


Livable Places Action Committee

Virtual Meeting

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City of Houston

December 08, 2020



PLANNING &
DEVELOPMENT
DEPARTMENT

1

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

2



**DIRECTOR
MARGARET
WALLACE BROWN**



**PROJECT MANAGER
SUVIDHA BANDI**

3



**ASSISTANT DIRECTOR
MICHAEL KRAMER**



**ASSISTANT DIRECTOR
JENNIFER OSTLIND**

4



Planning Commission
CHAIR
MARTY STEIN



Livable Places Action
Committee CO-CHAIR
SONNY GARZA



Livable Places Action
Committee CO-CHAIR
LISA CLARK

5

Meeting Agenda

Welcome by Chairs

Director's report

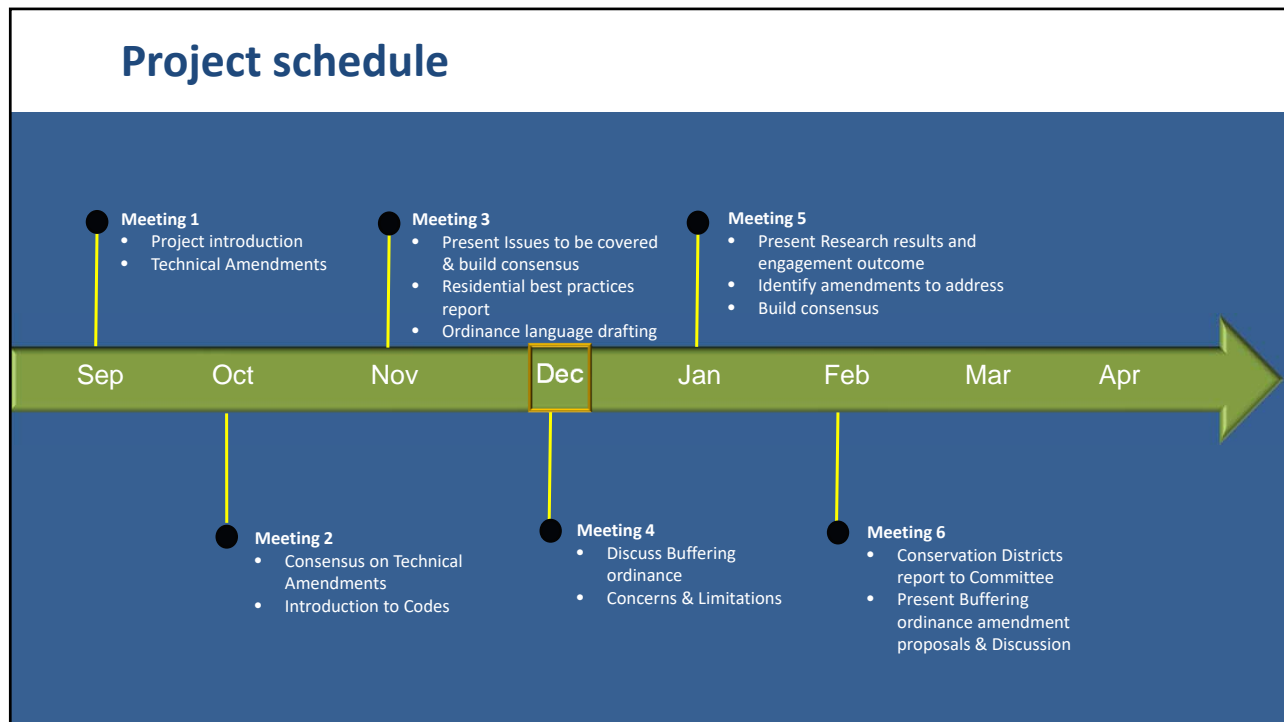
Residential Buffering Ordinance presentation

Concerns & Discussion

Homework activity & Next meeting

Public comments

6



7

Recap

Achieved consensus on the issues to be addressed with the Committee

Density & Affordability

1. Consider a variety of missing middle housing types to promote compact development.
2. Encourage smaller multi-family residential developments to maintain affordability.
3. Revisit lot and reserve standards to accommodate missing middle housing types.
4. Examine lot access requirements to promote public safety.
5. Clarify existing compact development standards.
6. Consider revisions to the Residential Buffering Standards.
7. Consider new tools to preserve the neighborhood character.
8. Evaluate off-street parking requirements for residential uses.

Access & Multimodal Options

1. Evaluate the intent of regulations like cul-de-sac length and two points of access.
2. Evaluate building line standards to promote more walkable communities.
3. Consider access and intersection spacing requirements for collector streets
4. Evaluate loading berth requirements.

Infrastructure

1. Evaluate the impact of proposed changes on requirements for other services (utility, solid waste, fire etc.) and eliminate inconsistencies.
2. Address infrastructure needs and requirements considering the impact of newer development trends.

8

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9

Residential Buffering Ordinance

What does Residential Buffering mean?

Why was it introduced?

What are the existing ordinance regulations?

What are the limitations?

What are some of the concerns?

