

# Livable Places Action Committee

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Virtual Meeting, June 7, 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

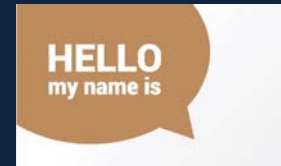


Call POD 832-393-6600

**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  
SONNY GARZA**



**Livable Places Action  
Committee CO-CHAIR  
LISA CLARK**



**DIRECTOR  
MARGARET  
WALLACE BROWN**



**DEPUTY DIRECTOR  
JENNIFER OSTLIND**



**PROJECT MANAGER  
SUVIDHA BANDI**

**TAMMI WILLIAMSON**



# Meeting Agenda

Welcome by Chairs

Director's report

Announce Transportation Focus Group

Changes to Previous Recommendations

Reserves

Other Chapter 42 changes

Homework activity & Next meeting

Public comments

**ARACELY RODRIGUEZ**



# 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

Presentation to Committee: August 9<sup>th</sup>





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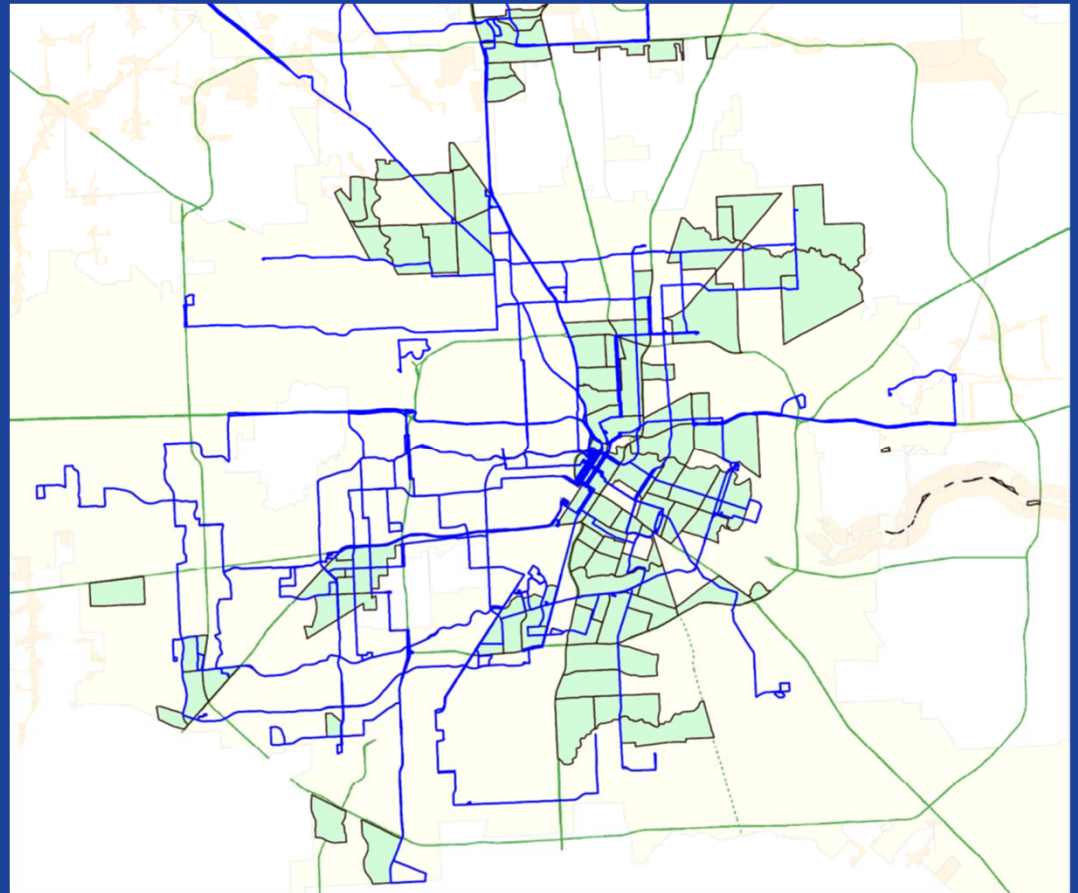
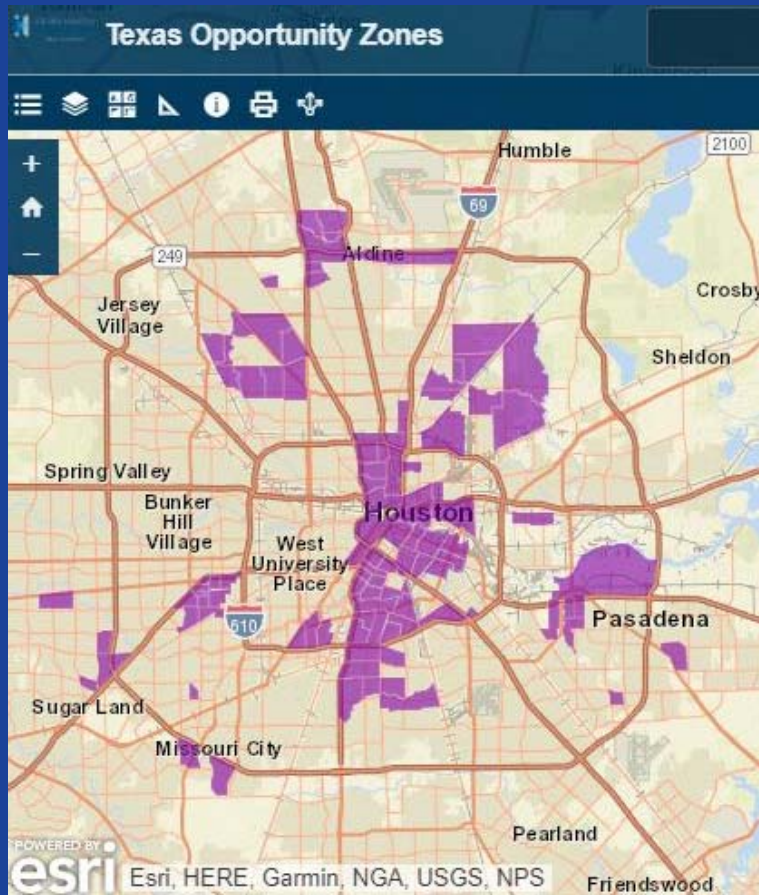
## Changes to Previous Recommendations -Parking

