

Ordinance Changes

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Quality of Life Committee

Wednesday, April 29, 2015



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DEPARTMENT**

History of Changes

- 2013 Chapter 42 Amendments
 - Follow-up items
 - Super Neighborhood Top 10
- Planning Commission Subcommittee
 - Chaired by Commissioner Jim Jard
 - Neighborhood & Developer Representatives
 - Subject-matter experts
- Minor related changes outside “Chapter 42”
 - Chapters 10, 33, 39, 40, and 42



Timeline for Commission/Council

- April 16th – Commission Hearing
- April 29th – Council Quality of Life Committee
- May 1st – Public Comment Period Ends
- May 14th – Commission Consideration
- May/June – Council Hearing & Consideration



Proposed Requirements



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Residential Group Meters

Screening must:

1. Be a fence constructed of opaque material or vegetation;
2. Obstruct view from the public street; and
3. Provide clearance around meters per CenterPoint standards.



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Group Mailboxes

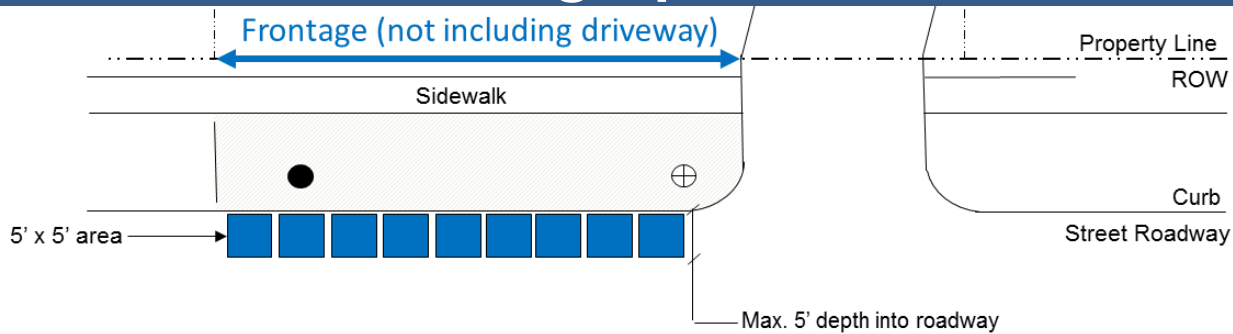
Group mailboxes placed within the public right-of-way may not obstruct:

1. Sidewalks, driveways, or streets;
2. Street or driveway intersection visibility; and
3. Access to utilities, fire hydrants; etc.

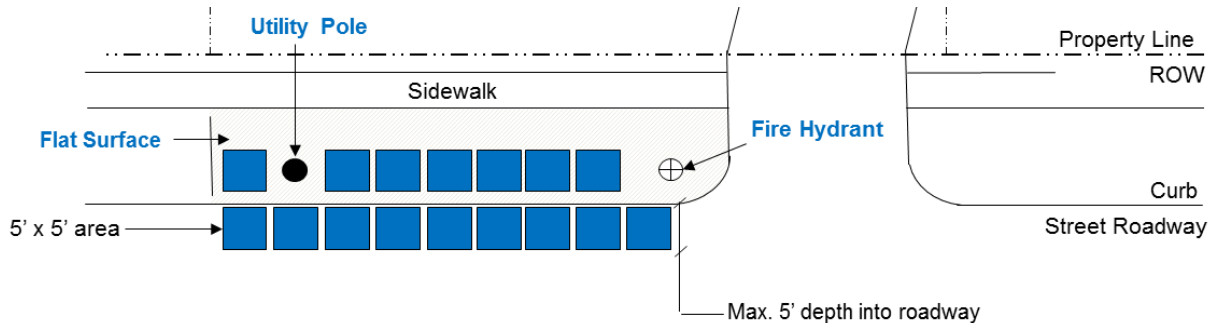


Garbage/Recycling Collection

Option A: 10' of linear frontage per unit



Option B: Stacked in public right-of-way (2 per unit)



Shared Driveways

Developments that opt-in to the 5' building line must install underground electrical service connections that meet Centerpoint standards.