10

Residential Buffering

Residential Buffering

The buffer provided while developing high density structures adjacent to single family residential developments

Why was it introduced

To address the effects of abutting high density developments on existing single family residential homes

What are the existing ordinance regulations

We will go through them in the next few slides

11

Major Activity Centers - Criteria

Two or more major thoroughfares or abuts a freeway or transit corridor street

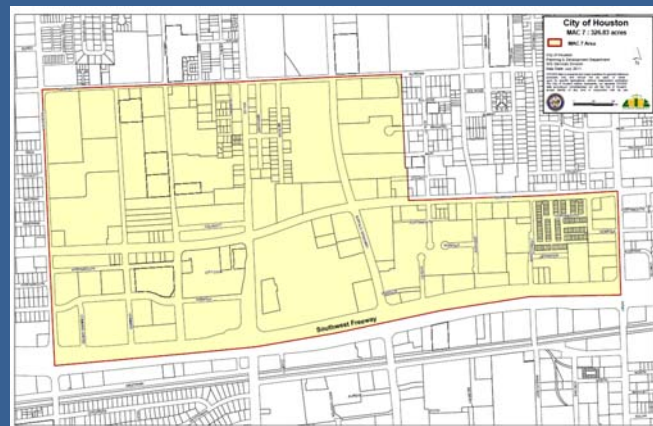
At-least 400 acres of land

At-least 10,000,000 sf of gross floor area developed for other uses

No more than 3% is single-family residential

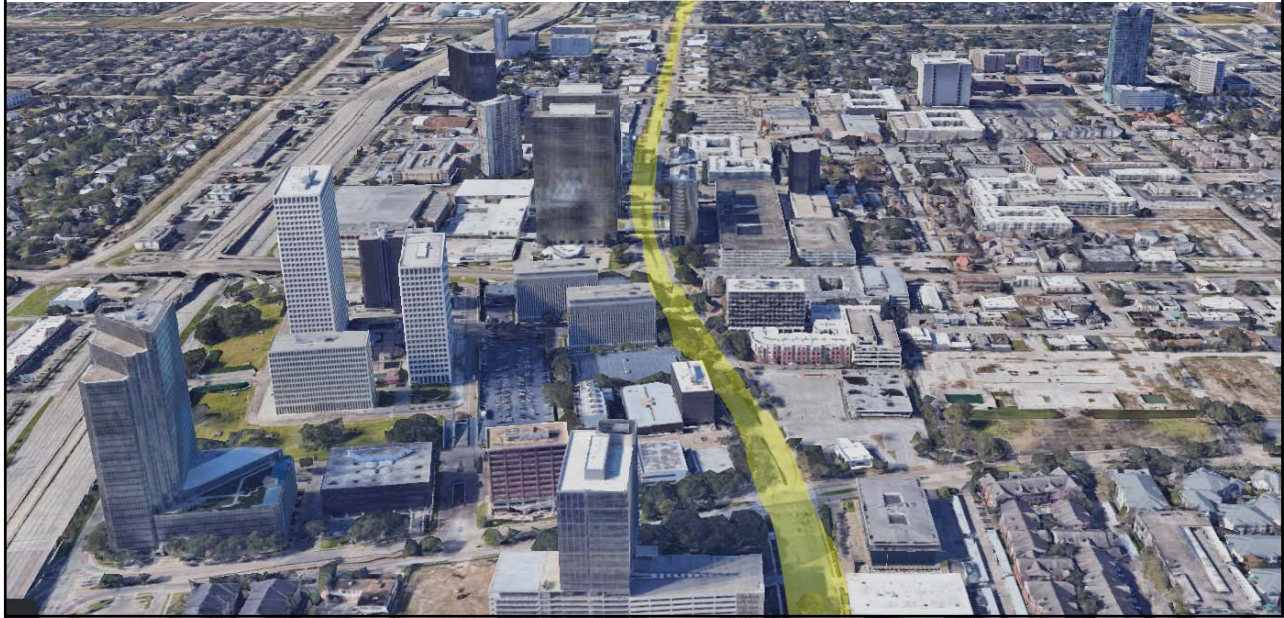
Properties used for two or more other uses

Contiguous tracts



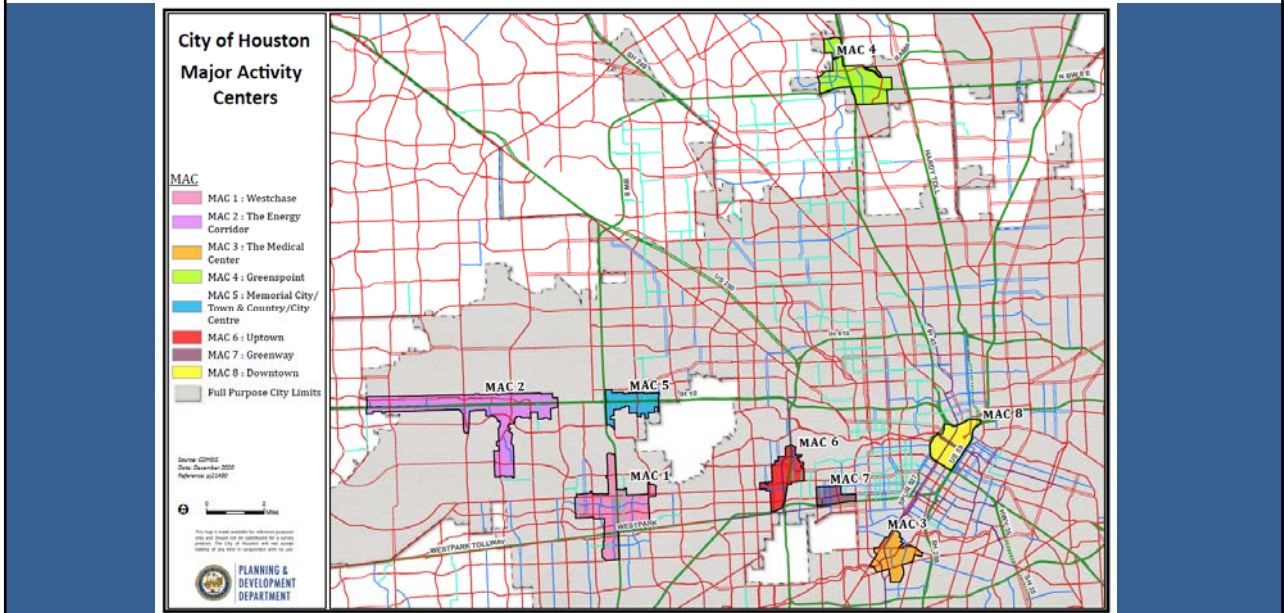
12

Major Activity Centers - Criteria



13

Map of Major Activity Centers



14

MUXIAN FANG



15

Residential Buffering Regulations

Residential buffer area standards (Sec 42.271 & 272, Code of Ordinances)