- Multi-Unit Residential (MUR):
  - 1 space per unit  $\leq$  ~~1000 sf~~ 1500 sf
  - 2 spaces per unit  $>$  ~~1000 sf~~ 1500 sf
- Secondary Dwelling Unit:
  - +0, unit  $\leq$  1000 sf
  - +1, unit  $>$  1000 sf,  $\leq$  ~~1200 sf~~ 1500 sf
  - +2, unit  $>$  ~~1200 sf~~ 1500 sf

## Changes to Previous Recommendations -Parking

- Market-based parking: parking if close to transit for either unit if within ½ mile of transit (rail stations, high frequency bus stops, boost stops, transit station, park & ride, blue route stops within Opportunity Zone) or ¼ mile from high comfort bike paths, trails and Bicycle stations

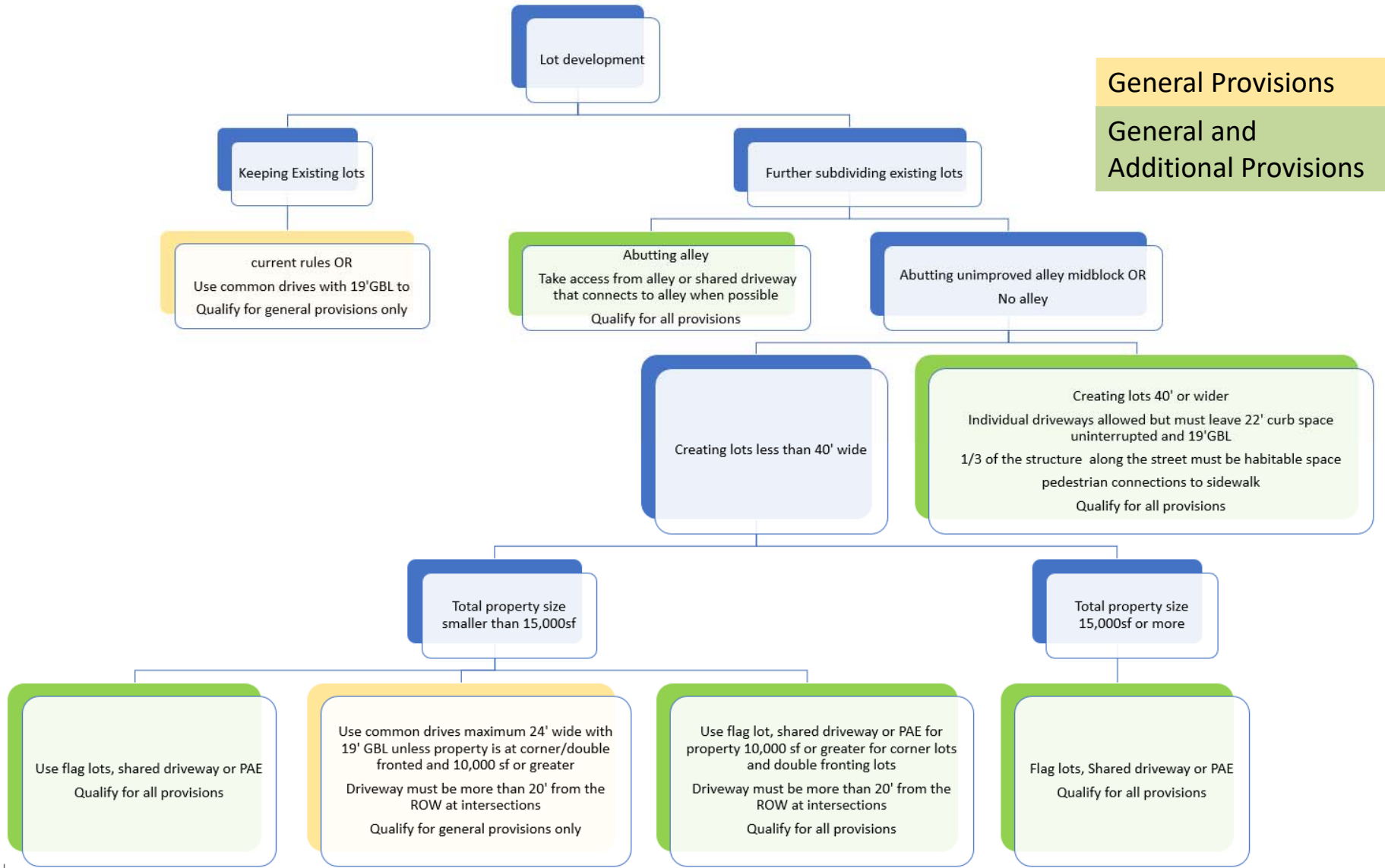
# Changes to Previous Recommendations -Parking

