

Livable Places Action Committee

Virtual Meeting, April 5, 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

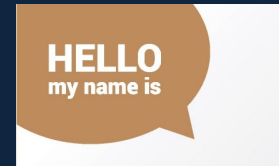


Call POD 832-393-6600

**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

Preliminary ideas for small lot developments

Overall approach on parking

Homework activity & Next meeting

Public comments

COLIN SCARFF

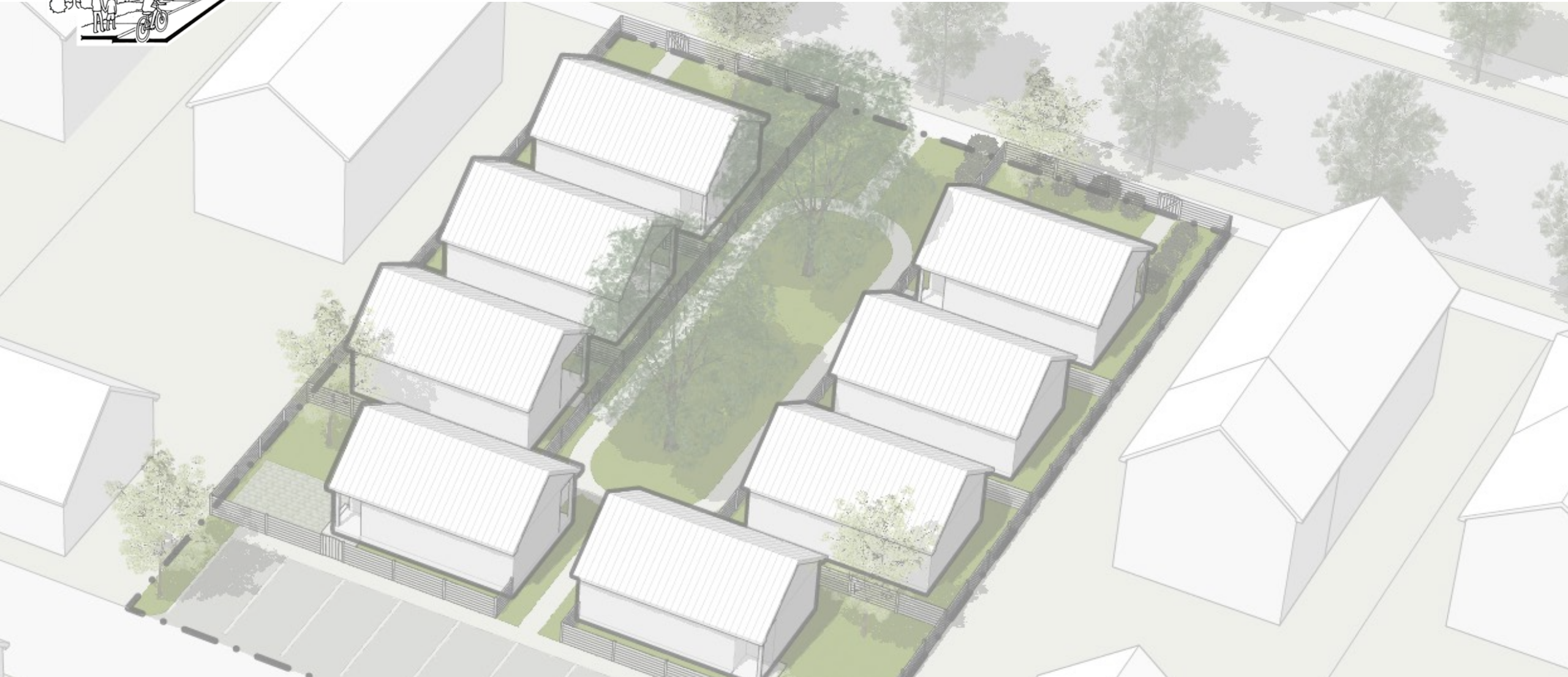


Small lot developments





OPTIONS FOR SMALL LOT SINGLE-FAMILY



ADDITIONAL OPTION FOR SMALL LOT SINGLE-FAMILY

BETTER OUTCOMES - MORE WALKABLE, MORE PEDESTRIAN-FRIENDLY, BETTER FIT WITH THE EXISTING NEIGHBORHOOD



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WHAT IS THIS SMALL LOT SF OPTION?



Nashville, Tennessee

- + Infill focused
- + Fee-simple ownership
- + Variety of lot sizes
- + Variety of unit sizes
- + Shared amenity/open space
- + Focus on the public realm
 - Less emphasis on cars
 - Buildings address street & open space
- + Parking and access
 - Parking could be separated from lot
 - Parking located to the side or rear
 - Shared access
- + Compatible buildings

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PRELIMINARY MODELING

100' X 100' Site

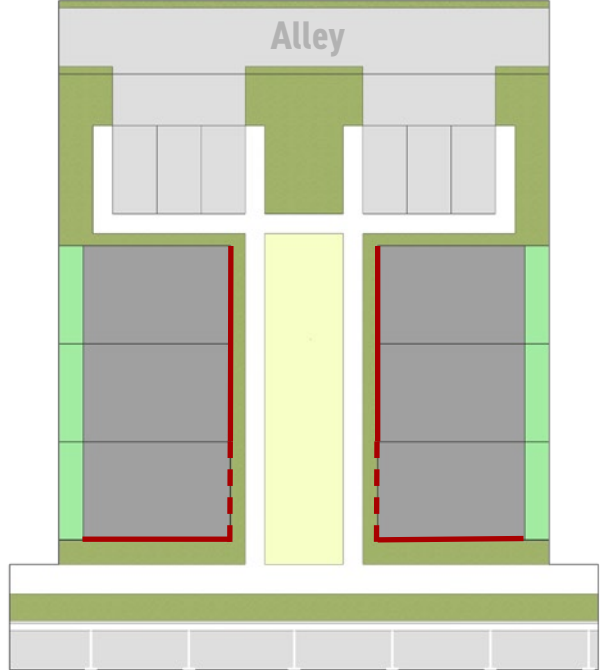
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STREET



STREET

Key

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

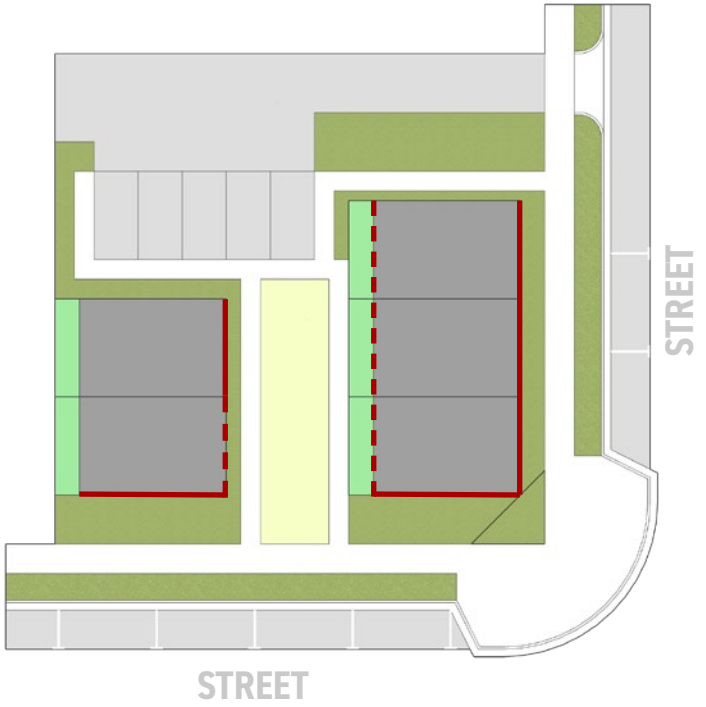
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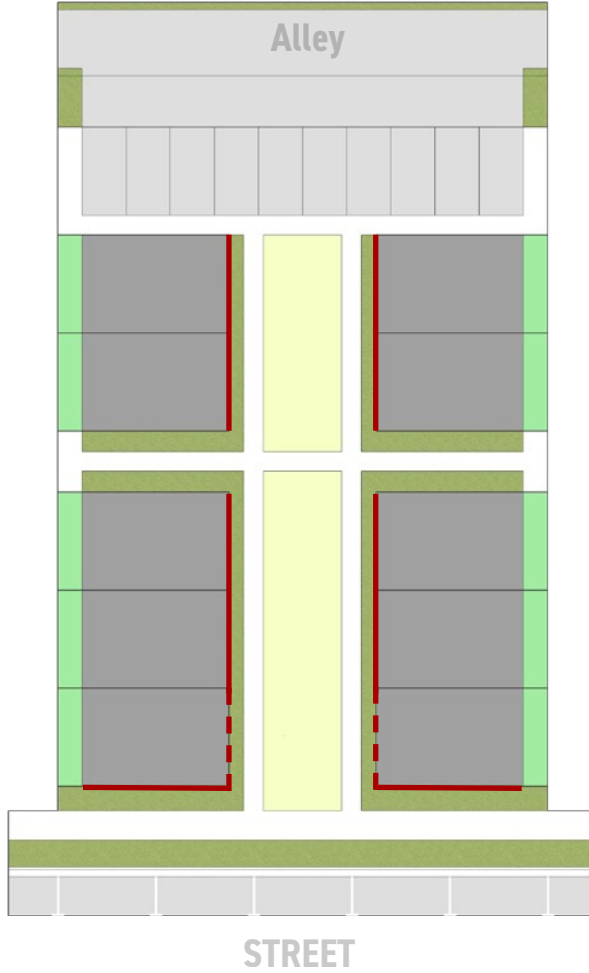
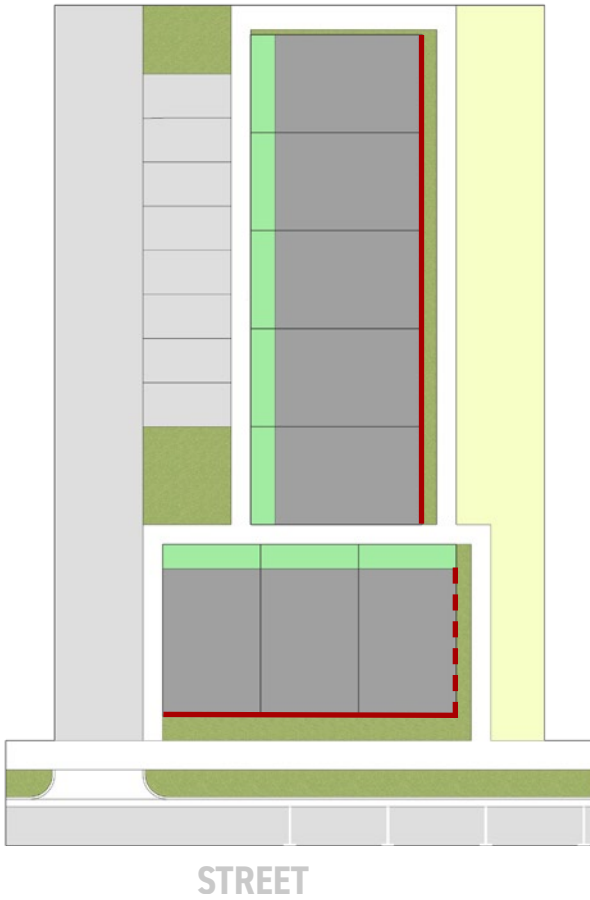
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100' X 150' Site

