

Livable Places Action Committee

Virtual Meeting, Sep 6, 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

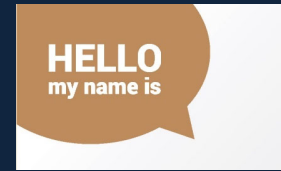


Call POD 832-393-6600

**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

Draft Residential Buffering ordinance comments

Shared driveway units – Fronting the street

Street widening requirement

Homework activity & Next meeting

Public comments

Garage Screening Standards

Garages screenings



Outdoor Lighting Fixture Standards

Full cut-off lighting fixtures



Dumpster screening

Outdoor dumpsters with screening



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Shared driveway – Units with front door along street



Shared driveway – Current ordinance

Sec. 42-157. - Optional performance standards for collector streets and local streets—Single-family residential

42-157(c) (2)

Vehicular access to each lot is provided by a shared driveway and:

- a. The shared driveway meets the requirements relating to shared driveways;
- b. **Each dwelling unit on a lot that is adjacent to a public street has front door that faces the public street and provides pedestrian access to the public street; and**
- c. All electrical service installations for the development are installed according to Centerpoint Energy's service standards for the underground installations

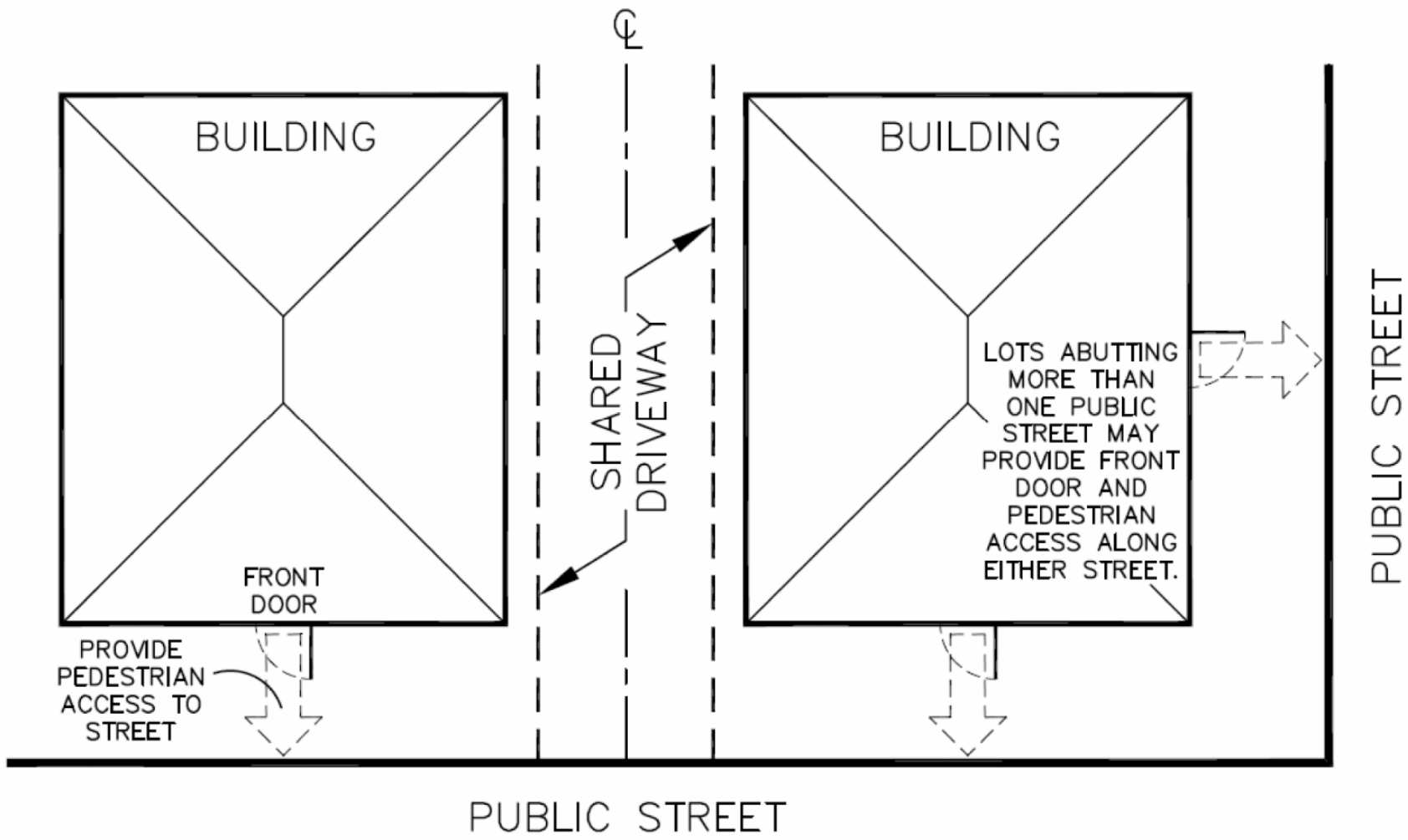
Shared driveway – Current ordinance

Sec. 42-157. - Optional performance standards for collector streets and local streets—Single-family residential

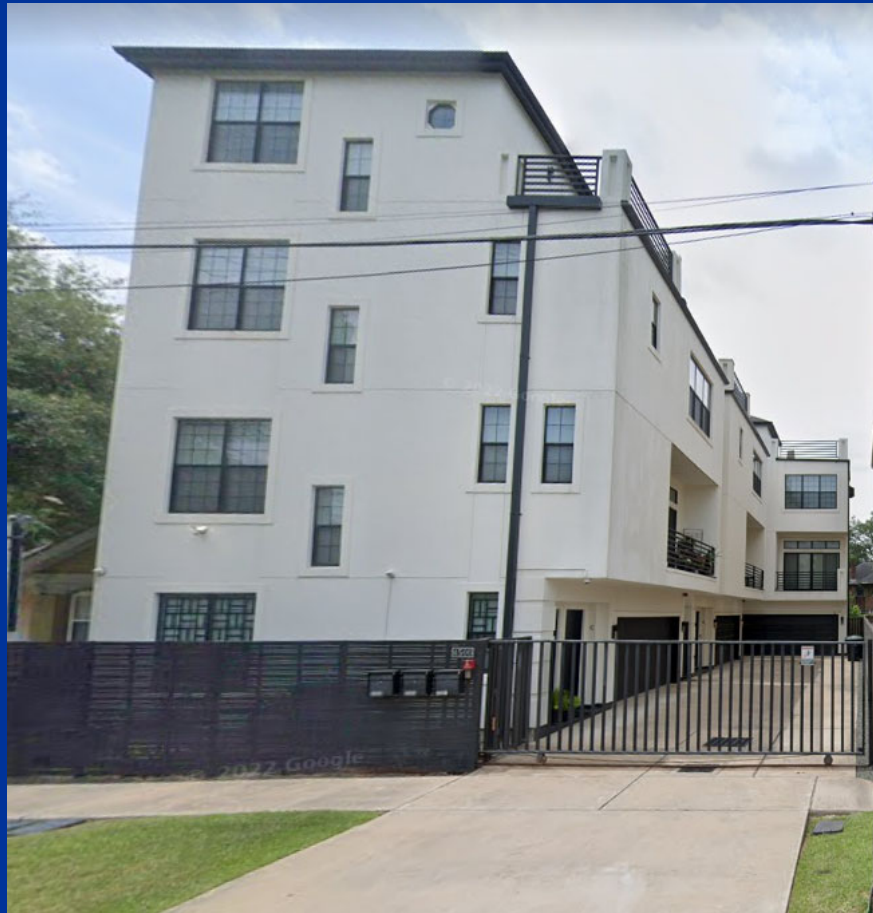
42-157(d)

A front building line requirement of zero feet is authorized for all or a portion of the lots in a subdivision plat in the city that is adjacent to a collector street or local street that meets the following performance standards:

- (1) The subdivision is solely a replat of a lot on a corner at the intersection of two public streets;
- (2) Each lot in the replat provides for one or more shared driveways so that every dwelling unit will share a shared driveway with at least one other dwelling unit; and
- (3) **Each dwelling unit on a lot that is adjacent to a public street has a front door that faces the public street and provides pedestrian access to the public street.**



Shared driveway – Units with front door along street?