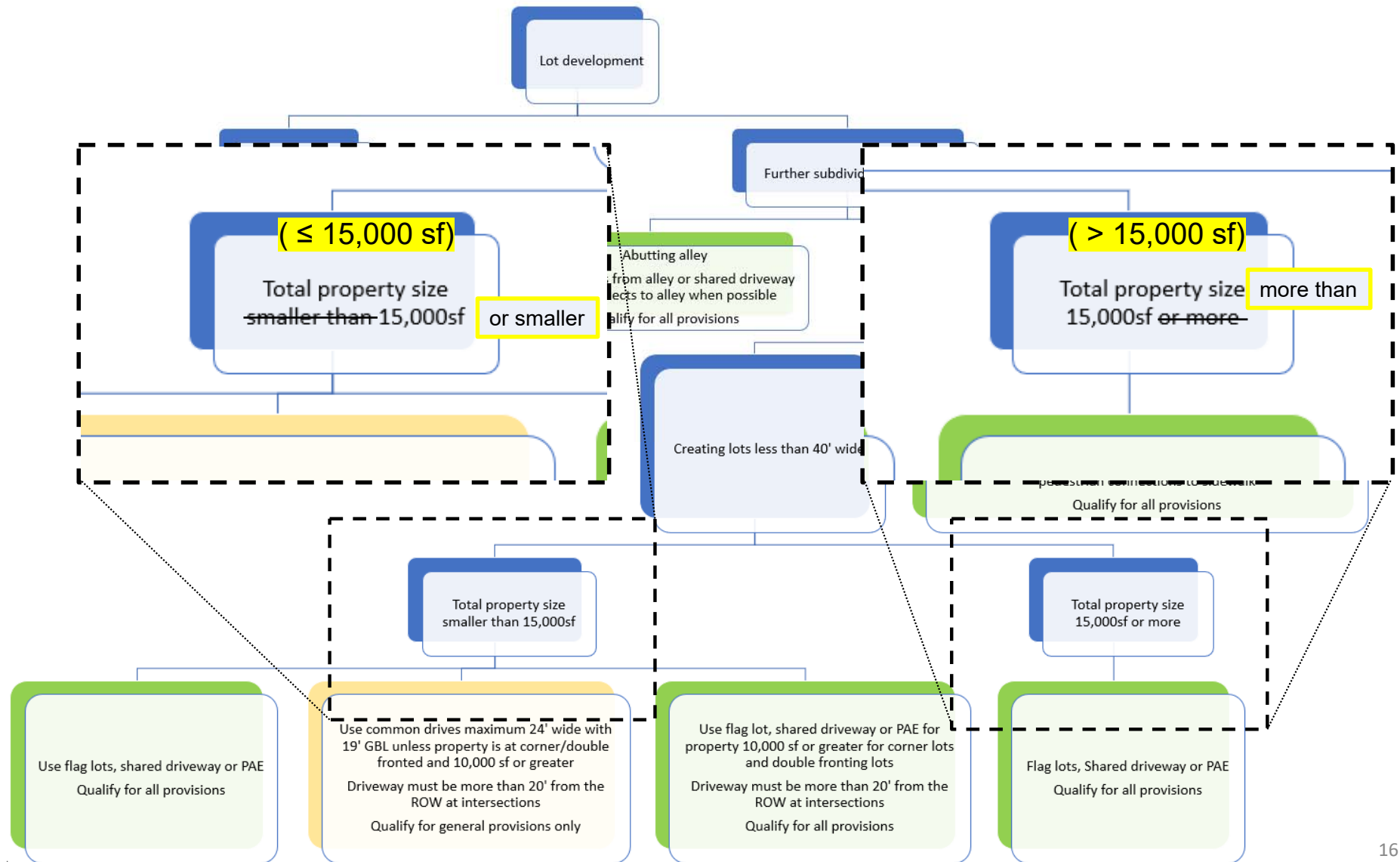


## Changes to Previous Recommendations –Narrow-Lot

Creating lots less than 40' wide

- Property size ~~less than 15,000 sf~~ **15,000 sf or less**
  - Use shared driveway, PAE or Flag lot to take access – All provisions
  - Use common drives with 19' GBL (unless it is a property at corner/double fronted and 10,000 sf or larger – General provisions only)
  - Use shared driveway, PAE or flag lot to take access for properties at corner/double fronted and 10,000 sf or larger – All provisions
- Property size ~~15,000 sf or more~~ **greater than 15,000 sf**
  - Use shared driveway, PAE or Flag lot to take access – All provisions









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## **Reserves**

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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 – 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”

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



Major Thoroughfare



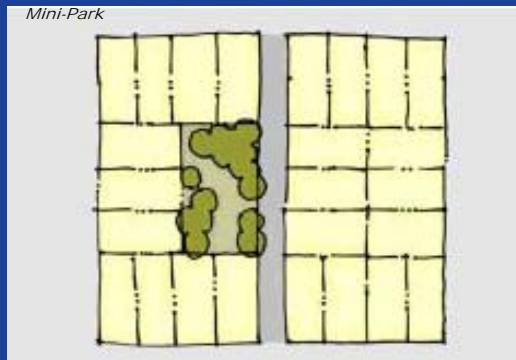
Break in perimeter fence

Local street

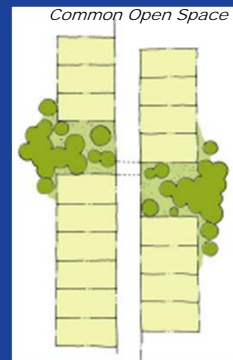
# Reserves – Compensating Open Space (C.O.S.)

Recommendation to revise language to require C.O.S.:

- To be truly accessible
- Not to be on perimeter outside subdivision fence
- To be a common green space instead of 12' landscape strips



Memphis and Shelby County, UDC, 6.2 Open Space



# Reserves – Recreation

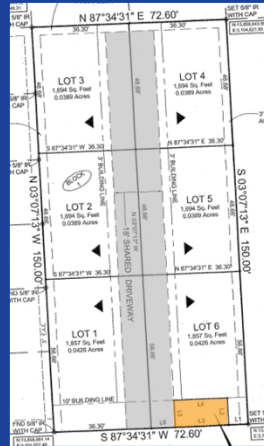
TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Restricted reserve—Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet

Recommendation to allow also:

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



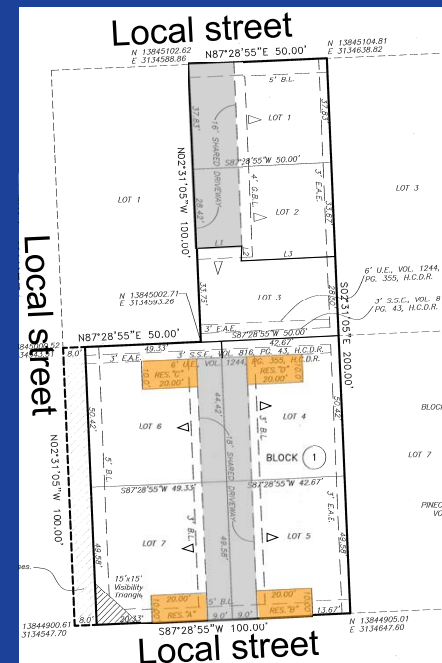
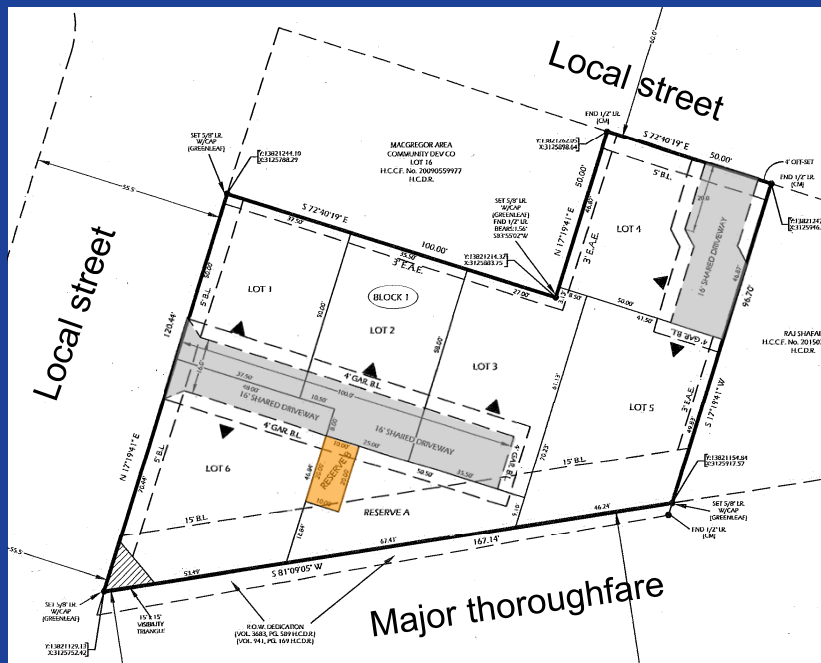
# Reserves – Parking





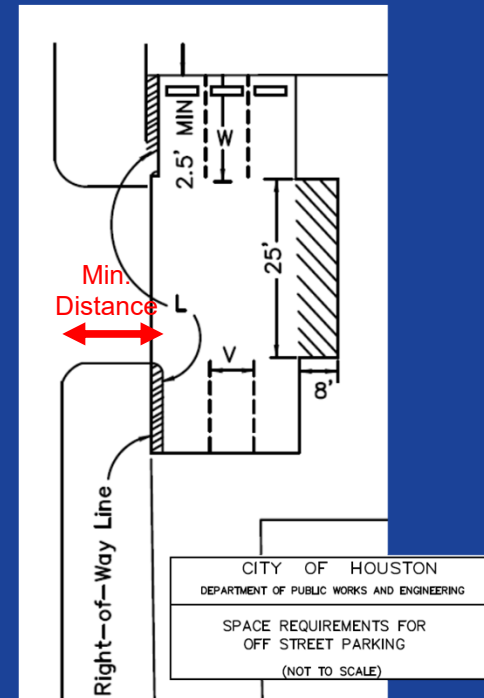
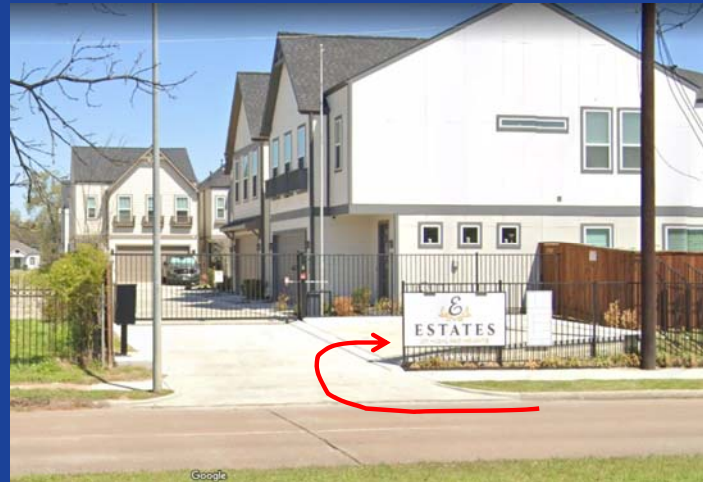
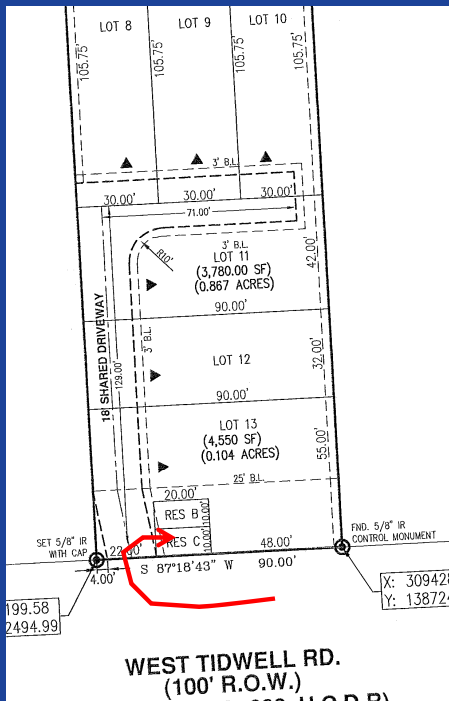
# Reserves – Parking