Only apply to Abutting Developments meeting certain requirements

Garage screening standards (Section 406.2.11, Building Code)

Apply to all Abutting Developments in the city

Lighting fixture standards (Section 513.1, Building Code)

Apply to all Abutting Developments in the city

16

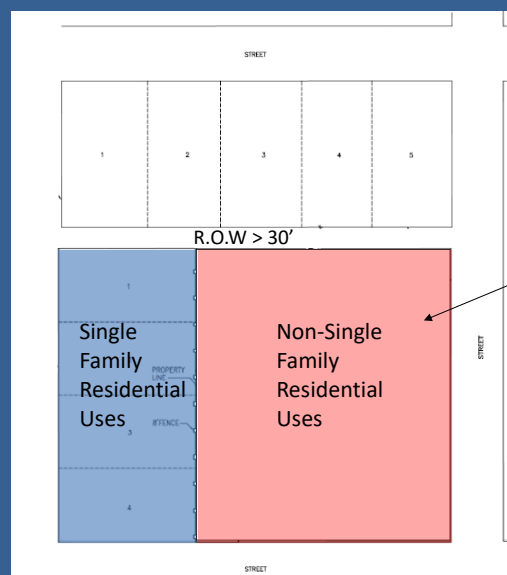
Abutting Development

An Abutting Development is:

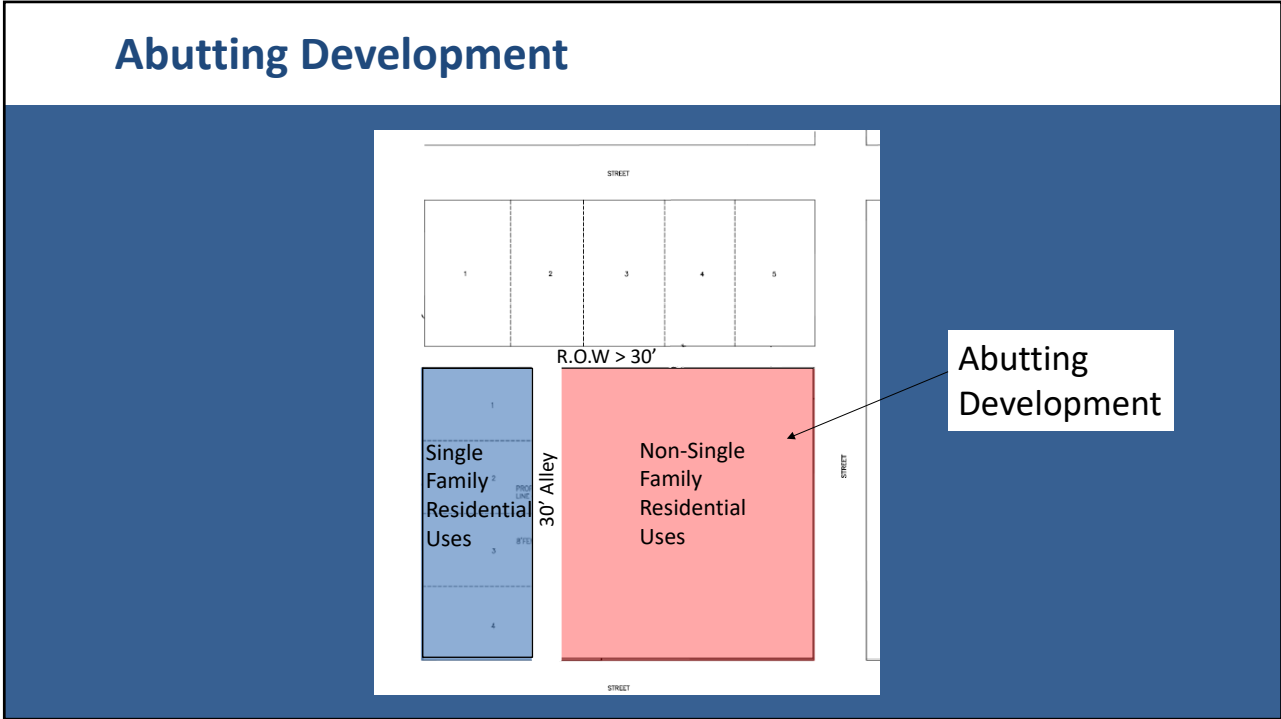
1. Not used or restricted to single-family residential use; and
2. Directly abutting or within 30 feet of a single-family residential property