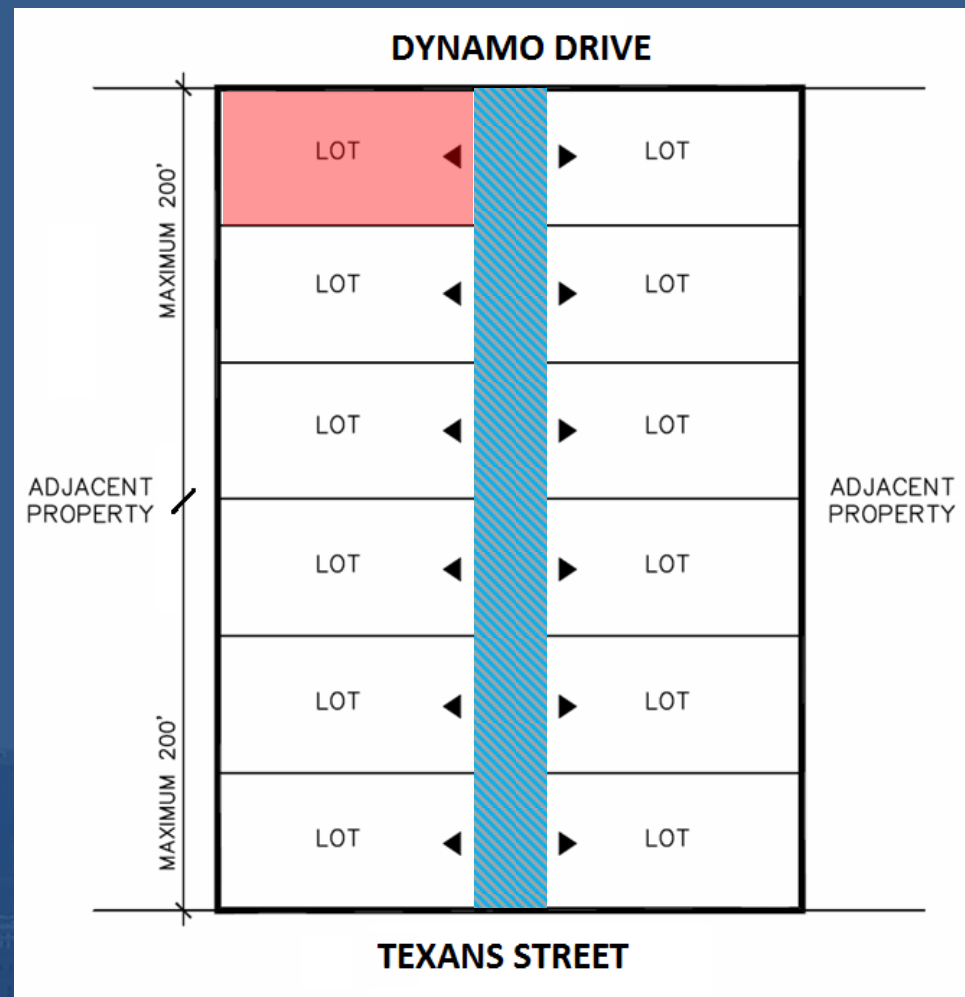


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Shared Driveways

Old Rules:

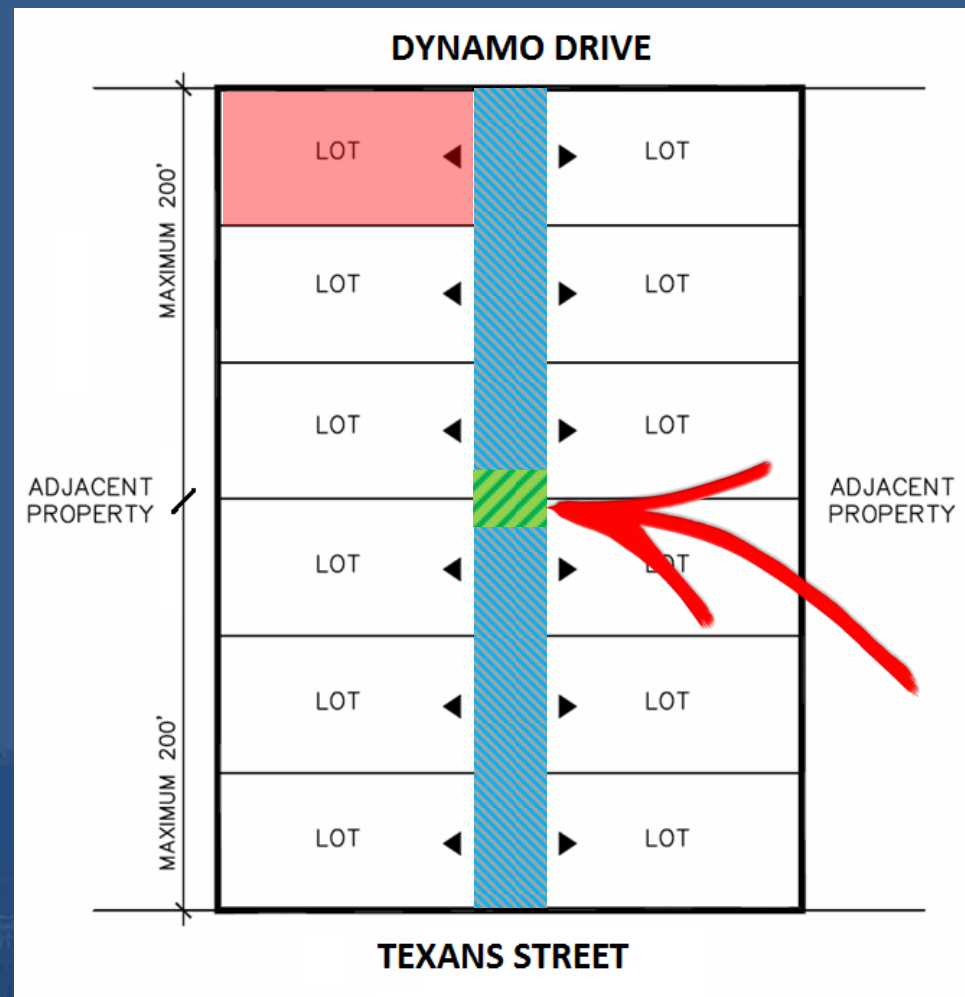
1. Maximum 200' from a public street
2. Public street did not need to be improved with roadway
3. Allowed to connect multiple shared driveways
4. 16' wide shared driveway



Shared Driveways

Current Rules:

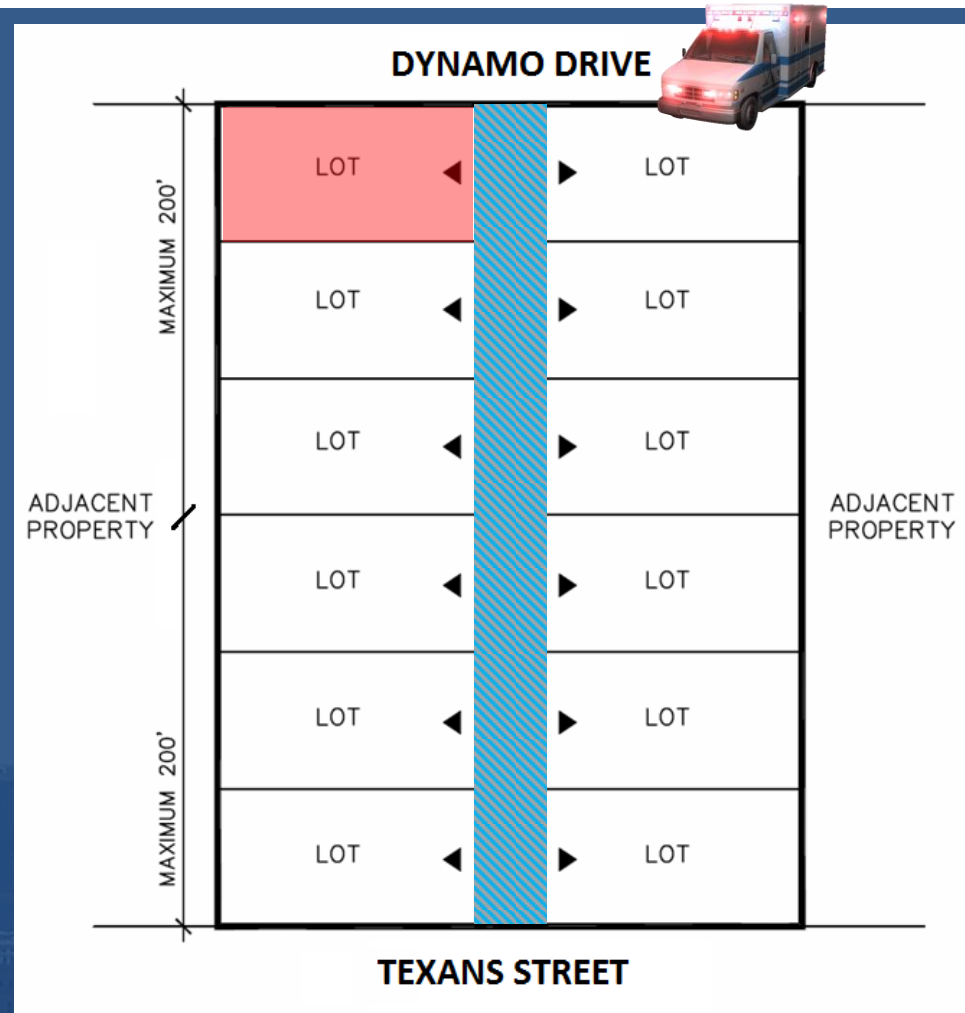
1. Maximum 200' from a public street
2. Public street must be improved with roadway
3. Not allowed to connect multiple shared driveways
4. 18' wide shared driveway



Shared Driveways

Proposed Rules:

1. Maximum 200' from a public street or Type I PAE
2. Public street or PAE must be improved with roadway
3. Allowed to connect multiple shared driveways
4. 18' wide shared driveway



Building Line Encroachments

Define "bay window" size



Max: 30"

9'

Less than 10'



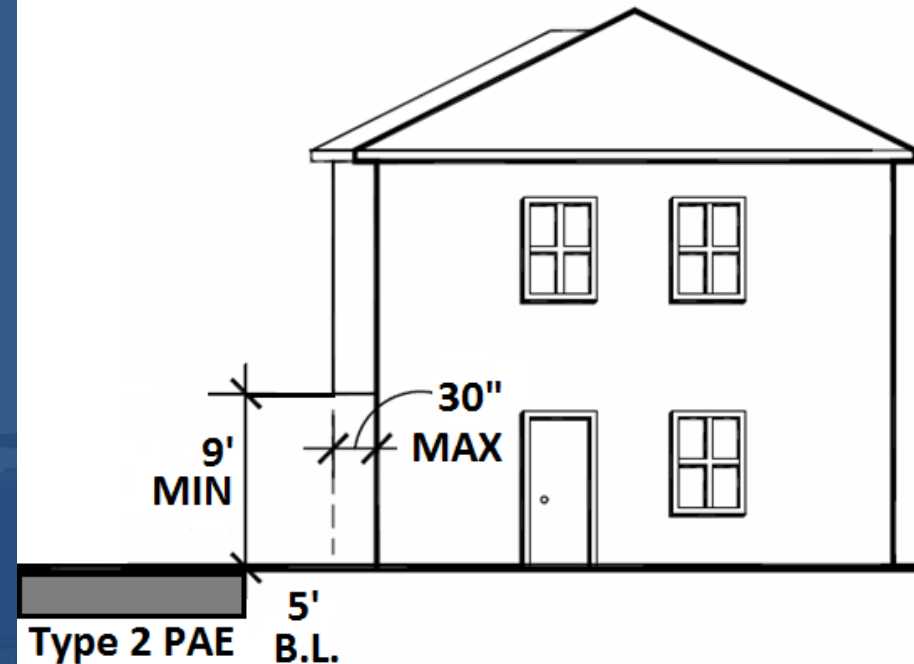
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Collector and Local Streets

