

Livable Places Action Committee

Virtual Meeting, July 12, 2022

Tammi Williamson
Planner II



PLANNING &
DEVELOPMENT
DEPARTMENT

SPEAKER RULES

**Mute to Listen;
Unmute to Speak**



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

Request to Speak



Teams Chat window

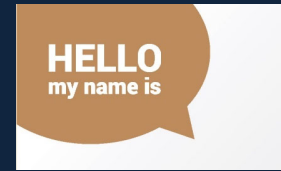


Call POD 832-393-6600

**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
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**Livable Places Action
Committee CO-CHAIR
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MARGARET
WALLACE BROWN**



**DEPUTY DIRECTOR
JENNIFER OSTLIND**



**PROJECT MANAGER
SUVIDHA BANDI**

TAMMI WILLIAMSON



Meeting Agenda

Welcome by Chairs

Director's report

Reserves

Multifamily

Progress of Committee

Next steps

Public comments

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Reserves

- “Reserve tract shall mean a parcel of land that is not a lot, but is created within a subdivision plat for other than single-family residential use and is established to accommodate some purpose for which a division into lots is not suitable or appropriate.”

(Sec 42-1 Definitions)

Reserves – Recreation

TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Restricted reserve—Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet

Recommendation to allow also:

- On Type II PAE, minimum frontage width 50'
- On Shared driveway, minimum frontage width 50'

Reserves – Recreation vs Landscape/ Open Space

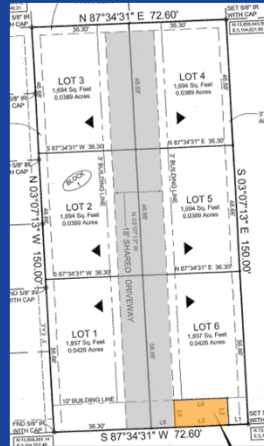
Recreation Reserve – 5000sf min. size, 50' min. frontage



Landscape or Open Space Reserve – no min. size, no min. frontage

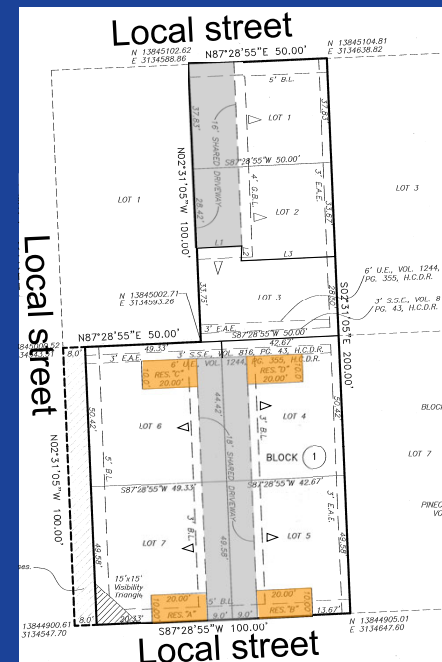
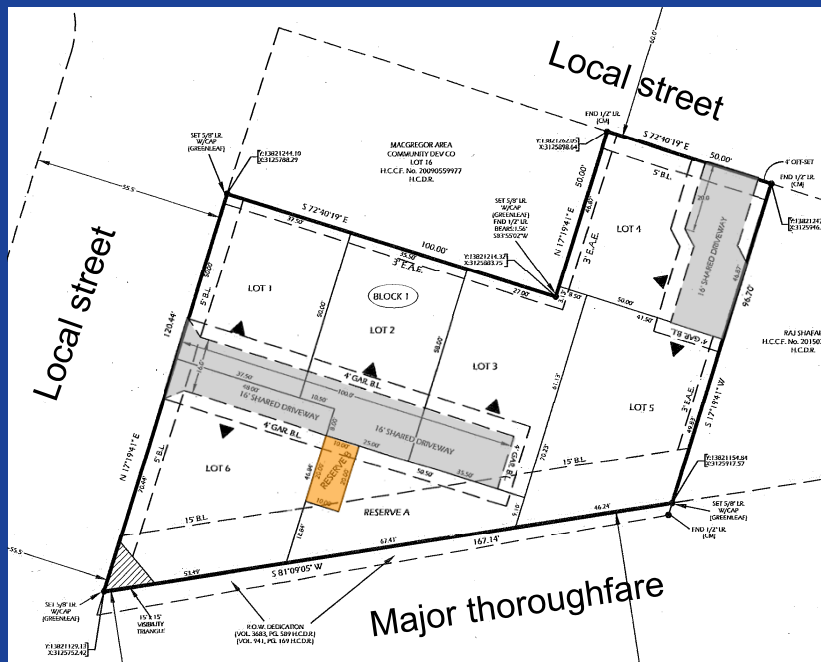