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CURRENT REQUIREMENTS

SHARED DRIVEWAY

- + 18' min width
- + with 3' building line (24' between buildings)
- + Can be 16' with 4' building line if certain performance standards are met

SMALLER LOT SIZES

- + Average lot size of 1,400 sf in City
 - Provide compensating open space (no max density); OR
 - Max density 27 u/a with 60% coverage and 150 sf permeable area per lot
- + Minimum lot width
 - 20'
 - 15' (avg. no less than 18 feet)

COMPENSATING OPEN SPACE

Average lot size	Compensating open space per lot	
	City	ETJ
3,499–3,000 sf	240 sf	400 sf
2,999–2,500 sf	360 sf	500 sf
2,449–2,000 sf	480 sf	600 sf
1,999–1,400 sf	600 sf	720 sf

- + Minimum size - 240 sf
- + Minimum dimensions - 20' x 12'
- + Can be used to provide courtyard access from groups or clusters of houses
- + Minimum distance between opposing faces of buildings forming the courtyard - 20'

LOT FRONTAGE

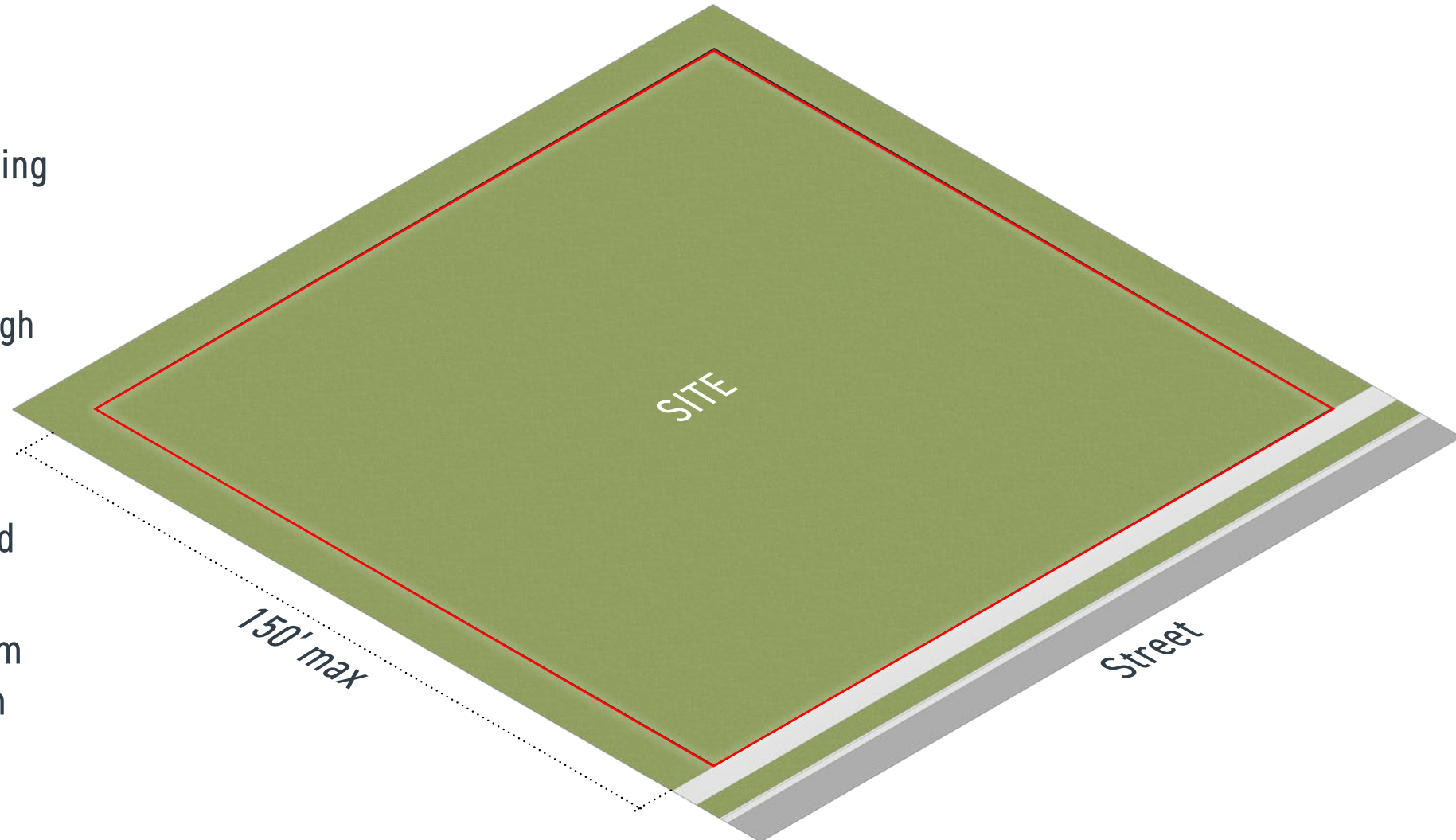
- + Public street, Permanent access easement (PAE), Shared driveway

PRELIMINARY IDEAS

INCENTIVES

- + No minimum lot size?
- + No maximum density?
- + Reduced required on-site parking
 - 1 space per lot?
 - None within $\frac{1}{2}$ mile of high frequency transit, $\frac{1}{4}$ mile of high comfort bike lanes

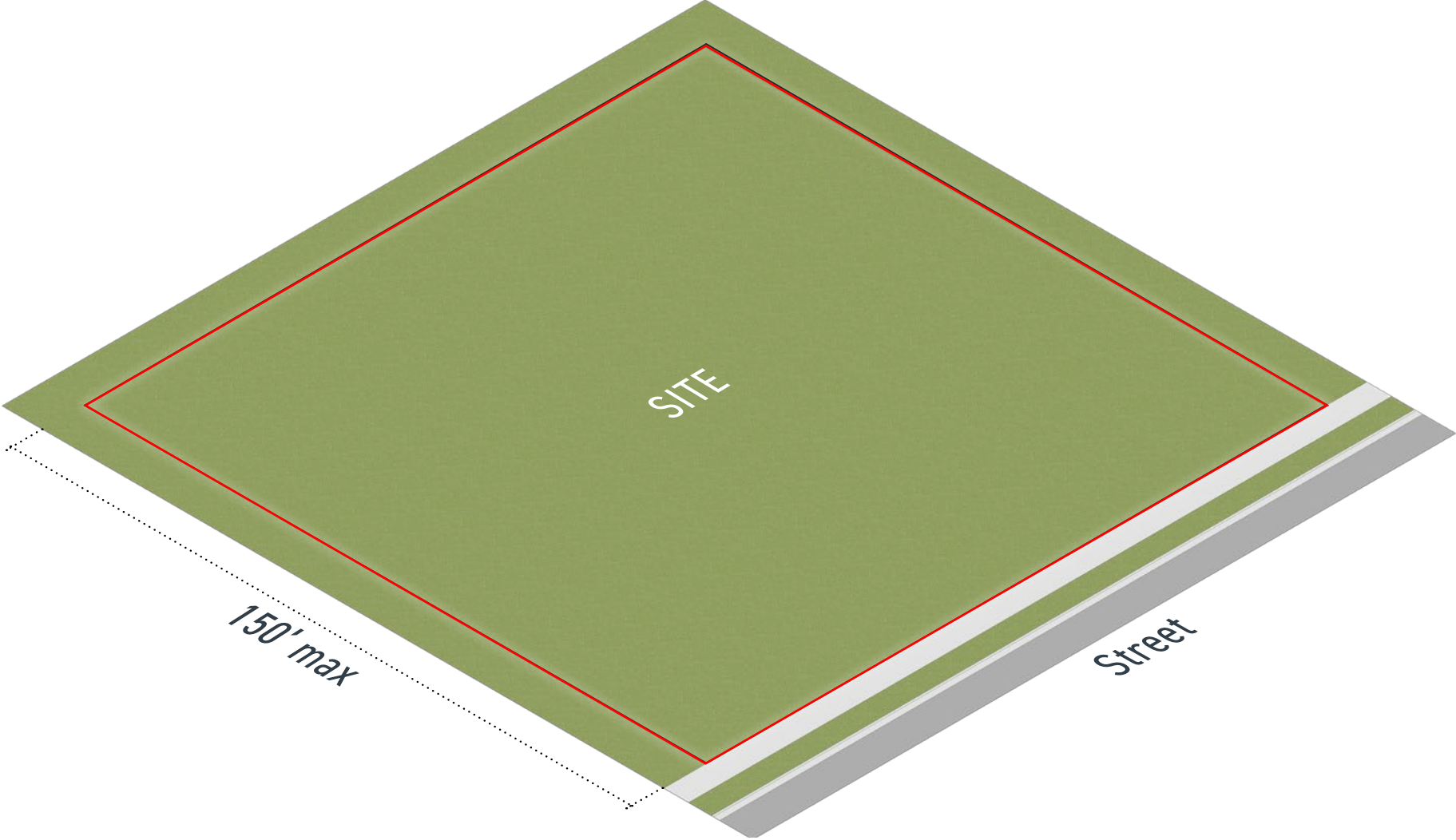
can still provide as many parking spaces as you want
- + Lots allowed to front on shared green spaces and alleys?
- + Parking could be detached from individual lots, consolidated in surface lot on same site?