17

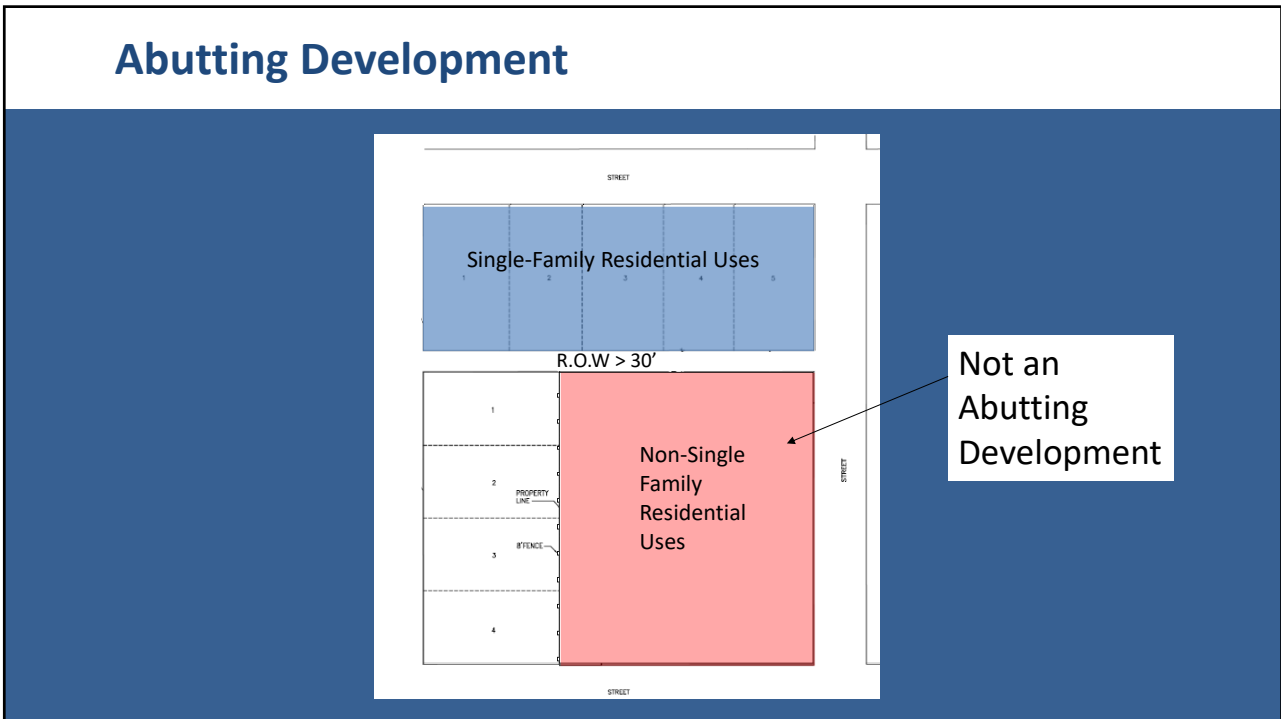
Abutting Development



18



19



20

Residential Buffer Area Standards (Sec 42.271 & 272)

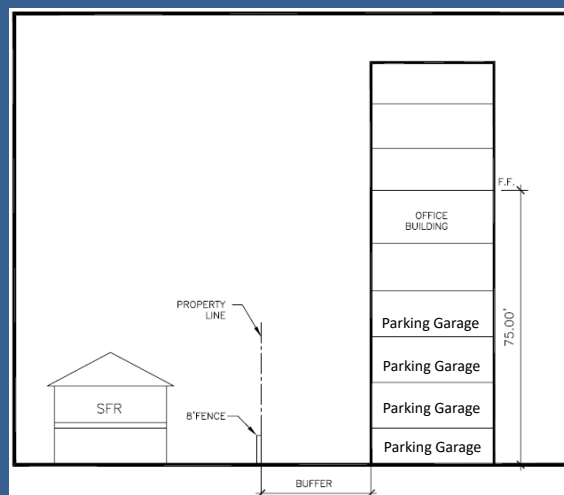
Apply to abutting developments if meeting ALL the followings:

1. Greater than 75 feet in height
2. Adjacent to or taking access from a public street other than a Major Thoroughfare or a Transit Corridor Street
3. Not located in a Major Activity Center
4. Majority of the adjacent SFR lots greater than 3500 sqft
5. Min 60% of a property line adjacent to SFR lots greater than 3500 sqft

21

Residential Buffer Area Applicability Discussion

Apply to abutting developments greater than 75 feet in height only.



22

Residential Buffer Area Applicability Discussion

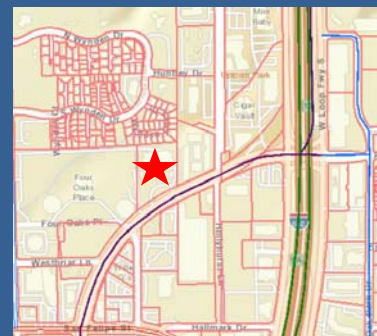
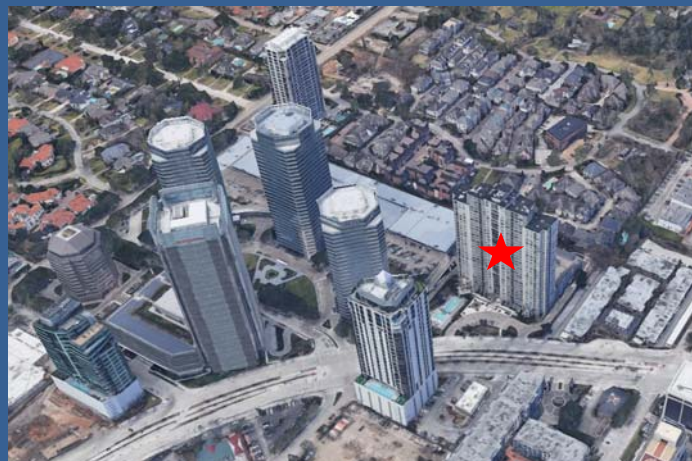
Apply to abutting developments fronting streets other than Major Thoroughfares and Transit Corridor Streets.



23

Residential Buffer Area Applicability Discussion

Apply to abutting developments NOT located within Major Activity Centers.



