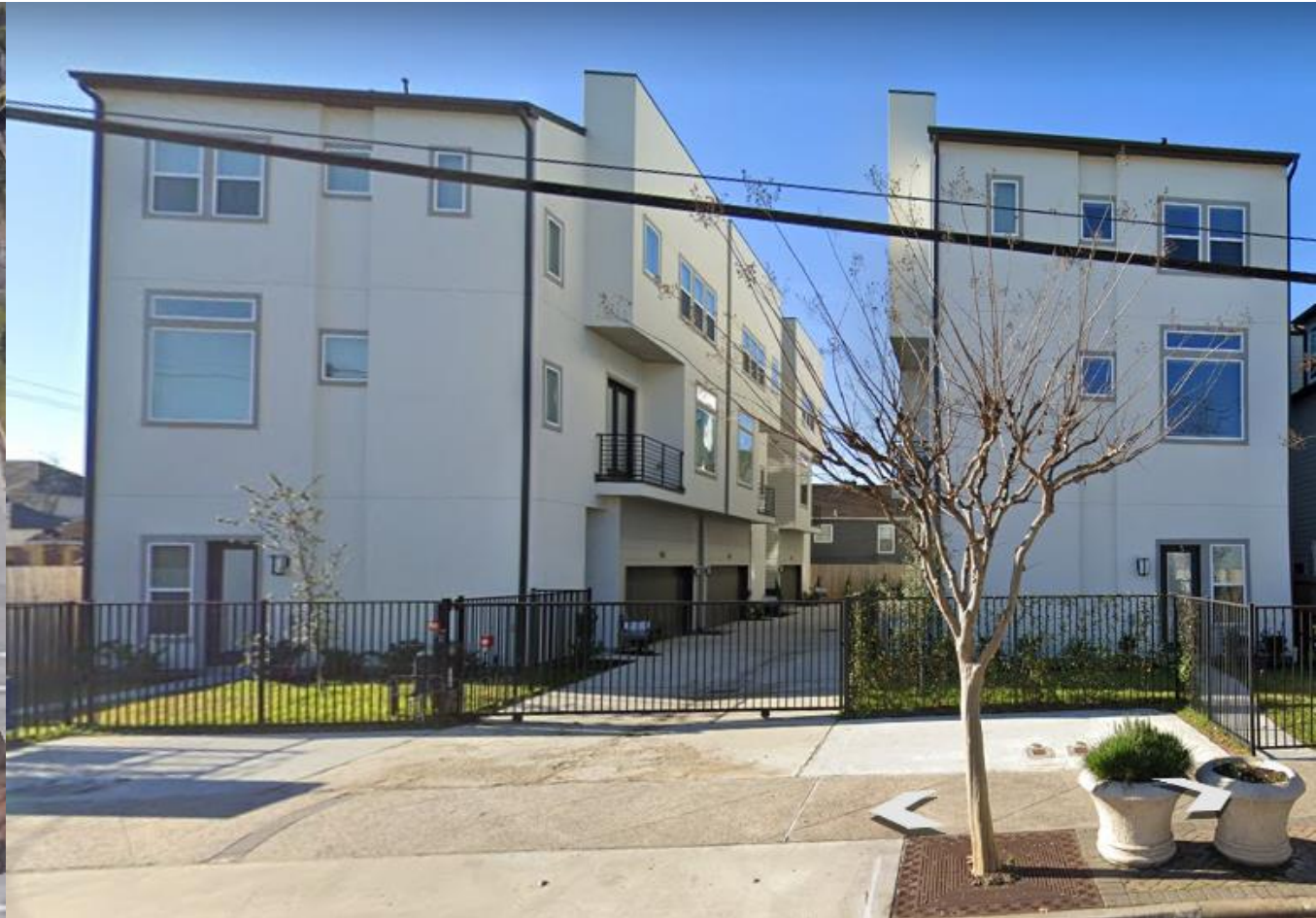
Development with vehicular access from public streets