Reserves – Parking



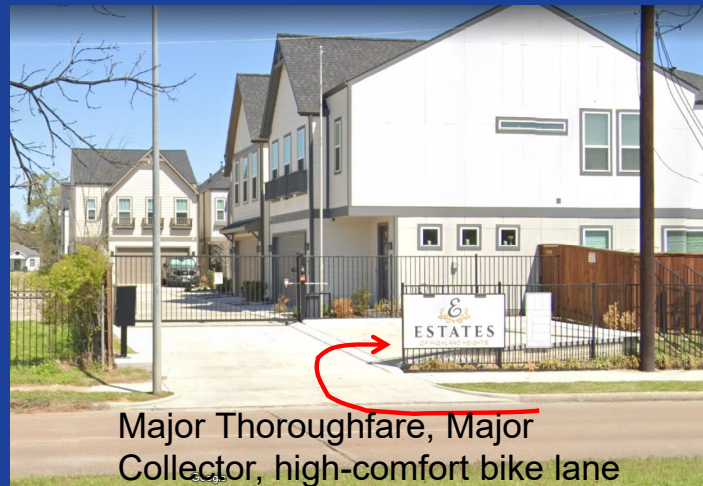
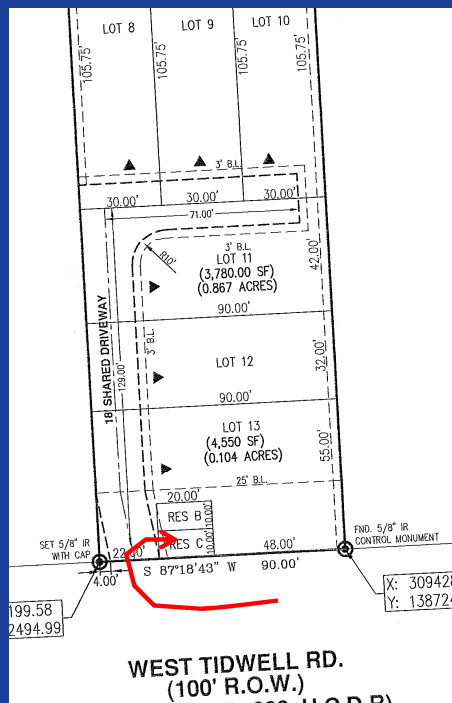
Reserves – Parking

Recommendation for parking reserve to have pedestrian connection within the development to the lots that require the additional parking space (not just “accessible”)