24

Residential Buffer Area Applicability Discussion

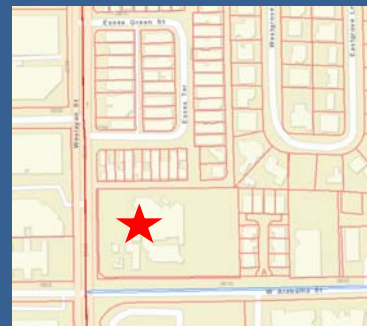
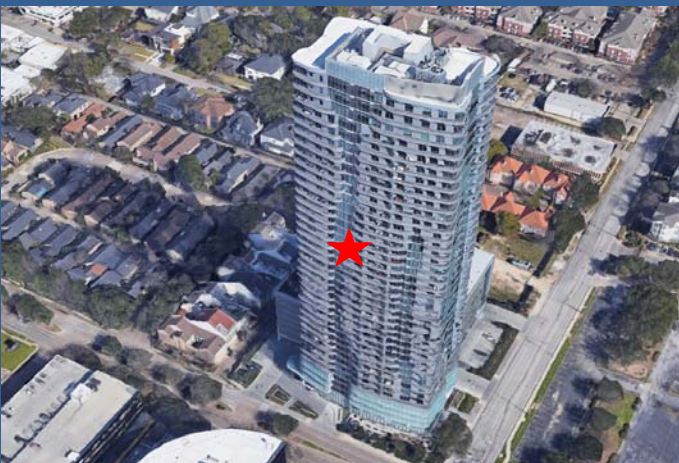
Apply to abutting developments adjacent to single family residential lots greater than 3500 sqft.



25

Residential Buffer Area Applicability Discussion

Apply to abutting developments adjacent to single family residential lots greater than 3500 sqft.



26

Residential Buffer Area Applicability Discussion

Apply to abutting developments: 1) at least 60% of a property line adjacent to SFR lots greater than 3500 sqft; and 2) the majority lots greater than 3500 sqft.



27

What We Have Heard

No buffer areas required for SFR uses abutting mid-rises under 75 feet

No height limitation for abutting developments

No buffer areas required if abutting developments front a Major Thoroughfare or a Transit Corridor Street.

No buffer areas required for townhomes and condos adjacent to abutting developments

28

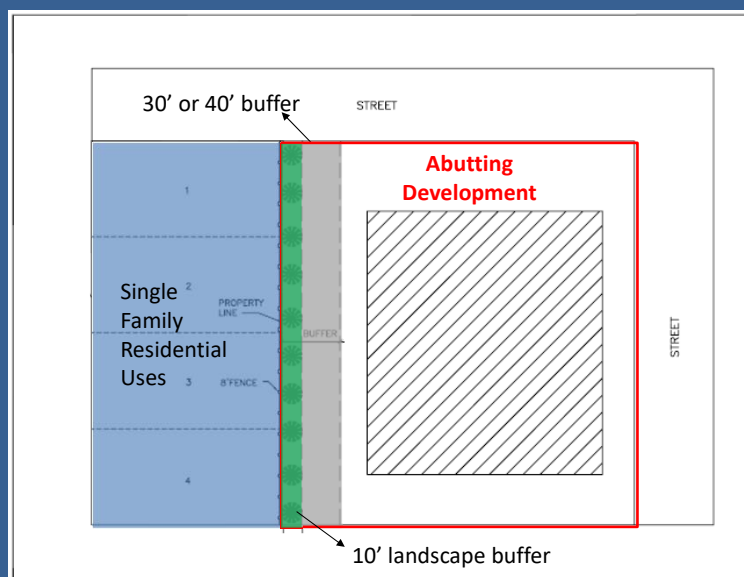
Residential Buffer Area Standards (Sec 42.271 & 272)

Standards shall apply to the eligible abutting developments:

1. Provide a buffer area from any side of a property line abutting SFR
2. The buffer area standards include:
 - a) Min 30 feet wide buffer area if adjacent to or taking access from a Collector Street
 - b) Min 40 feet wide buffer area if adjacent to or taking access from a local street
 - c) Include a 10 feet landscape buffer
 - d) No structures or covered parking within the buffer area
 - e) Vehicular access and surface parking are allowed

29

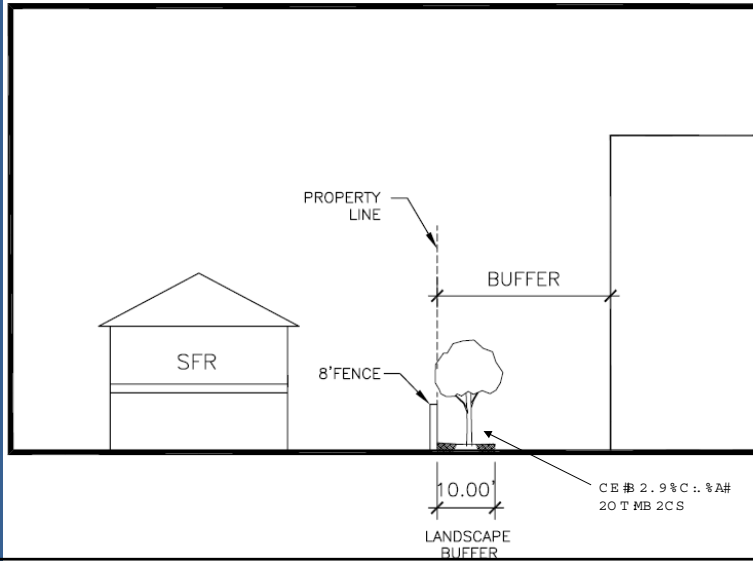
Residential Buffer Area Standards (Sec 42.271 & 272)