PRELIMINARY IDEAS

SITE LIMITATIONS

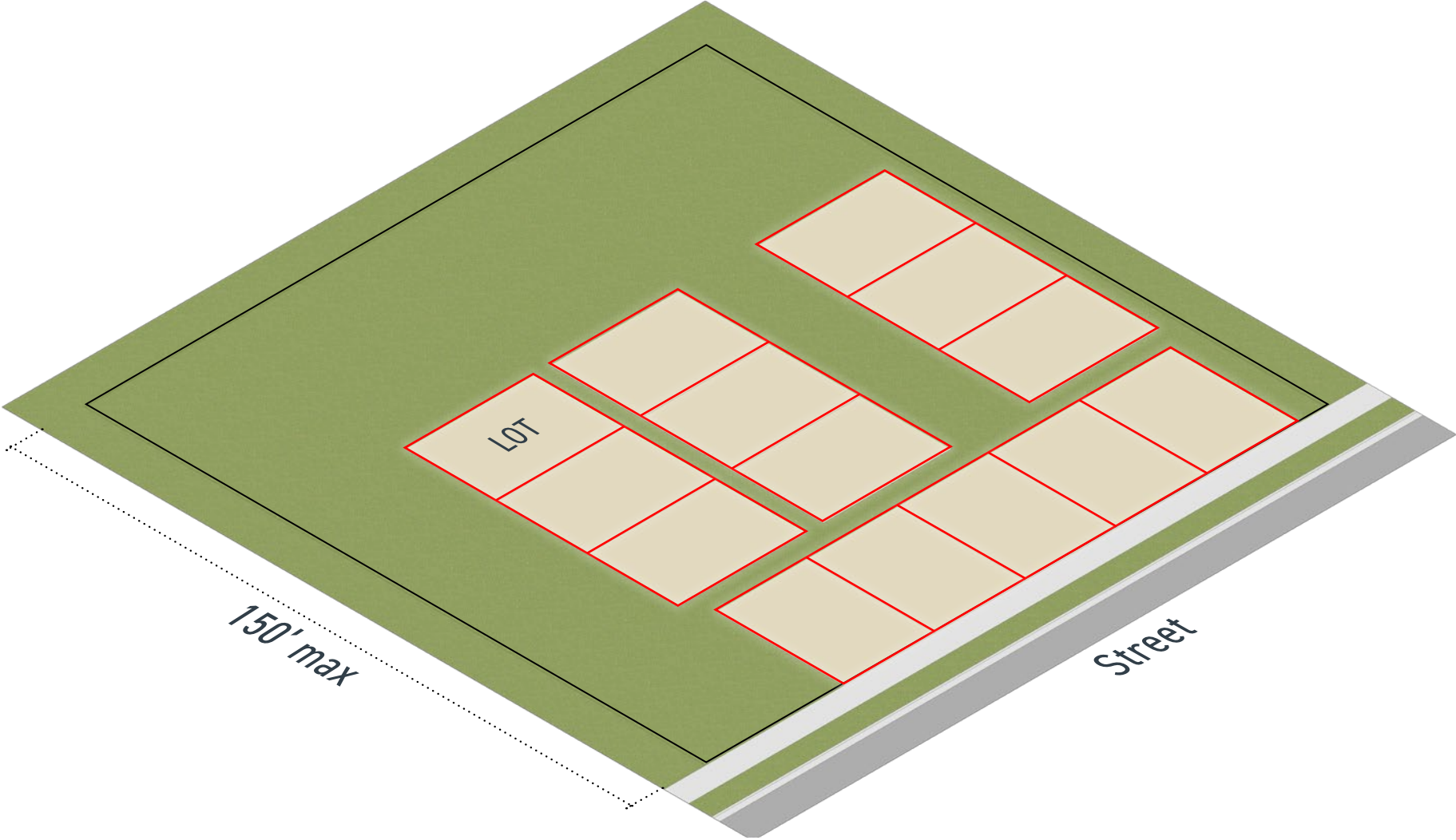
- + Site
 - 150' max depth from public street (fire truck access not needed)



PRELIMINARY IDEAS

SITE LIMITATIONS

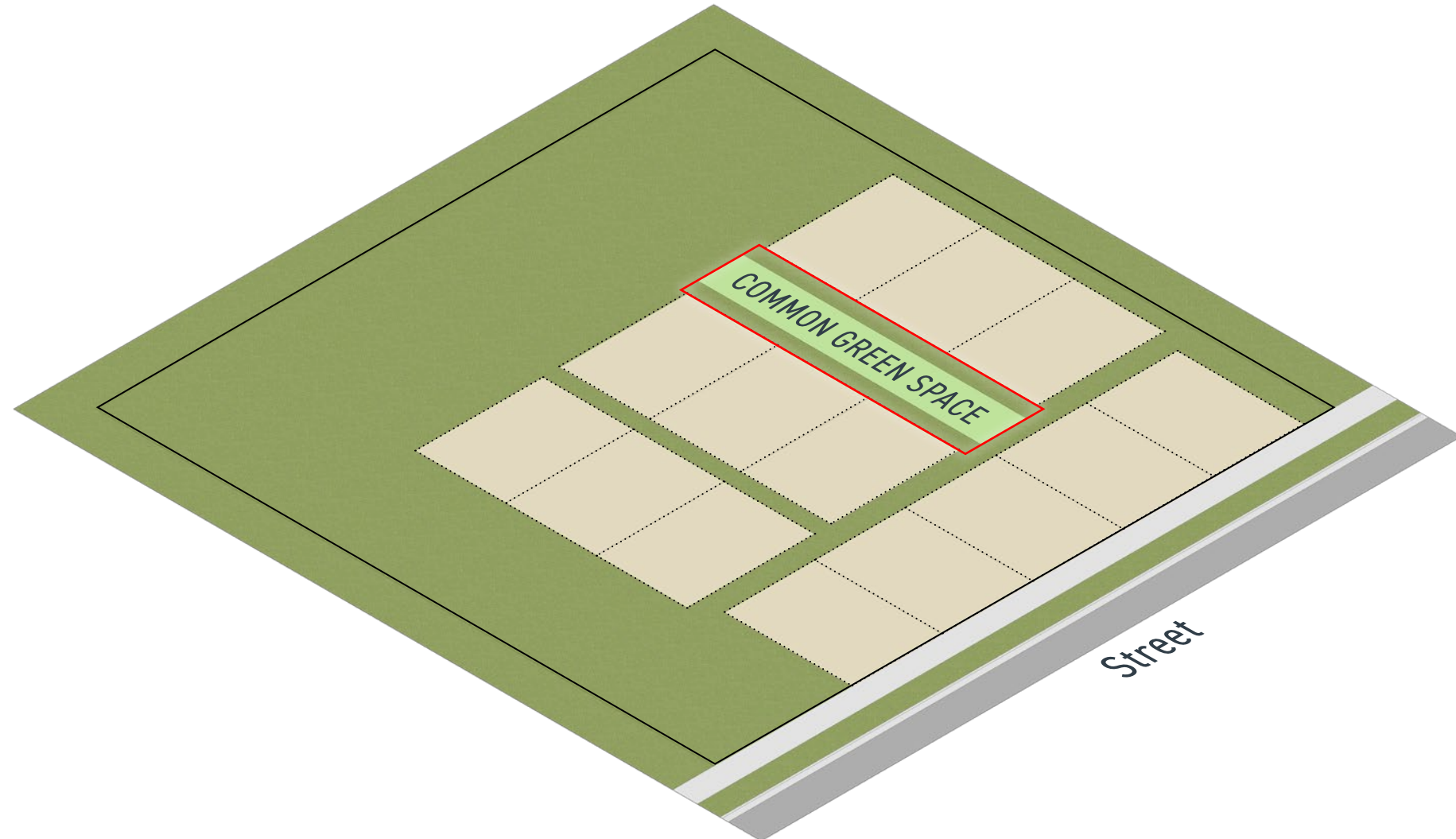
- + Site
 - 150' max depth from public street (fire truck access not needed)
- + Lots
 - No min lot area or width?