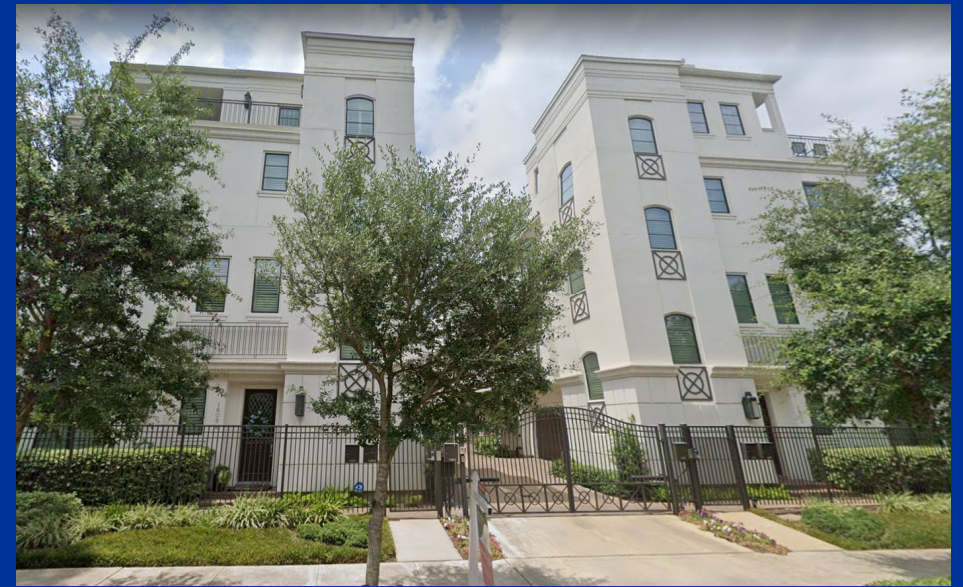
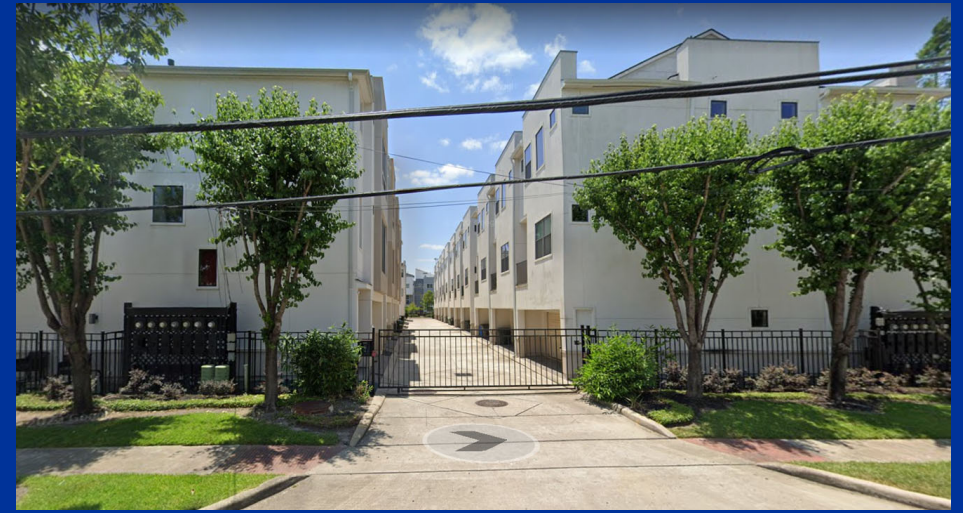


Intent of the ordinance



Intent of the ordinance







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MUXIAN FANG



Background

- In 2013, the City Council adopted an ordinance to facilitate compact developments by amending ordinance requirements related to:
 - 1) shared driveways
 - ⇒ a shared driveway shall intersect with a public street with min 18' wide pavement
 - 2) building lines
 - 3) urban vs. suburban developments

Current Street Widening Requirements

All commercial developments and single-family residential developments with Shared Driveways or Permanent Access Easements (PAEs) shall comply with:

Existing Pavement Width in Front of the Property	Widening Requirement	“No Parking” Sign Requirement
>20'	No	No
18'<width<20'	No	Yes, on both sides of the entire block
<18'	Yes, widen to 18' in front of the property	Yes, on both sides of the entire block
	Yes, widen to 20' in front of the property	No

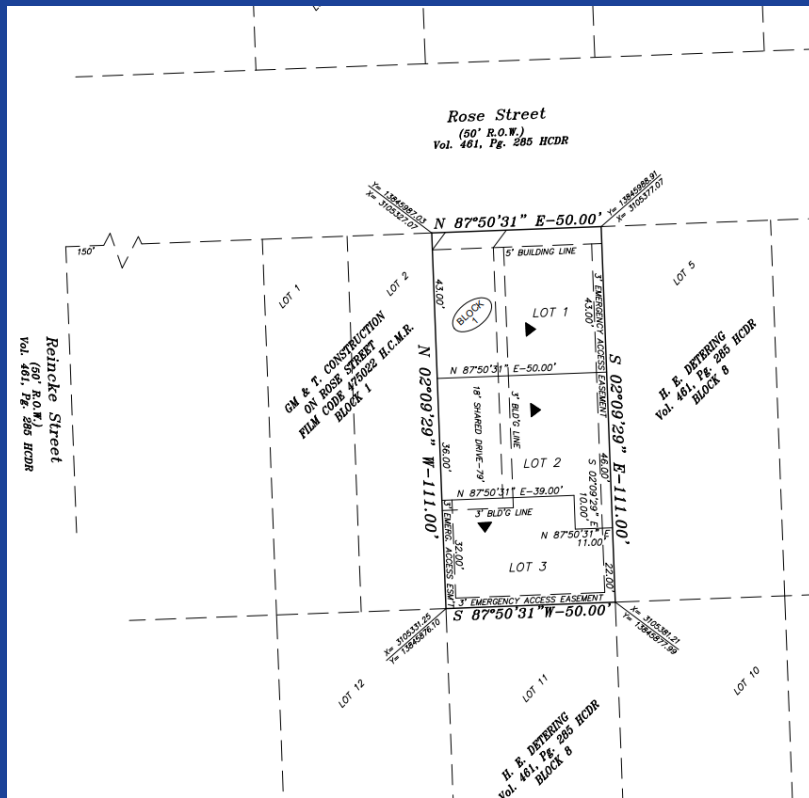
Current Street Widening Requirements

- Mainly applicable to open ditch streets
- The intent is to improve:
 1. Fire protection
 2. Traffic safety