Recommendation to be accessible (walkable within subdivision?) to most (all?) lots



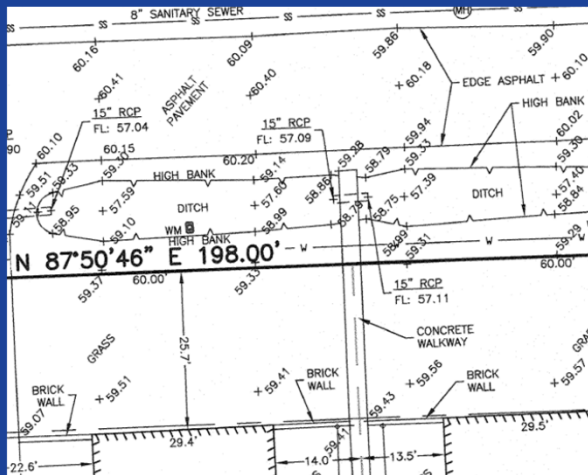
# Reserves – Parking

Recommendation not to locate along public street for safe turning maneuverability

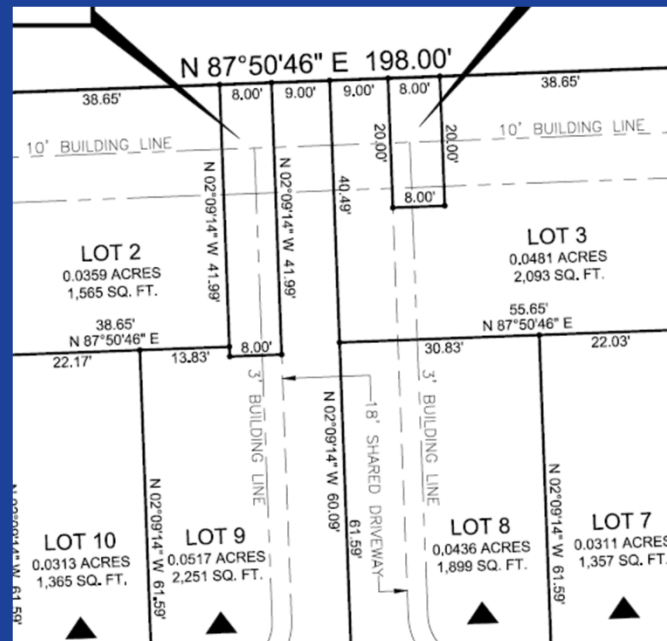


# Reserves – Parking

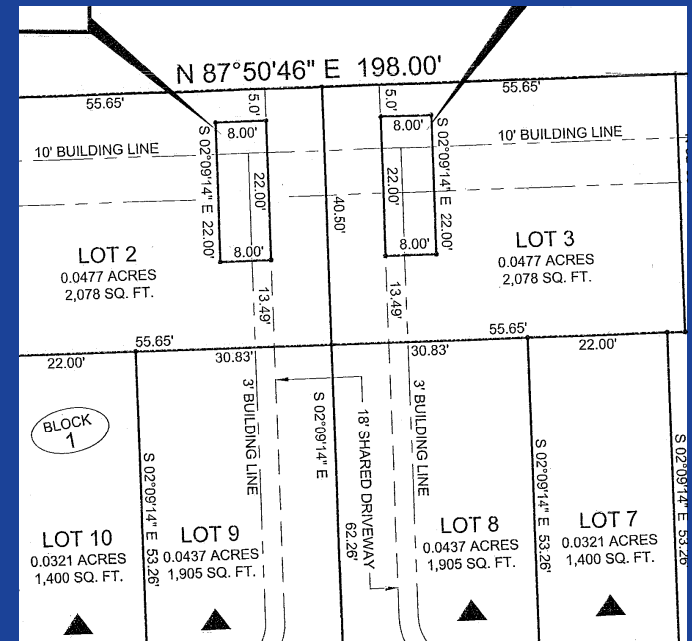
Recommendation not to locate along public street to ensure ability to comply sidewalk ordinance



First submittal



Final recorded plat





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## **Other Chapter 42 changes**

Homework activity & Next meeting

Public comments

# Simplify Public Hearing with Notice (PHN) plats

## Sec 42-23 Classes of subdivision plat

- (c) A class II plat is a subdivision plat that:
  - (1) Does not require or propose the creation of any new street;
  - (2) Does not require or propose the dedication of any easement for public water, wastewater collection or storm sewer lines; and
  - **(3) Is not a replat that requires notification of adjacent property owners pursuant to chapter 212.**