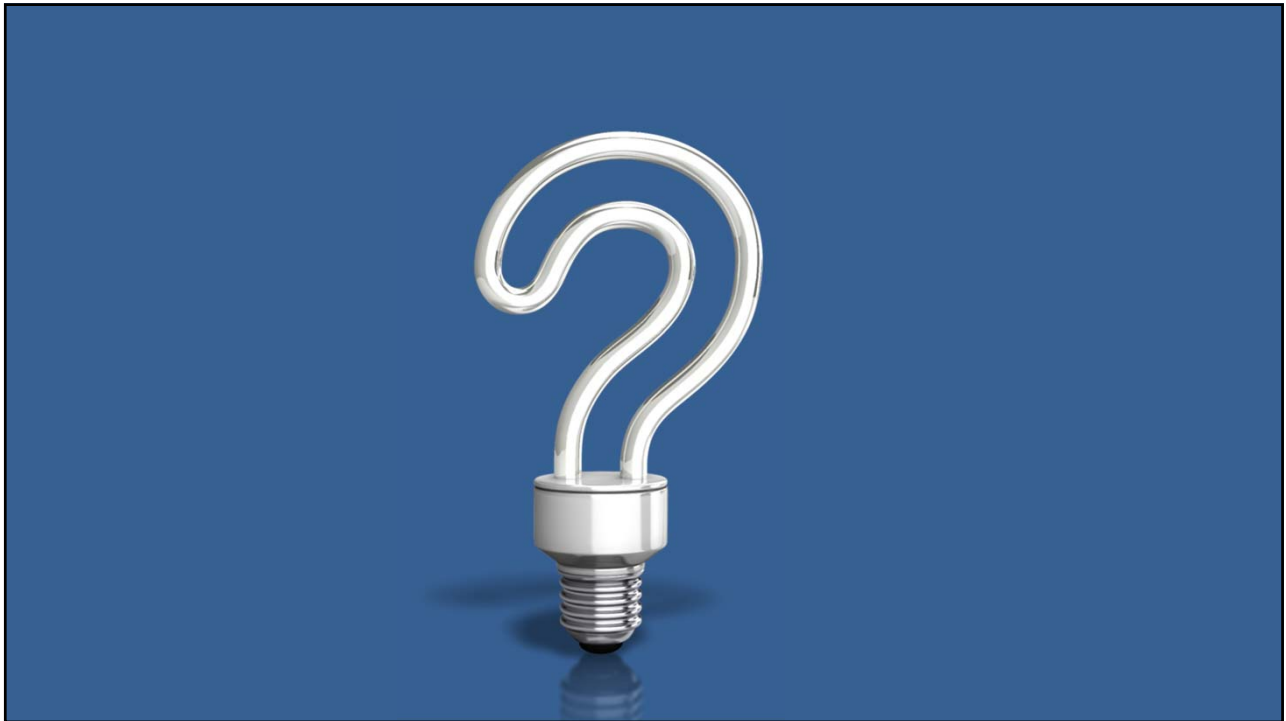
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Residential Buffer Area Standards (Sec 42.271 & 272)

Landscape Buffer



31



32

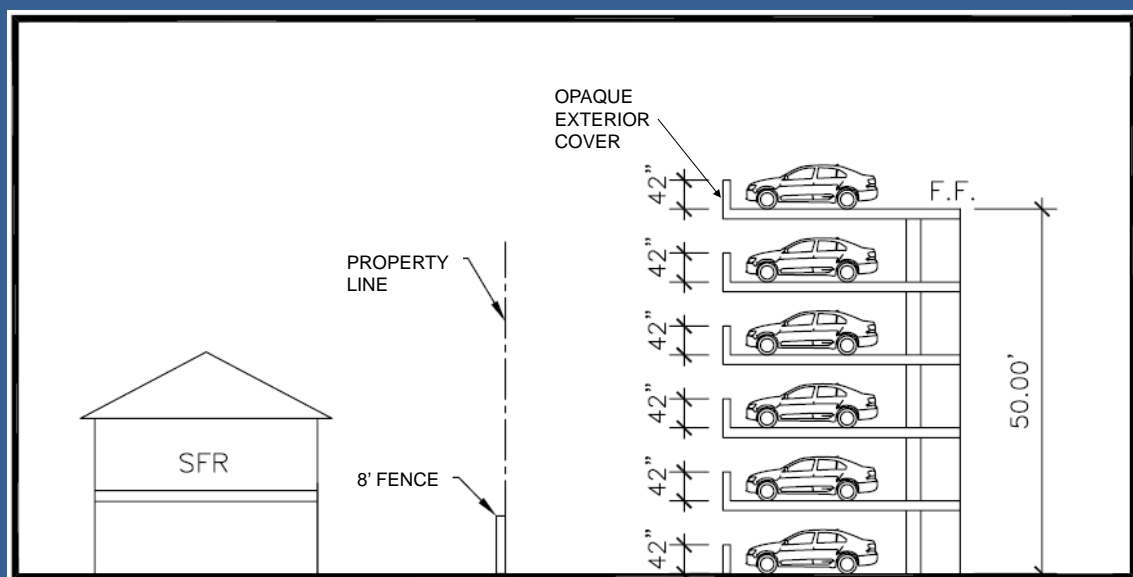
Garage Screening Standards (Section 406.2.11, Building Code)

Any part of an abutting developments used as a parking garage structure shall:

1. Provide an exterior cover for each floor directly facing SFR
2. The exterior cover shall be :
 - a) An opaque surface sufficient to block headlights
 - b) At least 42 inches in height
 - c) Block headlights for ramps and other sloped surfaces adjacent to SFR
 - d) Not required for a finished floor over 50 feet from grade