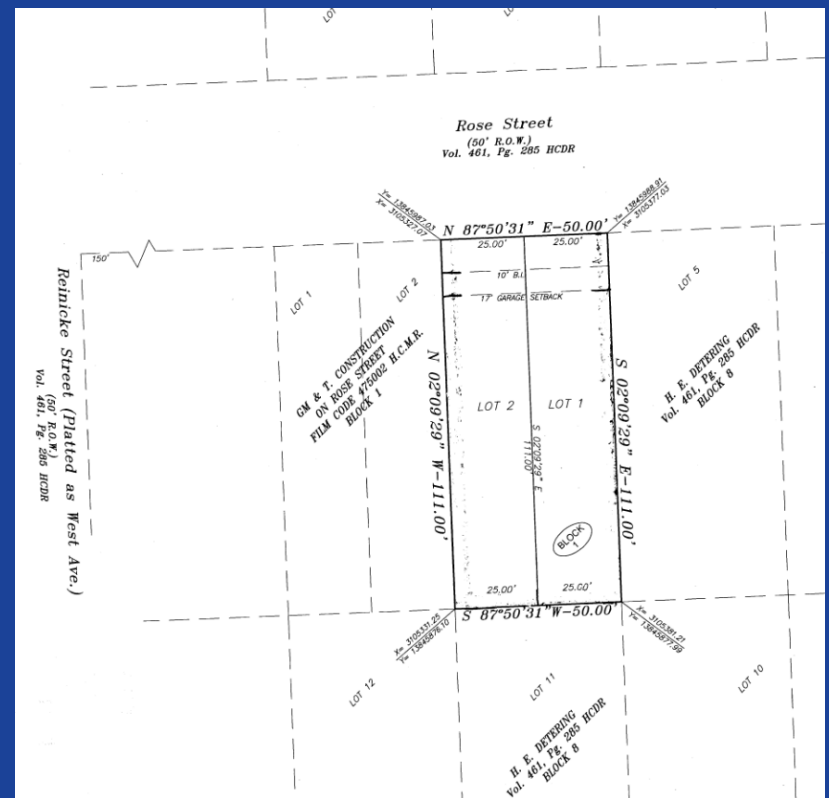


**The current rules indirectly encourage
one housing type over the other**

Street Widening Requirements --Unintended Consequence



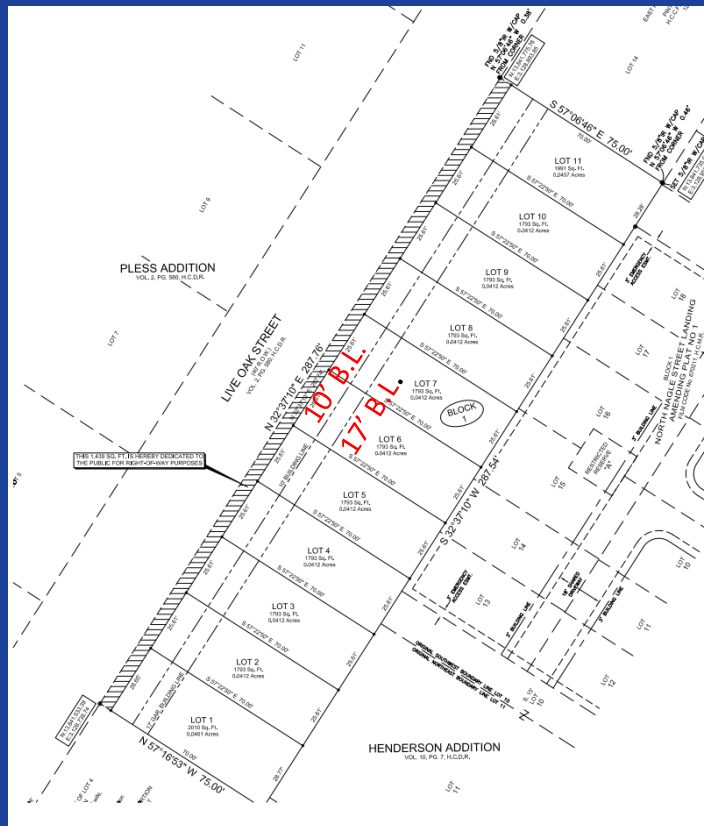
Original Design



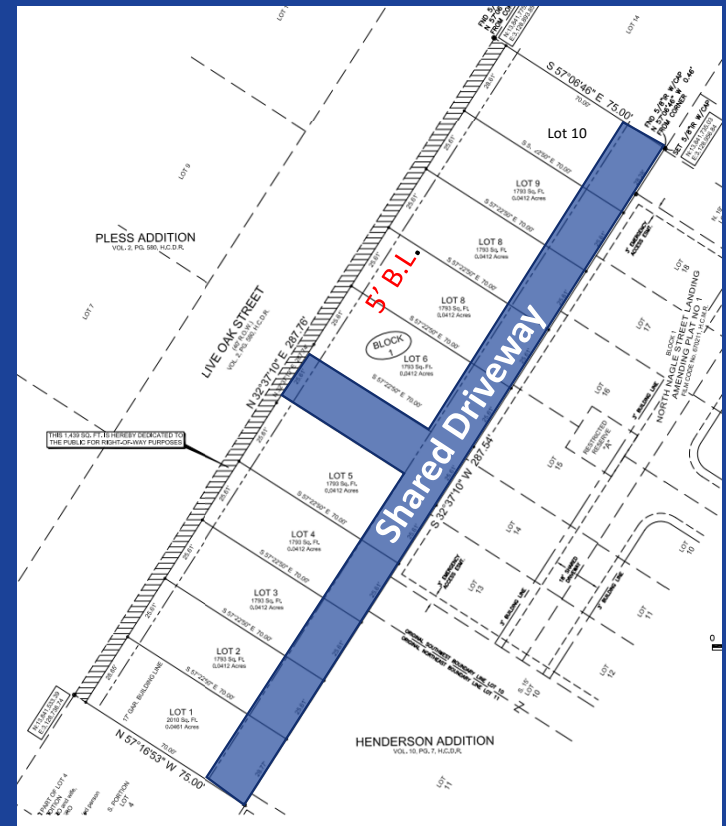
Revised Design

Street Widening Requirements --Unintended Consequence

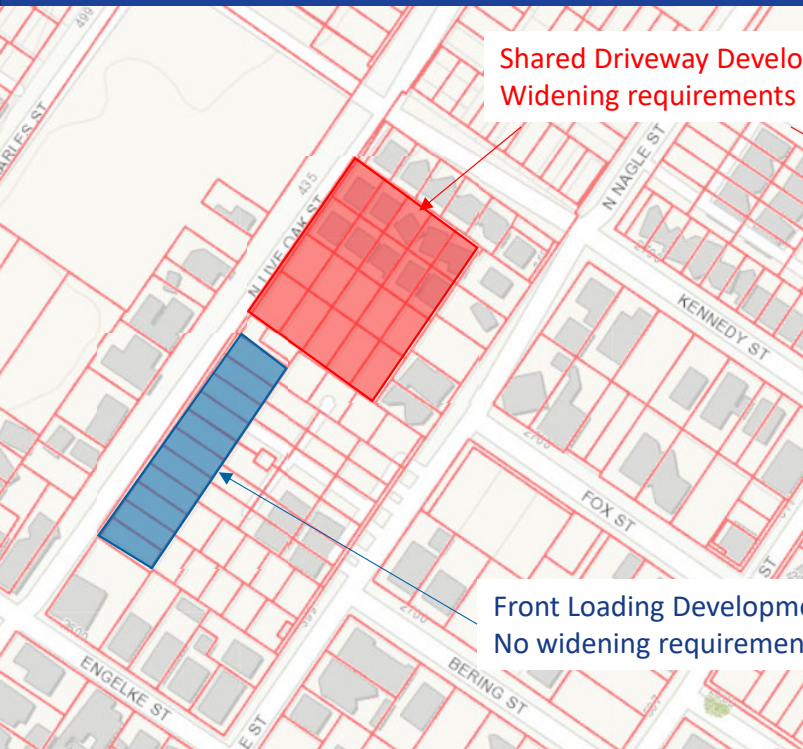
Front Loading Development
No Pavement Widening Required



Shared Driveway Development
Pavement Widening Required



Street Widening Requirements --Unintended Consequence



Shared Driveway Development:
Widening requirements apply

Front Loading Development:
No widening requirement



Implementation Challenges

- **Planning challenge:**

Indirectly encourages one type of SFR development over the other.

- **Infrastructure challenge:**

- 1) Piecemeal pavement widening creates inconsistent pavement width;
- 2) Piecemeal pavement widening may negatively impact the roadway drainage.

- **Fire protection challenge:**

Piecemeal pavement widening is unable to improve fire protection.

Potential Alternatives

Alternative	Pros	Cons
Remove the piecemeal approach from Chapter 42 only	<ul style="list-style-type: none">• Removing the infrastructure requirement from the pre-development stage• The street widening requirement will remain in the IDM	<ul style="list-style-type: none">• Continue to have inconsistent pavement• The infrastructure and fire protection challenges will remain
Amend the rules to apply the street widening requirements to all new SFR developments	<ul style="list-style-type: none">• Promote different types of housing developments equitably• Street pavements will be widened at a faster speed	<ul style="list-style-type: none">• Continue to have inconsistent pavement• The infrastructure and fire protection challenges will remain



TAMMI WILLIAMSON



Let's Talk Houston!



www.LetsTalkHouston.org/Livable-Places

A screenshot of the Livable Places Houston website. The header includes the Planning & Development Department logo, navigation links (Home, About Us, Frequently Asked Questions, Archived Projects, Participate Now), a search bar, and Sign in/ Register options. 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 representing "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

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
July Oct 4th
3-5pm

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