PRELIMINARY IDEAS

OPEN SPACE

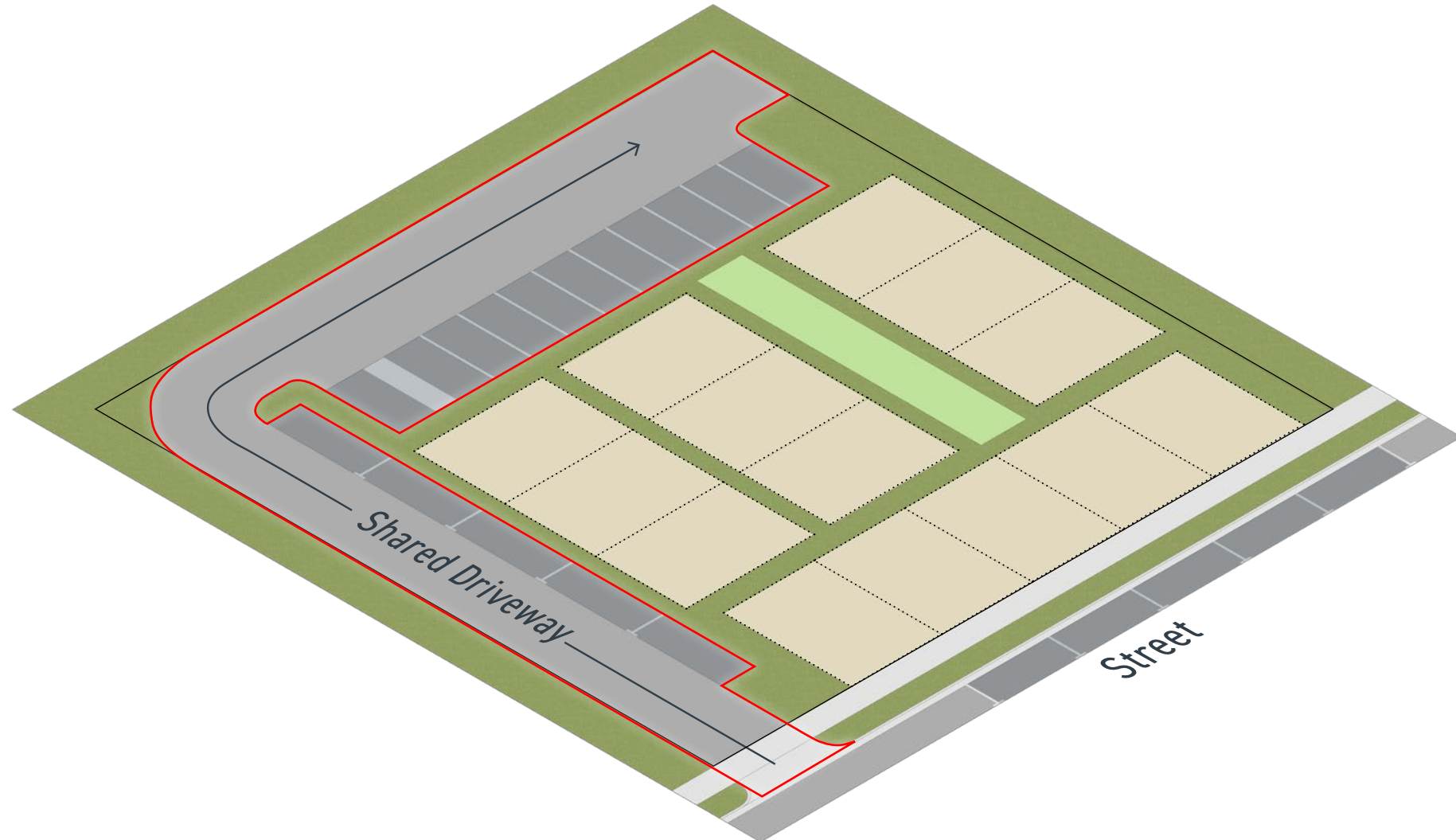
- + Usable common green space required?
 - Minimum size, dimensions
 - Minimum amount per lot
 - Minimum % of lots must front green space



PRELIMINARY IDEAS

PARKING & ACCESS

- + Parking to the rear - no street-facing garages?
- + No individual driveways allowed to the street?
- + Limits on width of driveways - min/max?
- + Minimum distance between driveways on same site?



PRELIMINARY IDEAS

BUILDINGS

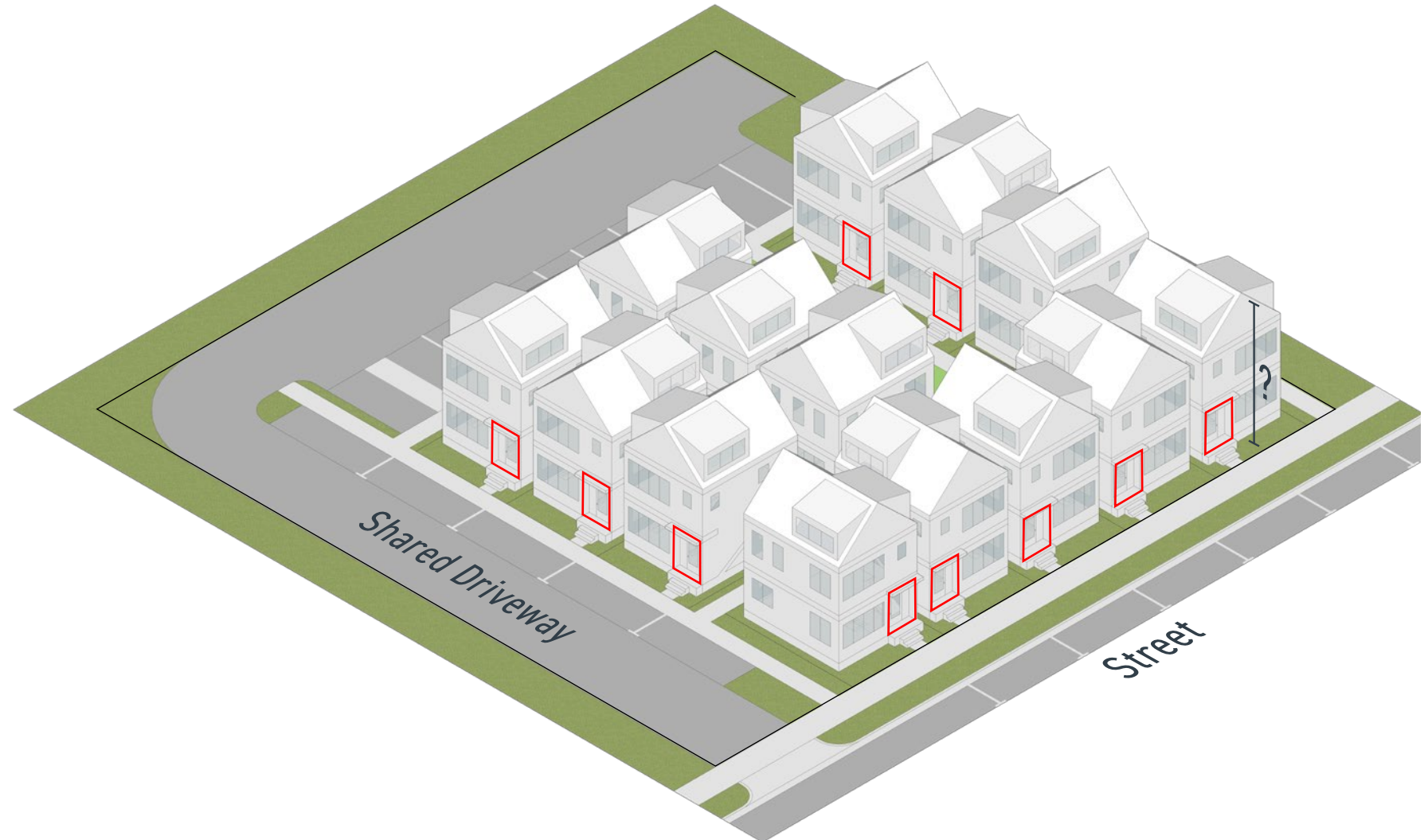
- + Houses must be pulled up to street?
- + Active space required along street (and green space)?
 - spare bedroom, home/office? Not parking



PRELIMINARY IDEAS

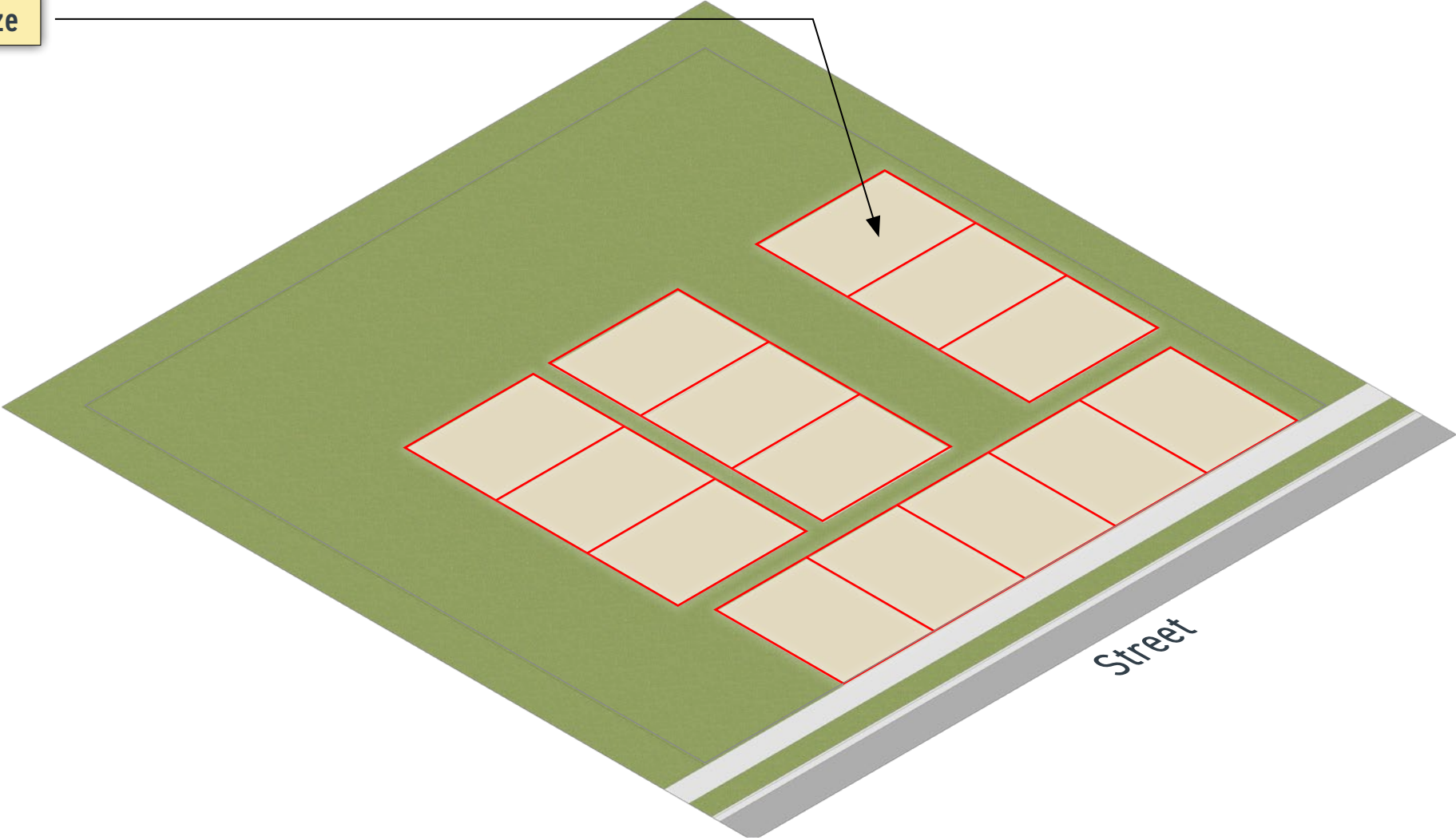
BUILDINGS

- + Houses must be pulled up to the street?
- + Active space required along street (and green space)?
- + Front doors/entry ways must face the street (and green space)?
- + Limits on building height?