Access to Private streets or alleys



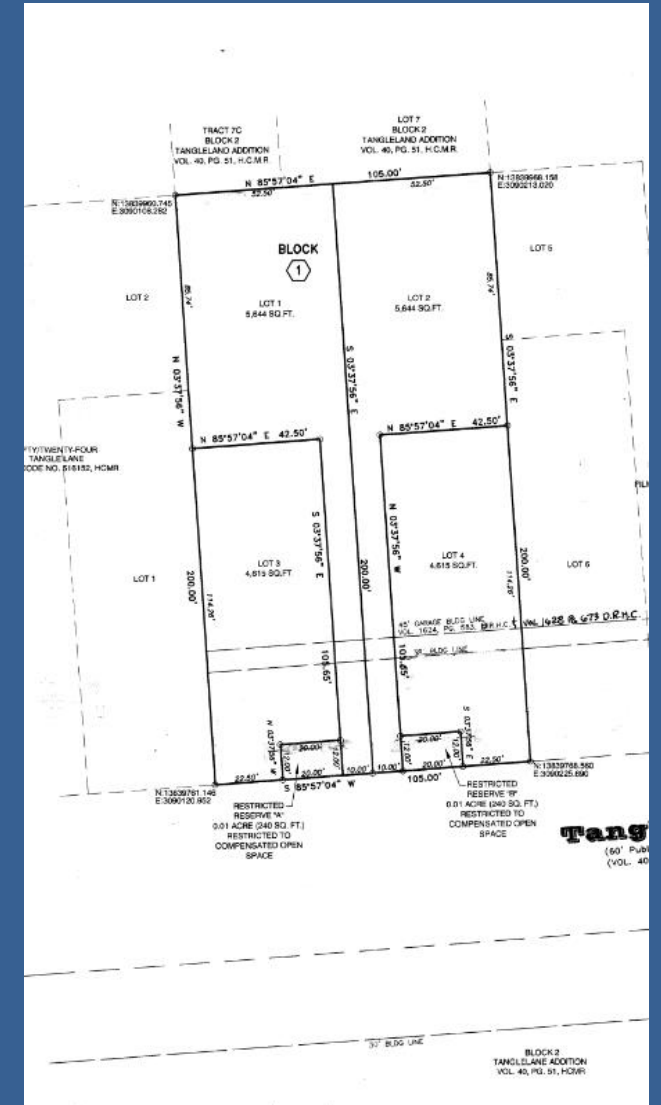
Development with vehicular access from private streets or alleys

Compact Residential Development (with shared drives)



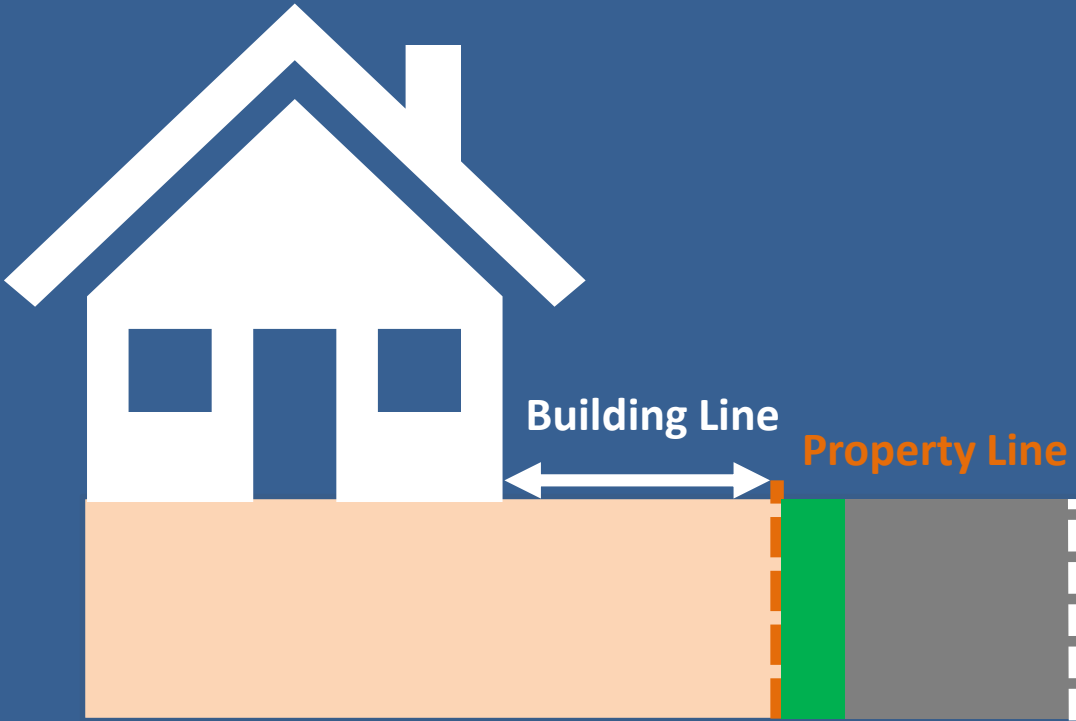
Development with vehicular access from shared driveway