33

Garage Screening Standards (Section 406.2.11, Building Code)



34

What We Have Heard

Screening not required when SFR is across the street from the structure

Screening not required for the structure over 50' from grade

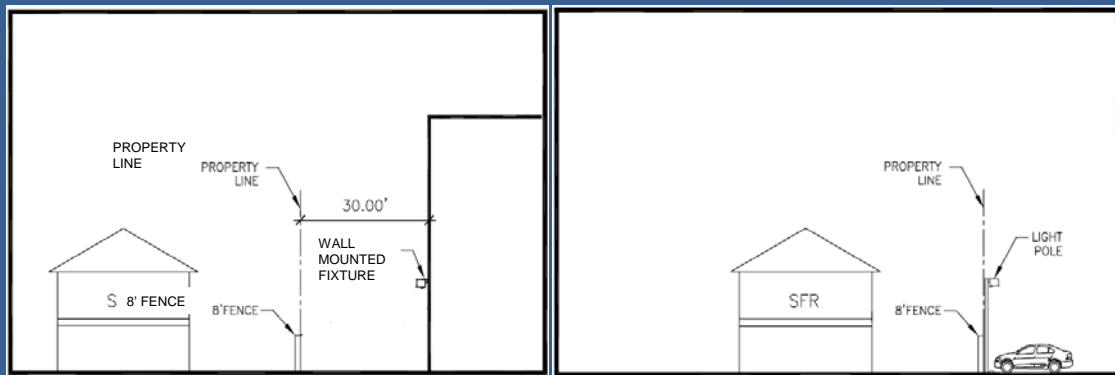
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36

Lighting Fixture Standards (Section 513.1, Building Code)

All outdoor lighting fixtures located within 30 feet from SFR shall be full cutoff fixture

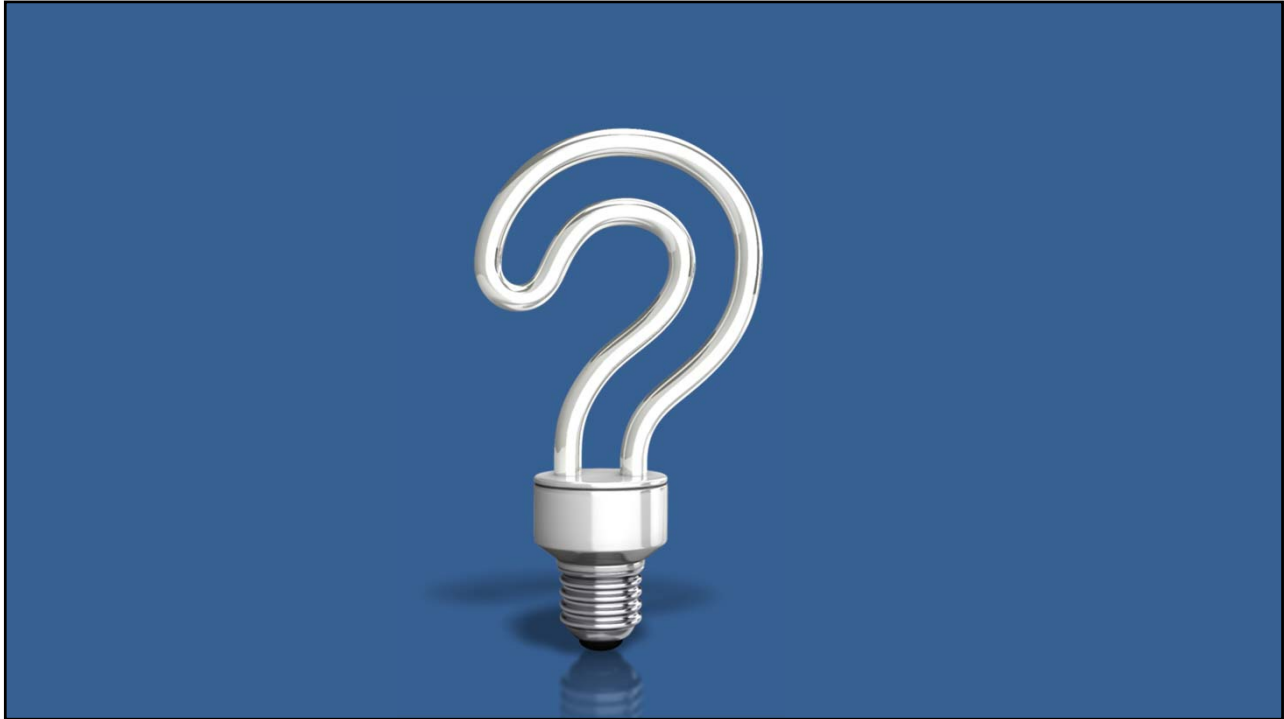


37

What We Have Heard

Full cutoff fixture not required when SFR is across the street from the structure

38



39

Noise Control Standards

The Residential Buffer Ordinance does not include noise control standards

Chapter 30 Noise and Sound Level Regulation provides general guidance

40

What We Have Heard

Noise from the adjacent commercial uses (bars, restaurants)

