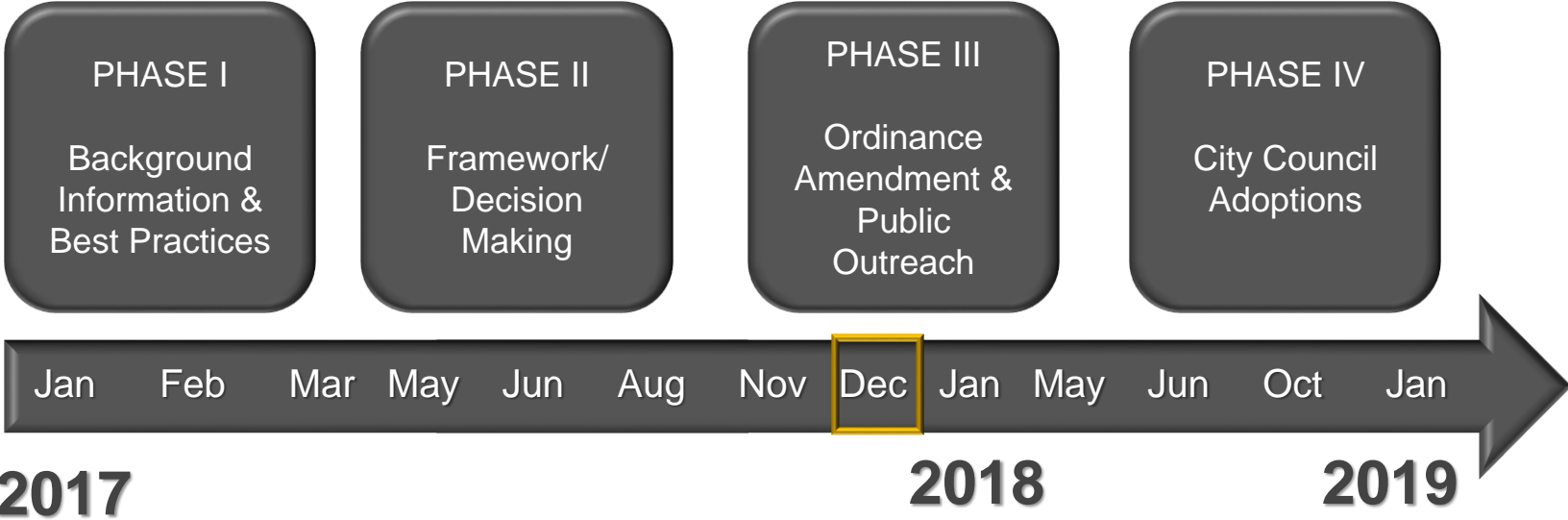


# Walkable Places

Planning and Development Department  
City of Houston

Walkable Place Committee  
December 6, 2017

# Project Schedule



# Remaining Tasks for the Committee

1. Finalize the district application process
2. Citywide walkability amendments
3. Final ordinance
4. Champion the project through adoption

# Remaining Tasks for Staff

1. Work with stakeholders to create unique rules for the pilot areas
2. Provide project update to the Commission in January 2018
3. Work with Legal Department to draft:
  - 1) District ordinance
  - 2) Citywide walkability amendments
4. Prepare Planning Commission Public Hearings for:
  - 1) Draft district ordinance
  - 2) Pilot Walkable Place Districts with unique rules
  - 3) Draft citywide walkability amendments

# Agenda

- Report back on Parking Subcommittee
- District Application Process
- Rule Applicability
- Pilot Areas
- Public Comment

# Parking Element Menu

- Reduced minimum parking requirements
- Fees in lieu of parking
- Allow credits for on-street parking
- Transferable parking right
- Parking maximum
- Parking exemption

\* All of the above elements are allowed by Special Parking Areas (SPA)

# Agenda

- Report back on Parking Subcommittee
- District Application Process
- Rule Applicability
- Pilot Areas
- Public Comment

# Practical & Accessible Tool





# Application Process

## Process before the public hearing

**Community Meeting Notice Mailed Out**



August 26, 2016

**NOTICE OF STREET NAME CHANGE PROPOSAL**  
PROPOSED CHANGE: RENAISSANCE DOWLING STREET TO ENRICACION AVENUE

Dear Property Owner:

The City of Houston is considering a proposal to **rename Dowling Street to Enricacion Avenue**. You are receiving this notice because you are listed in the Harris County Appraisal District records as owning property that abut Dowling Street.

The Planning and Development Department will host two informational community meetings to provide general information and answer questions about the proposed street name change process on September 13th and 16th. Public meetings will begin at 6:00 PM and will be held by the Houston Planning Commission to accept public comments on the proposal on October 13th.