Compact Residential Development (with flag lots)





Building Line





Development with greater BL and has parking in the front



Development with smaller BL and structure closer to street



Infrastructure Design Manual (IDM)




Infrastructure Design Manual (IDM)

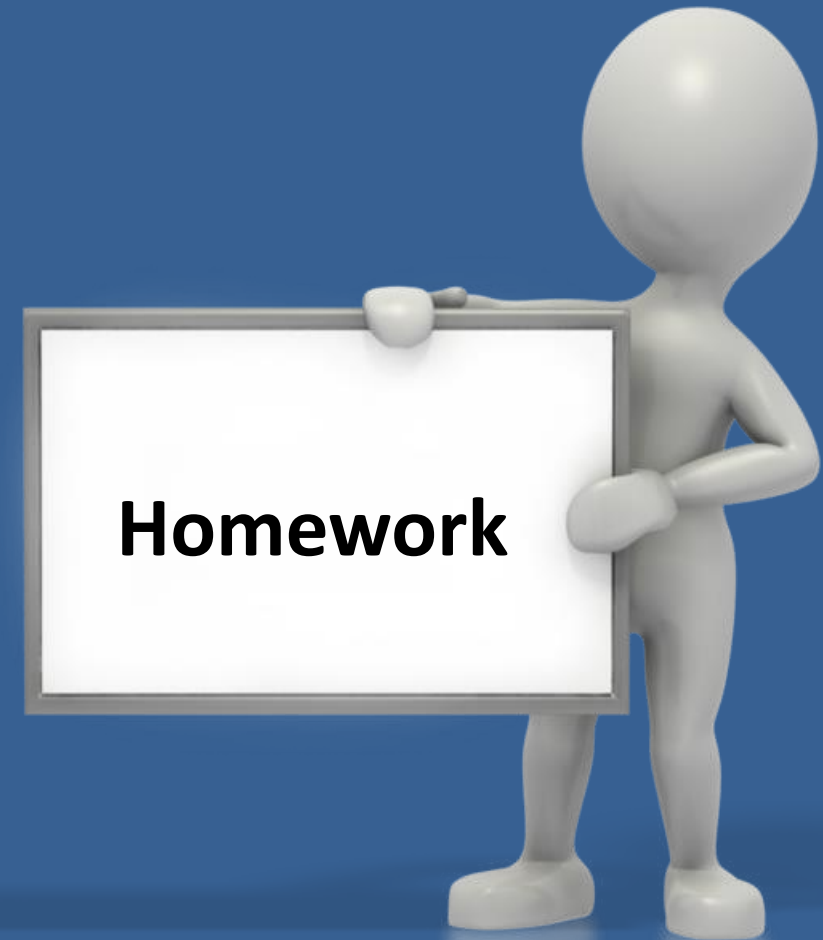




Homework Activities

www.LetsTalkHouston.org

- Articles
- What would you want to ask stakeholders?
- Post a picture 
- Participate in the Survey



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

PLANNING & DEVELOPMENT DEPARTMENT

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Livable Places

What is Livable Places?

[Sign Up](#) to get involved!

[Project Contact](#)

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[UPLOAD FAVORITE PIC](#) [ARTICLES](#) [COMMENT/QUESTION](#)

Post a pic of something you like about a neighborhood! [f](#) [t](#) [in](#) [e](#)

12 days ago
Post a picture on the board or leave a comment via SMS by texting 833-408-2362! Sort by 'new' if you want to see the most recent comments first.

To add your idea [Sign In / Register](#)

Coolynn
5 days ago

An attractive 8-plex building

I loved this building. It is an 8-plex but doesn't really look like 8 units. There is enough permeable space to have trees, shrubs and plants. All

1 Comment 1

Suvidha B
5 days ago

Apartment in midtown

I used to love living in this apartment as it was close to work. At that time we owned one car and had no kids. It was little expensive but very

0 Comment 0

Complete Communities


Complete Streets

[more...](#)

Major Milestones

- Public Engagement**
Be a part of the Ideas that will help shape Houston's Future. Participate in the public engagement throughout the Livable Places Initiative.
#LivablePlacesHouston
- Minor Technical Amendments**
- Code(s) Study**
- Development Code Recommendations**

TEXT @ 833-408-2362



**Next meeting
November 17th
3-5pm**

Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov

832.393.6600

Suvidha Bandi

Jennifer Ostlind

Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org



Committee Meeting Dates

Virtual Meeting Dates - 2020

November 17th

December 8th



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