INCENTIVES RECAP

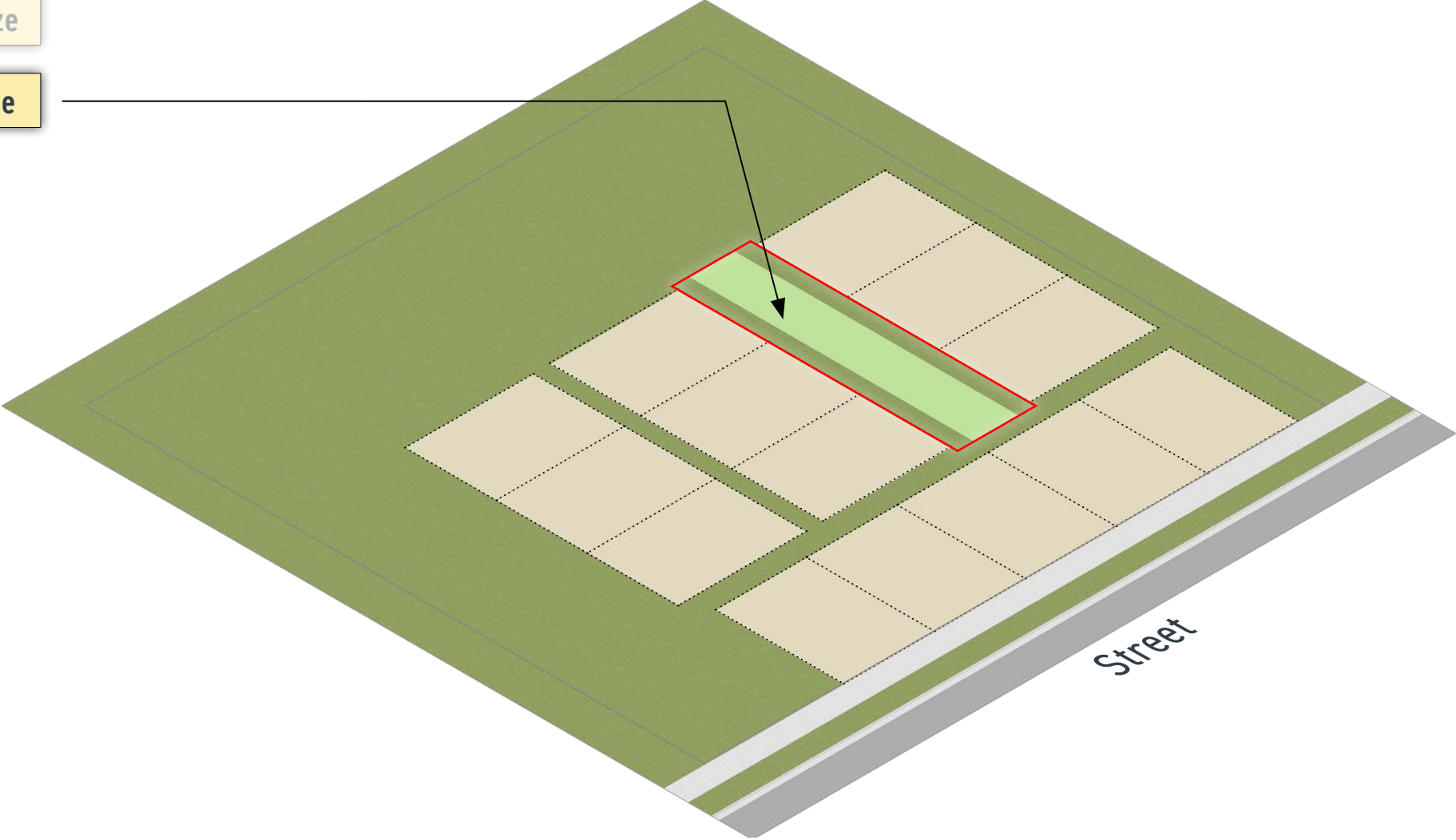
1. No minimum lot size



INCENTIVES RECAP

1. No minimum lot size

2. Flexible lot frontage

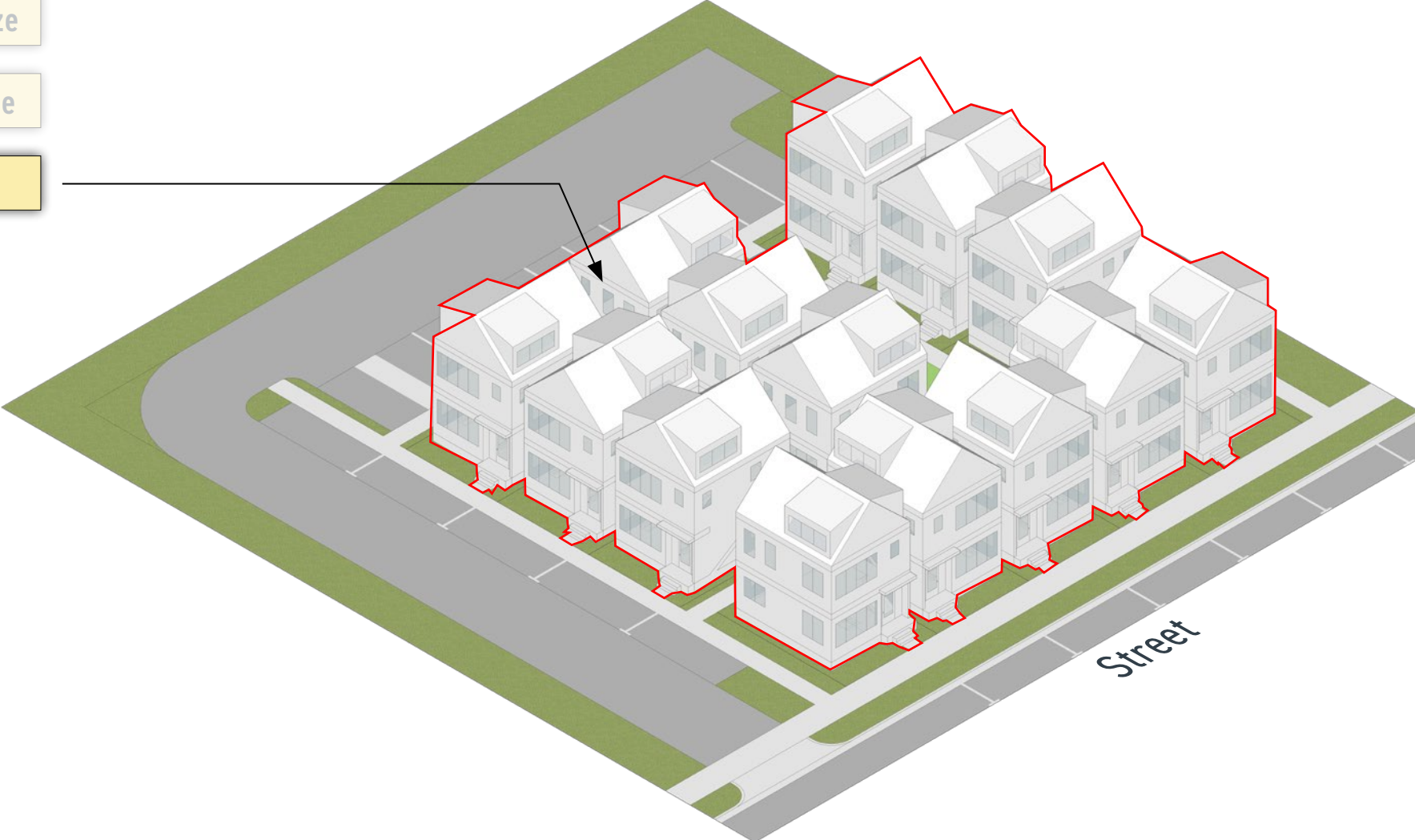


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1. No minimum lot size

2. Flexible lot frontage

3. No limit on density



INCENTIVES RECAP

- 1. No minimum lot size
- 2. Flexible lot frontage
- 3. No limit on density
- 4. Reduced parking**



INCENTIVES RECAP

- 1. No minimum lot size
- 2. Flexible lot frontage
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- 4. Reduced parking
- 5. Detached parking