Building Line Encroachments

- Along Type 2 PAEs
 - 9' or higher and 30" max
- No variance needed:
 1. Approved Certificate of Appropriateness
 2. "Dual Building Line"

Type 2 PAE Development



Construction/Maintenance Easement

- Create a variance process
- Require notification
 - Surrounding neighbors
 - Sign on property
 - District Councilmember
- Commission will consider request using Chapter 42 criteria:
 - Hardship or unique circumstance
 - Meets the intent of rules
 - Not solely financial hardship



Minimum Building Line/Lot Size

- Expand effective length to 40 years (Minimum Building Line)
- Protected when application is accepted
- Create a simplified renewal process
- Create and clarify process to rescind the designation



Minimum Lot Size

- Staff will advise applicant on process and criteria for consideration before submittal
- Government and utility land removed from calculation
- Government and utility land neutral



Miscellaneous Changes

- Clarification of ordinance language & requirements
- Various technical & process amendments

Summary of Ordinance Changes

2013/14 Planning Commission Subcommittee
Subcommittee Chair: Jim Jard, Houston Planning Commission
Document Date: March 25, 2015

Screening of Residential Group Electric Meters

- Require the screening of group electric meters (three or more meters clustered) that would otherwise be visible from the street. [[Page 1, Section 33-111](#)]

Garage/Recycling Collection Service for Single-Family

- Change the eligibility requirements for basic garbage collection service for single-family developments that have: 1) 25 residential units or less; and 2) shared driveways or private streets. Developments will be required to have either: 1) 10 feet of frontage along the public street for each residential unit; or 2) an area within the public right-of-way that allows for the placement of two automated collection containers (5'x5') per residential unit. [[Page 1, Section 39-63](#)]

Location of Group Mailboxes

- Clarify where in the public right-of-way a group mailbox can be constructed. The group mailbox cannot obstruct: 1) sidewalks or street paving; 2) visibility at streets or driveways; and 3) access to utilities, fire hydrants, etc. [[Page 15, Section 40-13](#)]

Shared Driveways

- Require single-family developments opting into a building line of five feet or less to provide underground electrical service that meets Centerpoint Energy's design requirements. [[Page 2, Section 42-157](#)]
- Allow a shared driveway to take access from a type 1 permanent access easement. [[Page 2, Section 42-145](#)]
- Modify the standard shared driveway length to be a maximum of 200 feet from a type 1 permanent access easement or a public street with an improved roadway. [[Page 2, Section 42-145](#)]

Building Line Encroachments

- Allow an encroachment into a non-deed restriction building line requirement less than 10 feet along a collector or local street with the following conditions: 1) the encroachment is cantilevered; 2) the encroachment is 30 inches or less; 3) the

For more information on the proposed changes, contact Brian Crimmins with the Houston Planning & Development Department at (832) 393-6600 or brian.crimmins@houstontx.gov



Announcements

City Considers Updates to Development Ordinances

The Planning and Development Department is proposing amendments to Chapters 10, 33, 39, 40, and 42 of the Code of Ordinances related to subdivision plat and site plan applications. The Houston Planning Commission will hold a public hearing for comments on the proposed changes on Thursday, April 16th at 2:30pm in the Public Level Chambers of the City Hall Annex (900 Bagby Street).

To view a summary of the proposed changes, [click here](#).

To view the proposed ordinance language, [click here](#).



For additional information, please contact Brian Crimmins at (832) 393-6600 or brian.crimmins@houstontx.gov

SITE MAP

CONTACT PLANNING

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EVENTS and THEATERS



MOBILE APPLICATIONS



PAY WATER BILLS



PAY TRAFFIC TICKETS



MY CITY MAPS & APPS



FISCAL RESPONSIBILITY



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Comment period open through:
May 1, 2015

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Timeline Going Forward

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