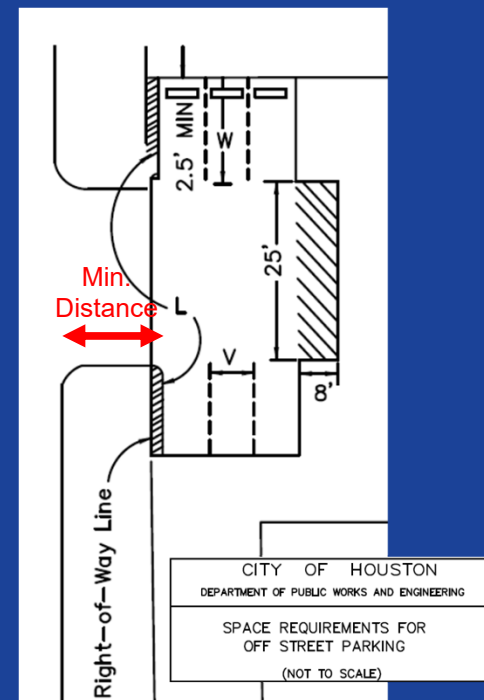


Reserves – Parking

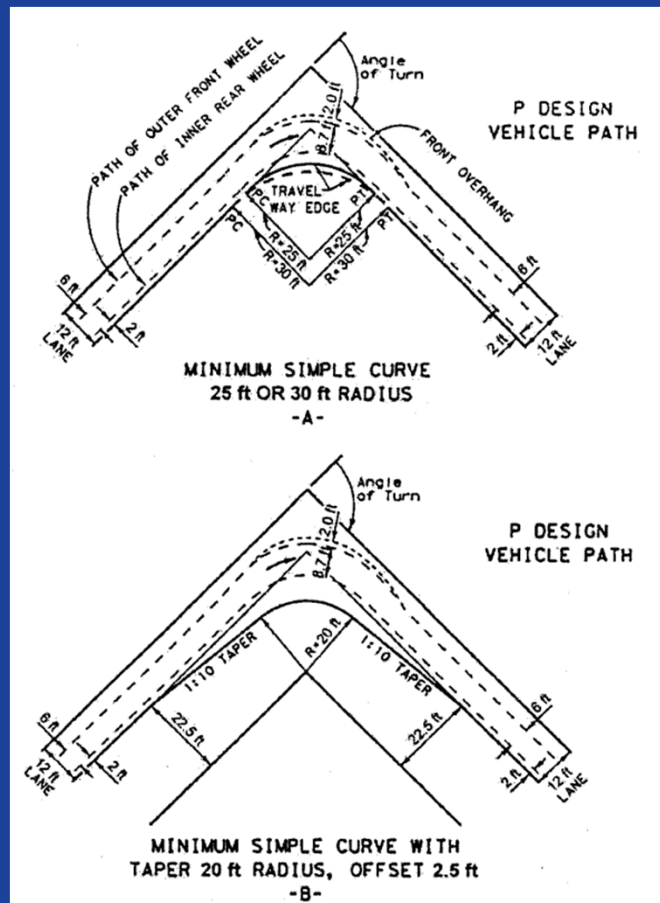
Recommendation: adjacent to Major Thoroughfares, Major Collectors & existing High-comfort bike lane, parking reserve must be min. 20' from ROW edge



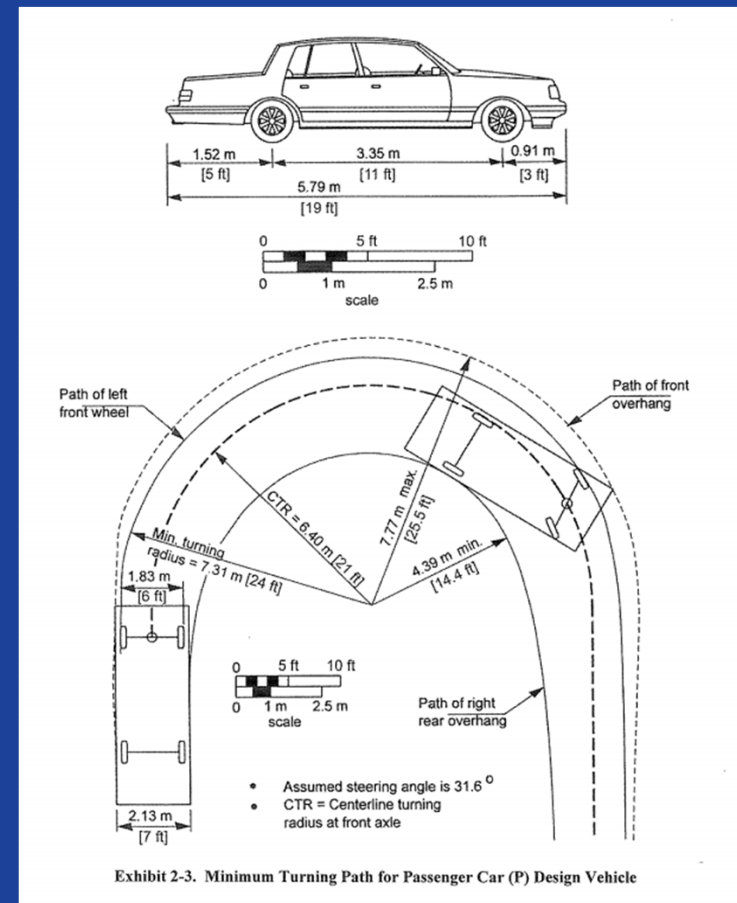
Major Thoroughfare, Major Collector, high-comfort bike lane



Reserves – Parking



A Policy on Geometric Design: Highways and Streets, exhibit 9-21. Minimum Traveled Way (Passenger Vehicles); AASHTO



Geometric Design of Highways and Streets, exhibit 2-3; AASHTO 2011

Reserves – Compensating Open Space (C.O.S.)