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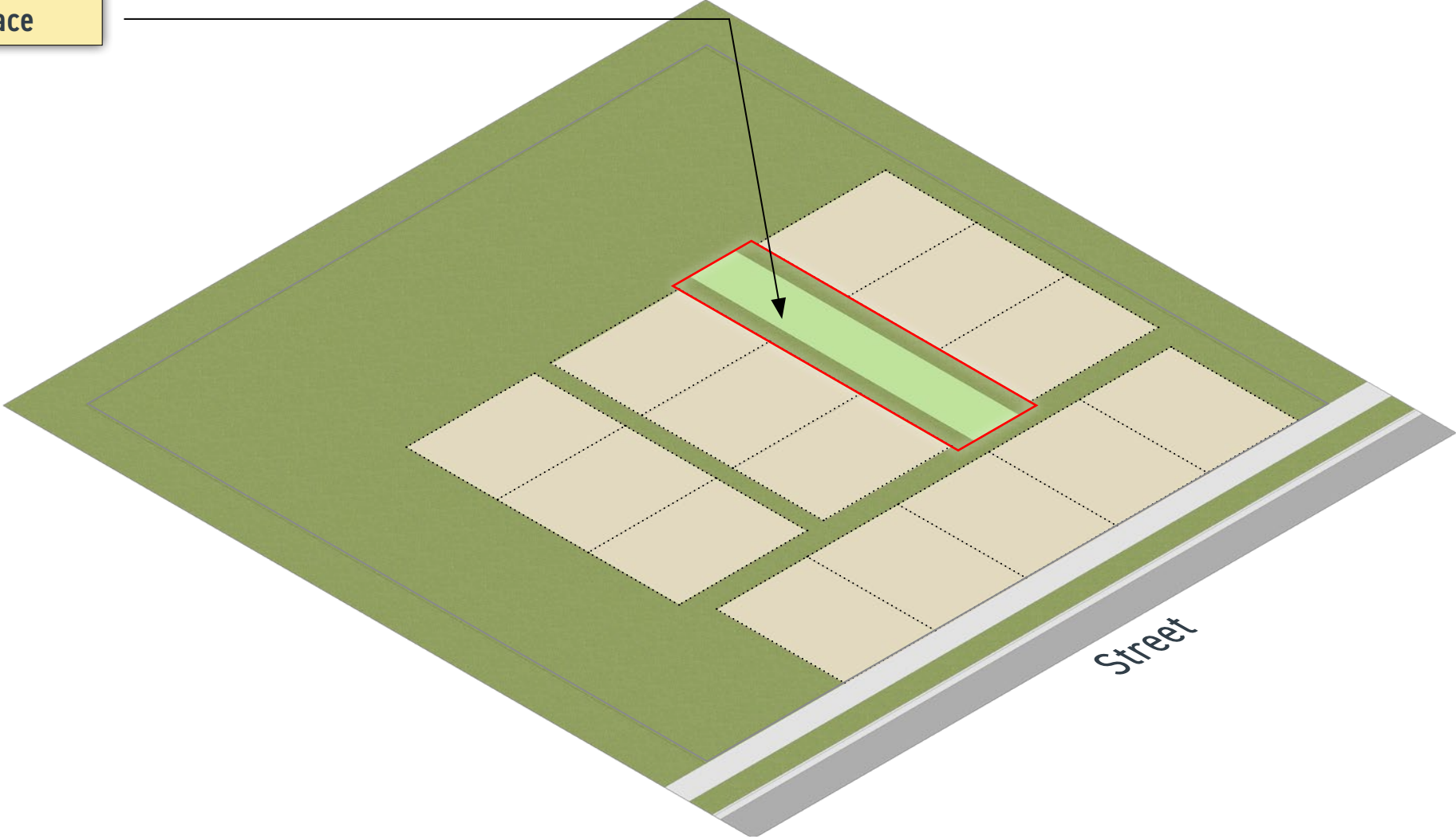
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PERFORMANCE STANDARDS RECAP

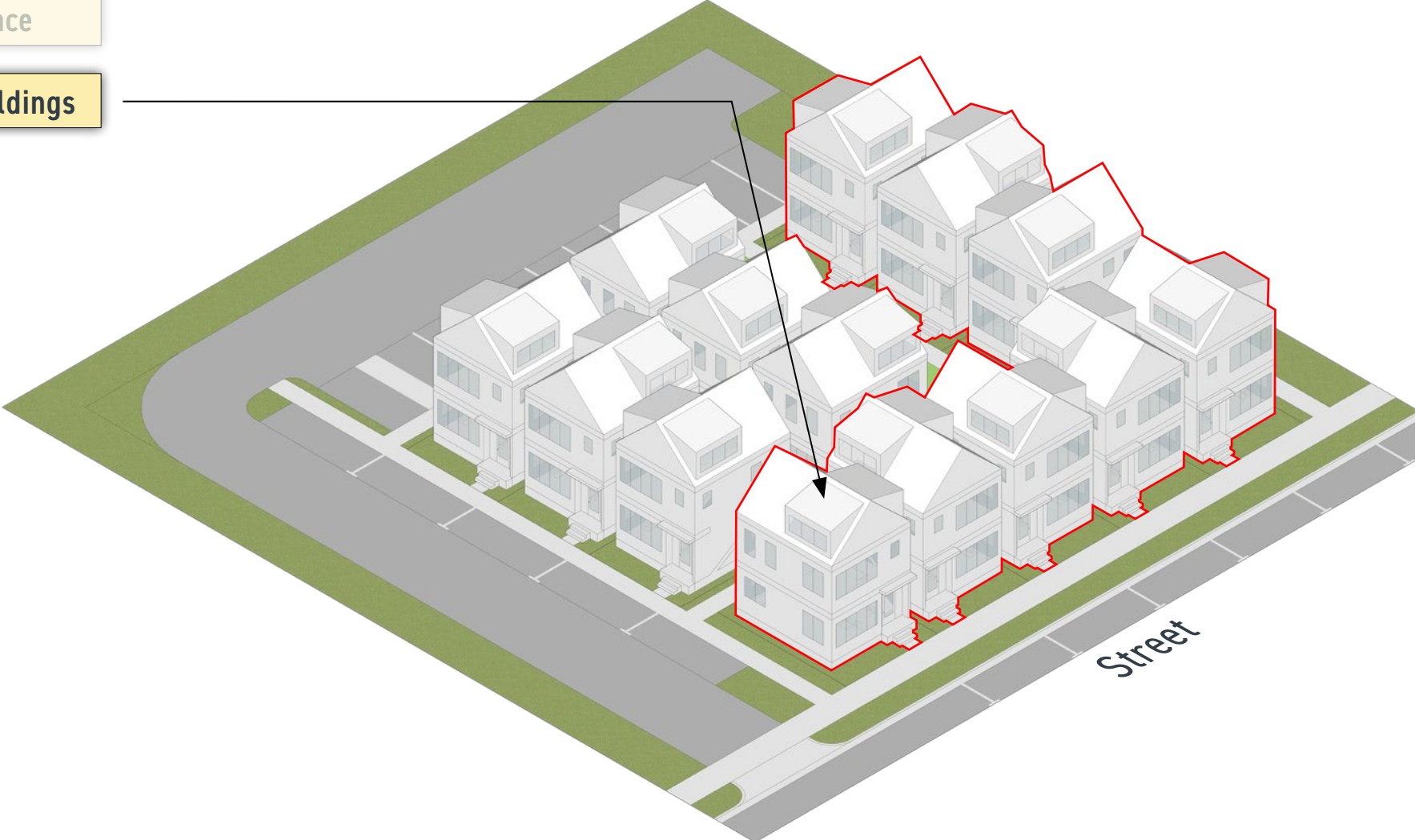
1. Required green space



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2. Street-fronting buildings