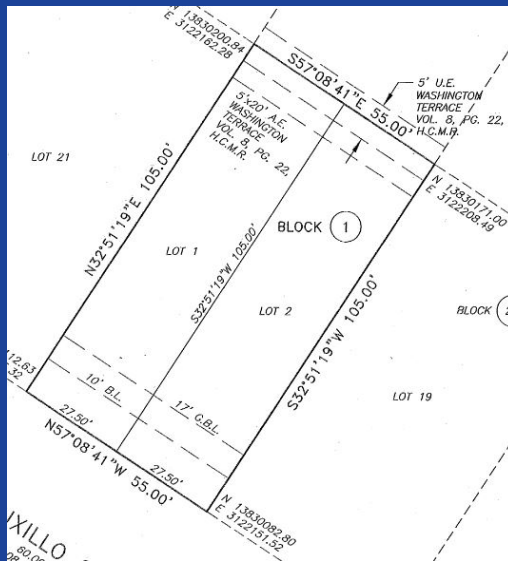
(propose to remove) 

# Simplify Public Hearing with Notice (PHN) plats

If meets qualifications of Class II:

Does not require dedication of streets or infrastructure easements

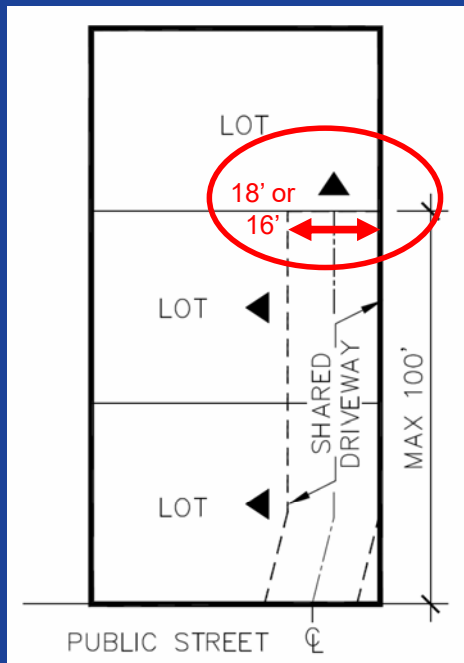
Class 2 subdivision plat Public Hearing Notification (C2N)



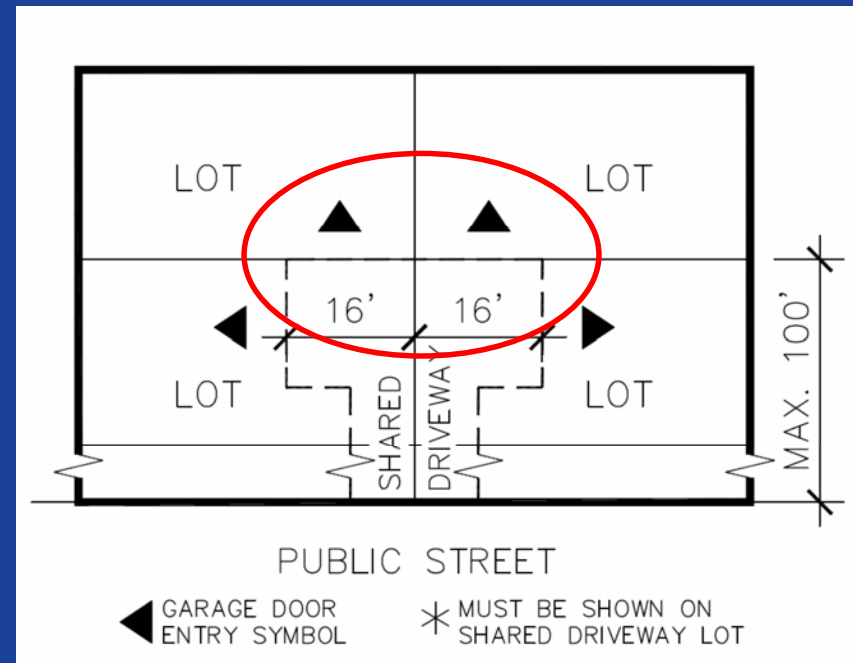
# Shared driveway vs Lot width

Lot width requirement: minimum 20'; or may be 15' if lot width averaging

Shared driveway: allows perpendicular access under certain conditions



Ch. 42-145(e)