- C.O.S. used to reduce lot size below minimums
- Not used for C.O.S.:
 - Areas designated for lots, utility/storage purposes, carports/garages
 - Driveways or roadways
 - Private medians less than 12' wide
- Minimum size is 240 sf, with dimensions of 20 feet by 12 feet
- “Shall be accessible to all of the residents of the subdivision”



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- Sec 42-232. – Points of access; termination

(d) A dead-end private street intersecting with a public street or with a private street may be extended up to ~~200~~ 150 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead end private street with the public street or looped private street.

- Sec 26-523. – Standards for loading berths

Add: (e) Unobstructed clearance to no less than 12 feet

- Create a section for PAE requirements separate from Multifamily
- Remove 42-236 – Open Space section for properties in ETJ



Transportation Focus Group

Topics:

- Lot access to collector streets
- Cul-de-sac length requirements
- 150 lots with one point of access
- Intersection spacing requirements along collector streets
- Maximum intersection spacing being between two through-streets

SUVIDHA BANDI



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Topics Discussed

- Conservation Districts
- 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
- Small lot development standards (flag lots, shared driveway, alley access, common drive and courtyard style developments)

Timeline

- | | | |
|-------------------------------|---|--|
| September 2020 – June 2022 | > | Define issues, develop recommendations |
| December 2021 – August 2022 | > | Draft Ordinance language |
| May 2022-December 2022 | > | Review recommendations with public, request council approval of amendments |
| <hr/> | | |
| Technical updates | > | Adopted by City Council, May 2022 |
| Conservation districts | > | Ordinance language being drafted |
| Residential buffering | > | Ordinance language being drafted |
| Housing types and narrow lots | > | Reviewing recommendation with public |
| Reserves & Multifamily | > | Recommendations developed |

Let's Talk Houston!

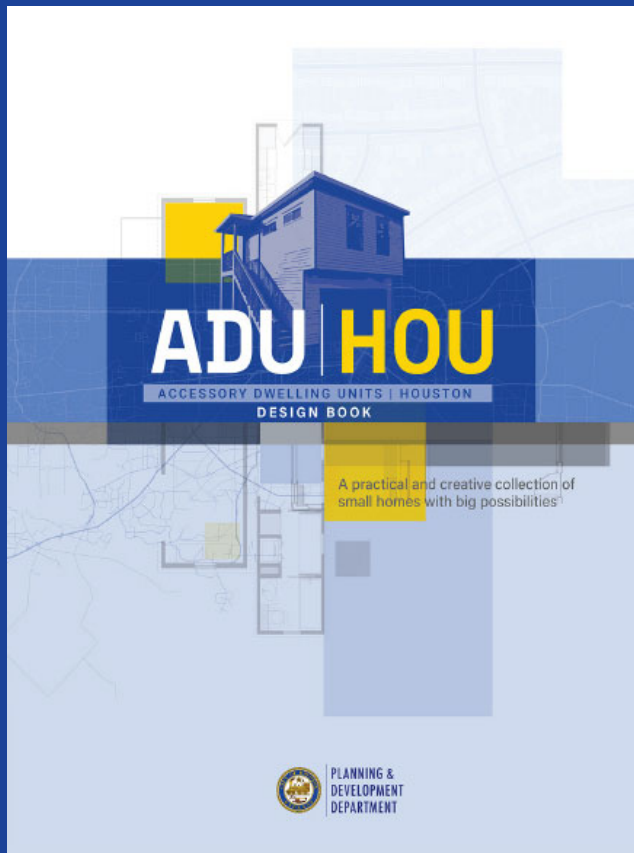


www.LetsTalkHouston.org/Livable-Places


A screenshot of the website for the Livable Places Initiative. The header includes the Planning & Development Department logo and navigation links: Home, About Us, Frequently Asked Questions, Archived Projects, Participate Now, a search bar, Sign in, and Register. The main content area features the title "Livable Places Houston" with a house icon, followed by the heading "More Options for Houstonians" and the subtext "Making Communities More:". Below this are three icons: "Equitable" (three people), "Walkable" (a person walking a dog), and "Affordable" (two houses). The footer shows a breadcrumb trail "Home > Welcome to the Livable Places Initiative" and a "Project Contact" field.

- Read articles
- Provide input
- Spread the word

ADU | HOU Design Book



ADU | Hou Design Book

 ADU | Hou Design Book
(25.6 MB) (pdf)

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www.letstalkhouston.org/adu

Contacts and Resources

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www.HoustonPlanning.com

www.LetsTalkHouston.org



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



END OF THE PPT