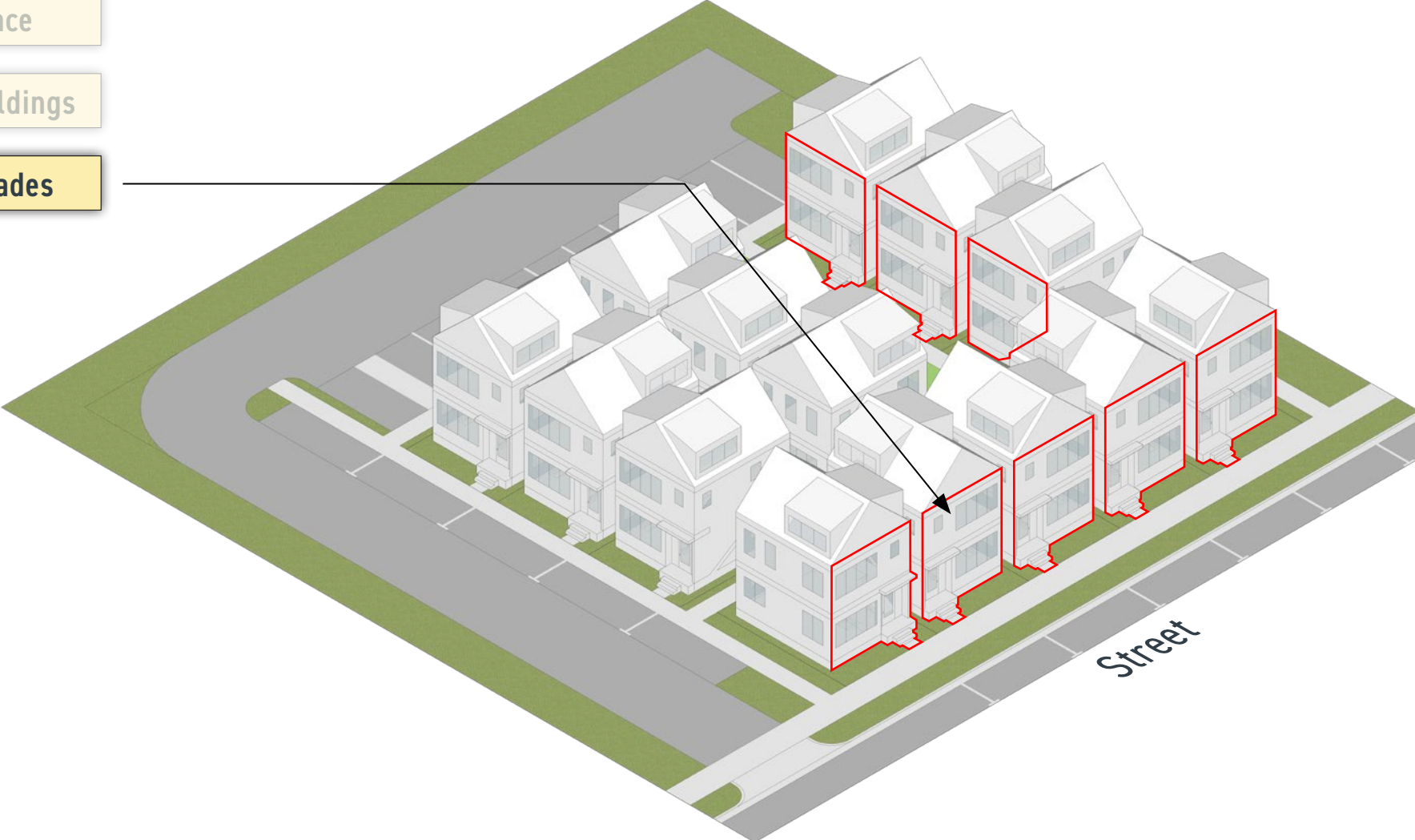


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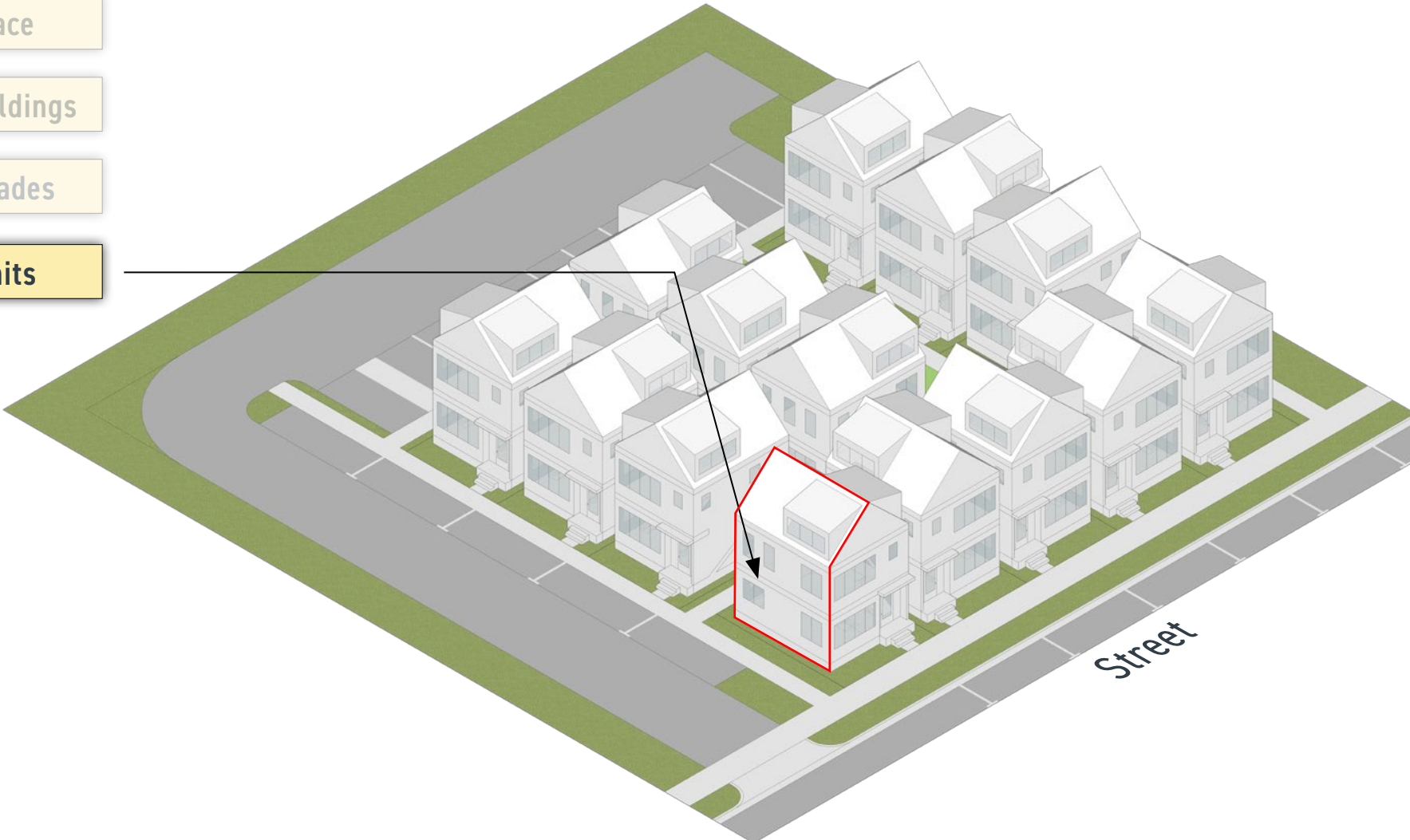
2. Street-fronting buildings

3. Active building facades



PERFORMANCE STANDARDS RECAP

- 1. Required green space
- 2. Street-fronting buildings
- 3. Active building facades
- 4. Building height limits**



SUMMARY OF IDEAS

INCENTIVES

1. No minimum lot size

2. Flexible lot frontage

3. No limit on density

4. Reduced parking

5. Detached parking

STANDARDS

1. Required green space

2. Street-fronting buildings

3. Active building facades

4. Building height limits



SOME QUESTIONS ?

- + Do the trade-offs make sense? - required green space, street-fronting buildings, active building facades, building height limits vs no density, no lot size, reduced/detached parking, lot frontages
- + How much common open space should be required? 150 SF per lot, 200 SF, 300 SF?
- + What should the minimum dimensions of the open space be? 240 SF, 20' by 12'?
- + What should the maximum height limit be? 3 stories, 2.5 stories, 30', 35'?
- + Should the parking reduction be 1 space per lot or 1 space for smaller units (for example 1,500 SF) - and then 2 for larger units?
- + One goal of the project is to get smaller, more affordable units - one way to do this is to set a max unit size, another way is to use average unit size for the project - do you have any thoughts on this?