Building equipment noise

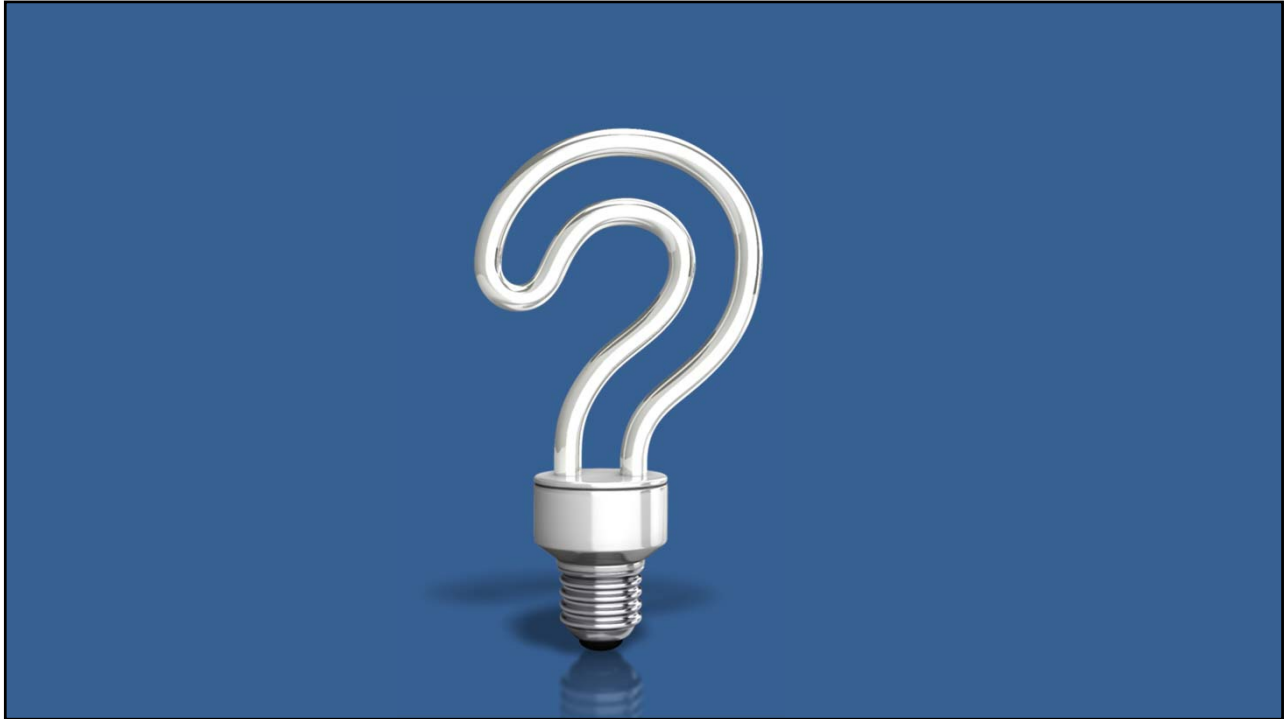
Dumpster noise

41

Matrix

Applicability	Abutting Development		
	Residential Buffering Applies?	Garage Screening Required?	Cut-off Lighting Required?
Lots used or restricted to SFR directly abutting the property	Yes	Yes	Yes
SFR lots are across public street or alley less than 30'	Yes	Yes	Yes
SFR lots are across public street or PAE (Permanent Access Easement) less than 30'	No	Yes	No
Height of the structure less than 50'	No	Yes	Yes
Height more than 50' but less than 75'	No	No	Yes
Height more than 75'	Yes	No	Yes
Along Transit corridor streets, major thoroughfares or within MAC	No	Yes	Yes
Majority of SFR lots abutting are less than 3500 sf.	No	Yes	Yes
60% of the length of the property line has abutting lots smaller than 3500' sf.	No	Yes	Yes

42



43

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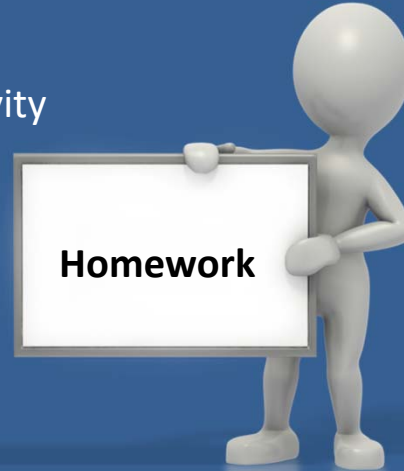
Public comments

44

Homework Activities

www.LetsTalkHouston.org

- Participate in the interactive activity
<https://bit.ly/36KyWhI>
- Read Articles



45

Let's Talk Houston!

www.LetsTalkHouston.org/Livable-Places

The screenshot shows the website's home page with a search bar, a "Sign Up" button, and a "Project Contact" link. It features a "LIVABLE PLACES HOUSTON" logo and a list of actions: "SHARE YOUR IDEAS", "GET NEWS", "UPLOAD IMAGES", and "ASK QUESTIONS".

The screenshot shows an article page with a map of a neighborhood. The article title is "Impacts of Tall Structures Near Single-family homes". It includes a "MAP IT" button and a "Major Milestones" sidebar with items like "Public Engagement", "Minor Technical Amendments", "Code(s) Study", "Development Code Recommendations", and "Committee Review of Recommendations".

TEXT @ 833-408-2362

46



www.LetsTalkHouston.org/Livable-Places

Impacts of Tall Structures Near Single-family homes

The **Livable Places Action Committee** is considering how we can better mitigate the impacts of tall structures built next to or near single-family homes.

Tell us what you've experienced and why it works or doesn't work.

We would like you to take a few minutes to:

- place a pin on the map showing the location of a tall structure adjacent to single-family
- answer 3 quick questions
- upload a photo (optional but encouraged)
- leave comments/suggestions

To add a pin, click on the plus sign in the upper left corner.

Thank you for your participation!

ADD PIN

Select a pin below and drag to the map

- Development fits in nicely
- Development needs improvement

47



48

Contacts and Resources

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www.HoustonPlanning.com

www.LetsTalkHouston.org



49

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50

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