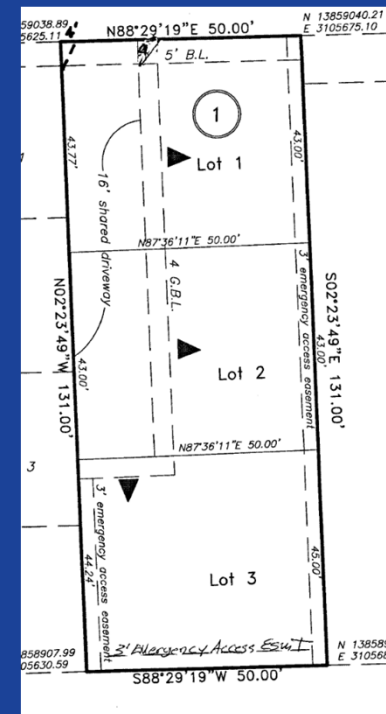
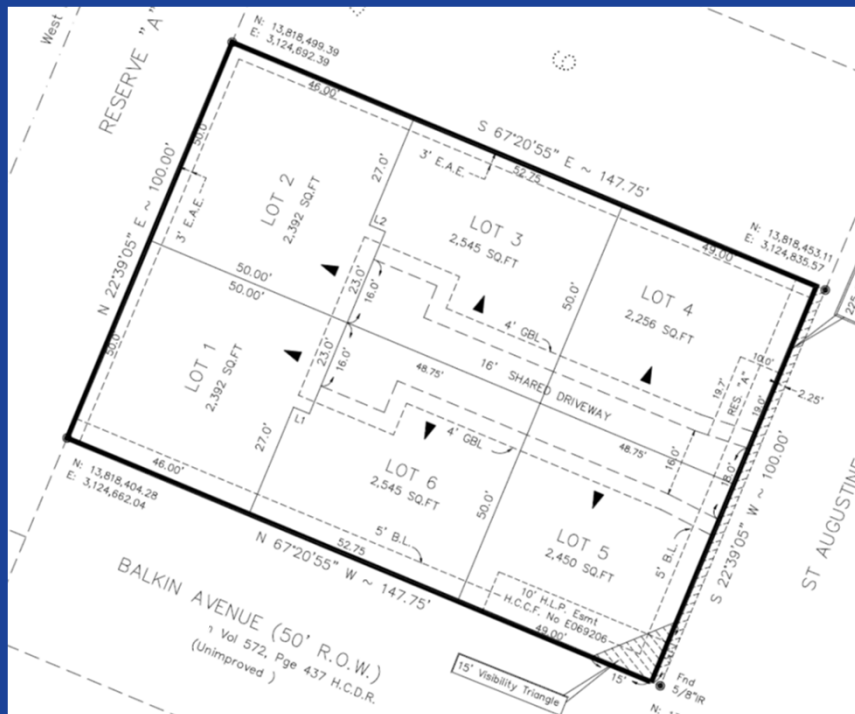


Ch. 42-146(1)(b)



# Shared driveway vs Lot width

Recommendation to more easily allow reduced lot width when perpendicular access on shared driveway





**ABRAHAM ZORRILLA**



# Special Minimum Building Line and Special Minimum Lot Ordinances - Proposed Technical Amendments

The proposed technical amendments are minor wording changes to make the language consistent and to clarify the process used to determine the Special Minimum Building Line and Special Minimum Lot Size ordinances.

These technical amendments will not change in any way the application criteria, analysis, process, and restrictions established by these ordinances within chapter 42.

# Special Minimum Building Line and Special Minimum Lot Ordinances - Proposed Technical Amendments

## Special Minimum Building Line

- 42-179(b) - Rules governing subdivision plats, development plats, and building permits
  - A subdivision plat, development plat, or building permit that is filed with the department shall not be approved if it provides for a building line that is less than ~~or equal to~~ the special minimum building line requirement established by the director pursuant to section 42-173 of this Code.

*This change would correct the process that is used to determine the Special Minimum Building Line.*

# Special Minimum Building Line and Special Minimum Lot Ordinances - Proposed Technical Amendments

## Special Minimum Lot Size

- 42-199(b)(1) – Application Review
  - Within two business days, update the list of special building minimum lot size applications and designations on the department website to include:

*This will make the language consistent with 42-200 (c).*



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# Let's Talk Houston!



[www.LetsTalkHouston.org/Livable-Places](http://www.LetsTalkHouston.org/Livable-Places)

A screenshot of the website for the Livable Places Initiative. The header includes the Planning &amp; 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 &gt; 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](mailto:LivablePlaces@houstontx.gov)

832.393.6600

### **Suvidha Bandi**

Jennifer Ostlind

Lynn Henson

[www.HoustonPlanning.com](http://www.HoustonPlanning.com)

[www.LetsTalkHouston.org](http://www.LetsTalkHouston.org)





**Next meeting**  
**July 12<sup>th</sup>**  
**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