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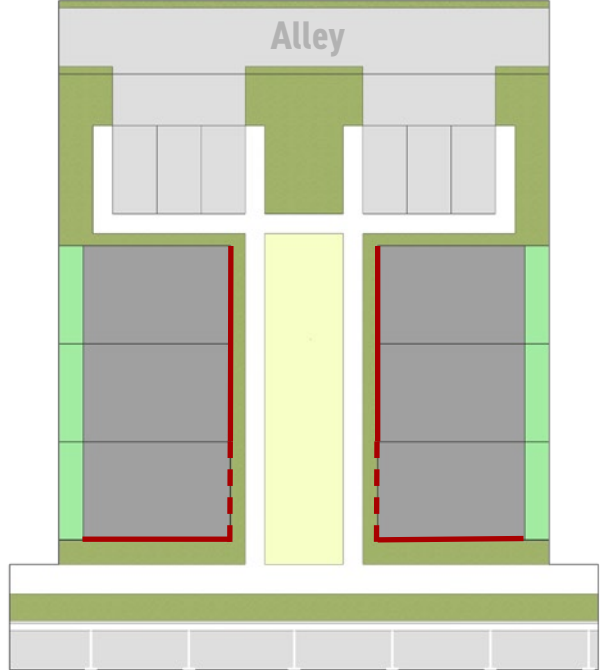
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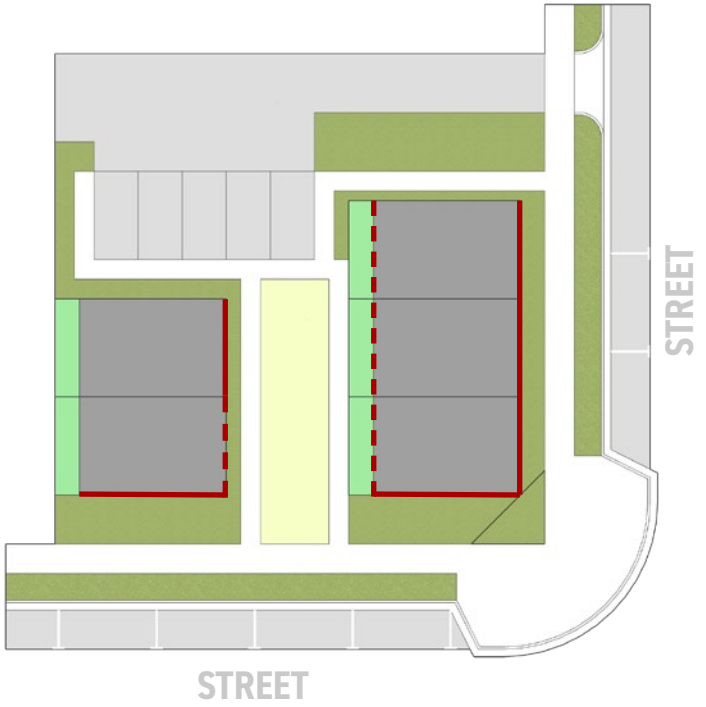
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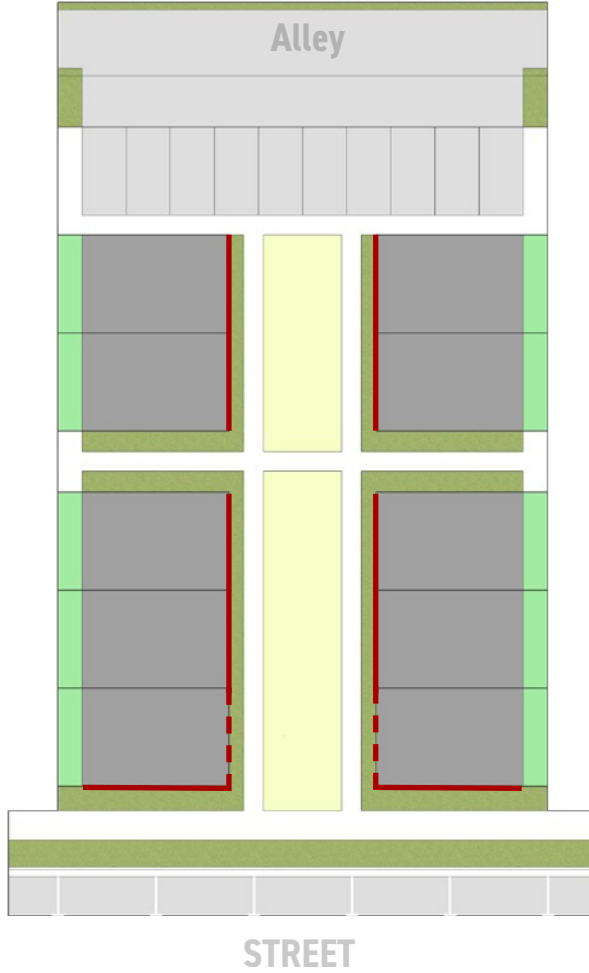
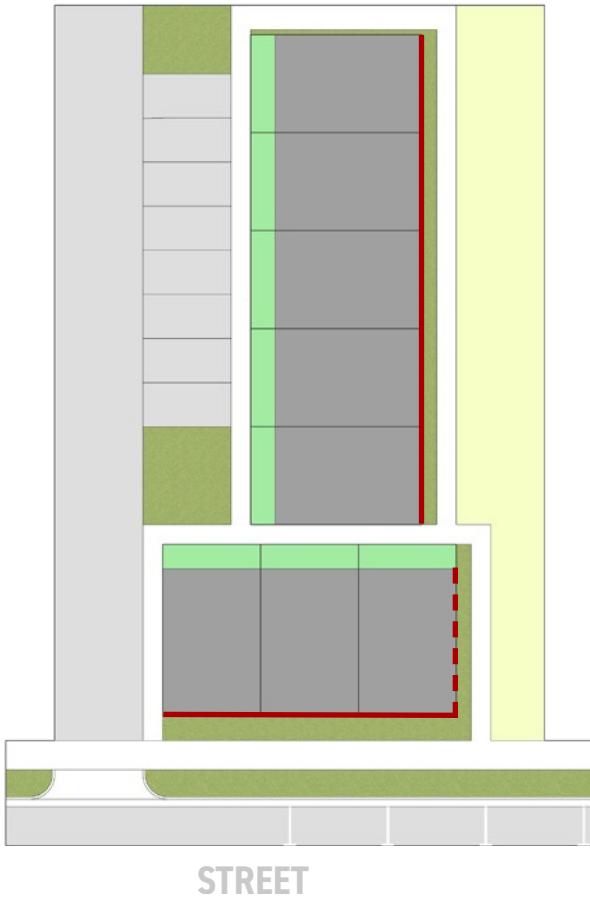
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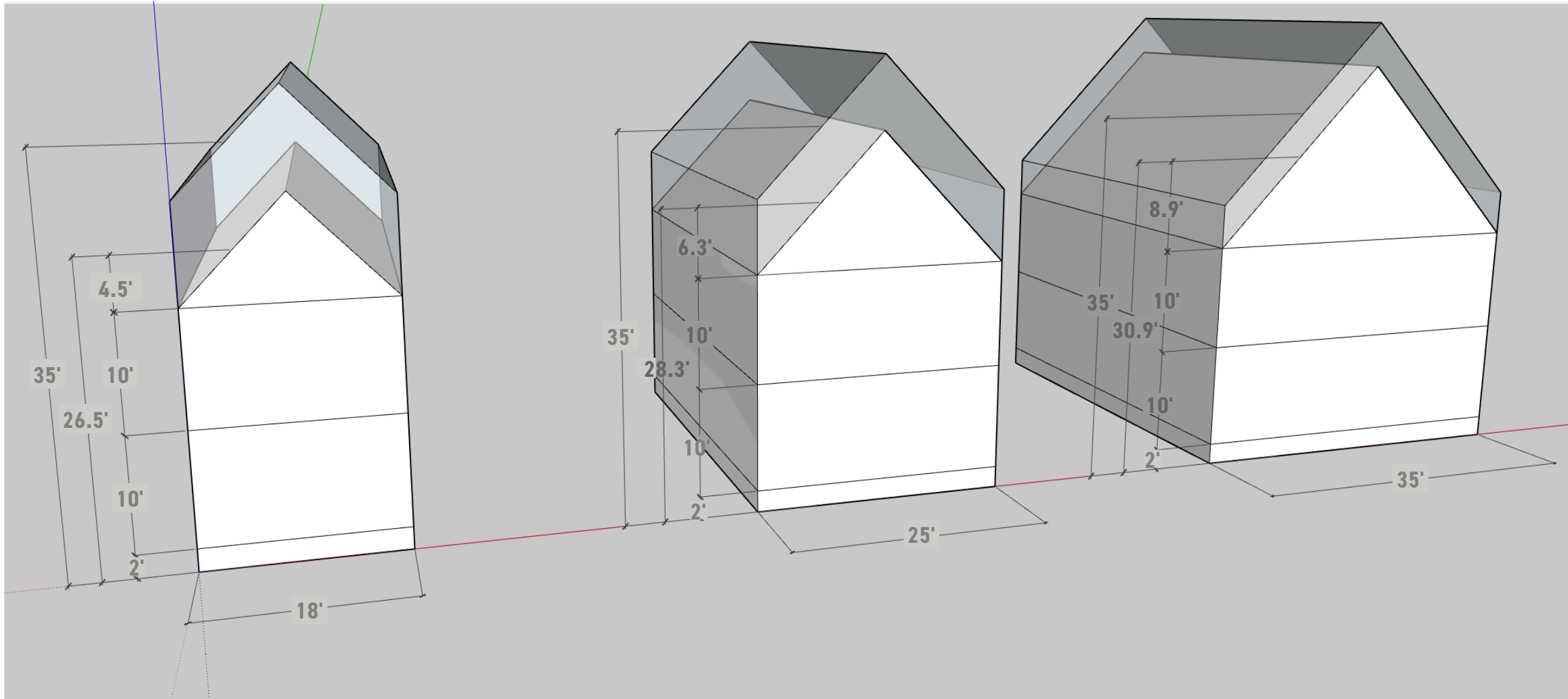


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1



HOUSTON

1510 Dumble St

Project

Type: Interior Shared Access

Frontage: Street & Shared Access

Parking: Attached

Ownership: Fee simple

Site

Width: 240'

Depth: 120'

Area: 22,000 SF

Lot size: 1,500-2,100 SF

Units: 10

Density: 20 u/a

Unit size: 500-750 SF

Detention/Open Space

Depth: 100'

Width: 130'

Area: 5,600 SF

Percent of Site: 25%



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Livable Places Action Committee

Creating Opportunities
Within our
Development Standards
that Encourage
Housing Variety
and Affordability

www.HoustonPlanning.com



Implementation of actions recommended

Plan Houston – Connect people and places

Resilient Houston – End one-size-fits-all parking requirements

Climate Action Plan – Reduce parking requirements



Investments and accomplishments

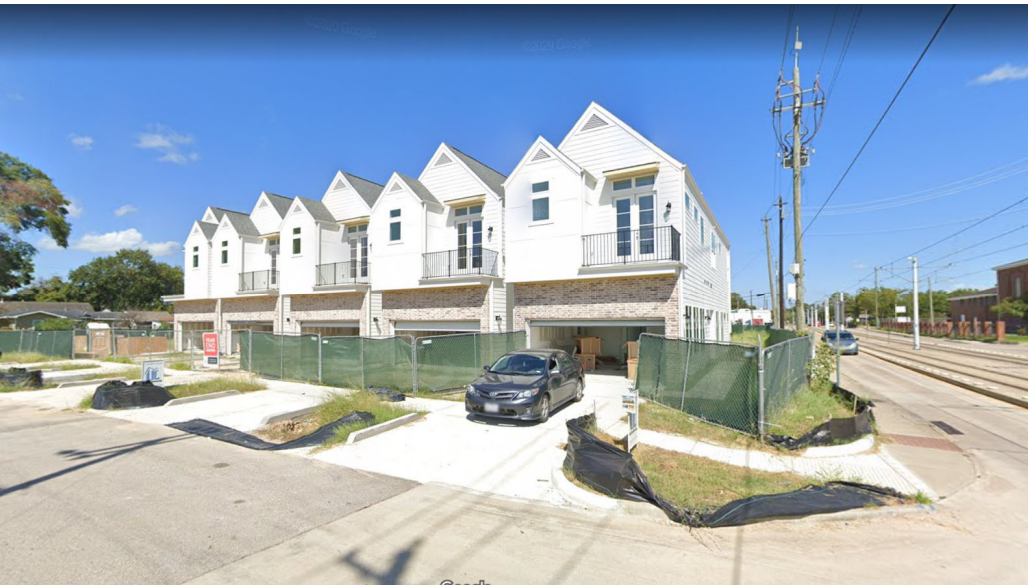
- Houston has made significant investments in:
 - Bike plan
 - Bayou Greenways
 - METRO Next Moving Forward plan (Rail, BRT, BOOST)
 - Houston B Cycle
- Houston has reduced parking rules:
 - Walkable Places
 - Transit oriented development (TOD)
 - Market based parking

Livable Places parking approach

Parking approach

- Reduced parking requirements for smaller units
- Eliminating parking minimums in proximity to transit served areas
- Benefits of this approach
 - Increased transit ridership
 - Opportunities to use other modes
 - More variety in housing options
 - Smaller units encouraged
 - Reduced housing costs
 - Improved storm drainage
 - Safer streets





Conclusion

Eliminating minimums **does not** mean eliminating parking supply

Eliminating minimums **does** mean a more efficient and equitable parking based on the market





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LYNN HENSON



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

A screenshot of the website for Livable Places Houston. The page features the Planning & Development Department logo in the top left corner. A search bar is located in the top right. The main content area includes a navigation menu with links for 'Home', 'Sign In', and 'Register'. Below the navigation is a large illustration of a neighborhood with a house, trees, and a person on a bicycle, with a callout box that says 'LIVABLE PLACES HOUSTON'. To the right of the illustration are four buttons: 'SHARE YOUR IDEAS', 'GET NEWS', 'UPLOAD IMAGES', and 'ASK QUESTIONS'. At the bottom of the page, there is a 'Sign Up to get involved!' button and social media icons for Facebook, Twitter, LinkedIn, and Email. The page also includes a 'Project Contact' link.

- Read the article
- Site visit and Survey

Contacts and Resources

Livable Places

LivablePlaces@houstontx.gov

832.393.6600

Suvidha Bandi

Jennifer Ostlind

Lynn Henson

www.HoustonPlanning.com

www.LetsTalkHouston.org





Next meeting

May 3rd

3-5pm

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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