**INFORMATIONAL COMMUNITY MEETINGS**  
Thursday, September 15, 6:00 PM to 8:00 PM @ 1200 PM  
Thursday, September 16, 6:00 PM to 8:00 PM @ 1200 PM  
Two West Loop Service Center  
3601 West Loop West, Houston, TX 77056

**PUBLIC HEARING**  
Thursday, October 13, 2016, beginning at 2:30 PM  
100 West Avenue Building 1000 Regis Street  
City Council Chamber, Public Level, Houston, TX 77002

You may submit comments at [www.houstontx.gov/plandev](http://www.houstontx.gov/plandev) or to the address below prior to October 13, 2016:

Dowling Street Relocating Project  
Houston Planning & Development Department  
P.O. Box 1002  
Houston, TX 77002-0002

For additional information regarding this notice, please contact Brian Contreras or Tawana Goodrich with the Planning and Development Department at [bbrian@houstontx.gov](mailto:bbrian@houstontx.gov) or [tgoodrich@houstontx.gov](mailto:tgoodrich@houstontx.gov).

For more information access the web document, our Web of Issues at Department of Planning & Development at 832-361-8888.

David Mendez, Director, and Lisa, Manager of Urban Design & Planning, Assistant Director, Planning & Development Department, and other staff members are available to answer your questions. Please contact us at [dmendez@houstontx.gov](mailto:dmendez@houstontx.gov) or [lmendez@houstontx.gov](mailto:lmendez@houstontx.gov).

**At least 1 Community Meeting**



**Possible Revisions**



**Response Forms Mailed Out**

**STREET NAME CHANGE PROPOSAL RESPONSE FORM**  
PROPOSED CHANGE: TO RENAISSANCE DOWLING STREET TO ENRICACION AVENUE

PROPERTY OWNER AND ADDRESS	DATE OF RECEIPT & BY WHOM
1200 WEST LOOP WEST, UNIT 400 HOUSTON, TX 77056-1163	10/13/2016 Date Received: 10/13/2016 By: [Signature]

I, the undersigned, declare that I am the legal owner(s) or authorized agent of the property of property that abut Dowling Street and have received a notice of proposed street name change from the Houston Planning & Development Department. I am hereby accepting the proposed street name change and I am hereby authorizing the City of Houston to use my signature to complete the process of changing the street name. I understand that the City of Houston will not be responsible for any costs or expenses incurred in the process of changing the street name.

**PLEASE PRINT (Last, First and Last name, property address and phone number). Please also include your signature and date on this portion of the form to be returned to the address of this response form, only your printed name is required to sign a request for the permit.**

YES I do support the renaming of Dowling Street to Enricacion Avenue.

NO I do not support the renaming of Dowling Street to Enricacion Avenue.

SIGNATURE OF OWNER: (X) \_\_\_\_\_ (Required)

PRINT NAME HERE: \_\_\_\_\_ (Required)

PROPERTY ADDRESS: \_\_\_\_\_ (Required)

PHONE NUMBER: Evening \_\_\_\_\_ Day \_\_\_\_\_ (Optional)

Informational/Information:  
This response form must be completed and returned to the Planning & Development Department no later than October 13, 2016. Please use the reverse side of this form to submit comments. For additional information regarding this notice, please contact Brian Contreras at 832-361-8888, or visit the Planning and Development Department at [www.houstontx.gov/plandev](http://www.houstontx.gov/plandev).

Para más información acerca de este documento, por favor de llamar al Departamento de Planificación y Desarrollo al 832-361-8888.

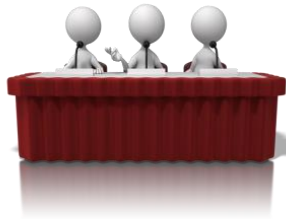
PLANNING & DEVELOPMENT DEPARTMENT

**Response Form/Comment deadline**



**Hand Delivered, Mail or Email**

**Planning Commission Public Hearing**



**Majority Support**



# Application Process

## Process after the public hearing

Commission Recommendation & Findings



Support



City Council



APPROVED



Walkable Place District Designated



Rejected

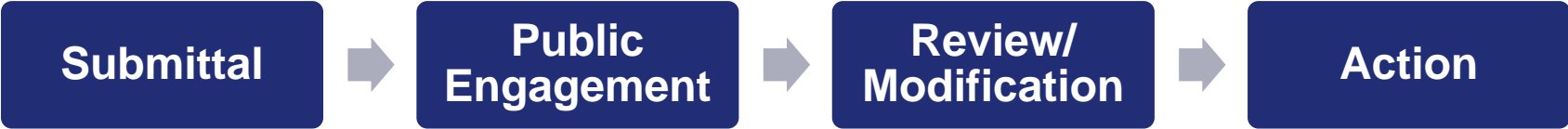


Walkable Place District Rejected

End of Process



# Proposed Walkable Place District Application Process



# Application Process

--

# Submittal

## Applicant

- Property owners representing 10%geographic area
- Management districts/ TIRZ
- City of Houston via Planning Commission

## Pre-submittal meeting

- Align with five guiding principles
- Get feedback/suggestions for next step
- Modify application if needed

# Application Process

--

# Public Engagement

## Notification

- Signage
- Letters

## Public Engagement

- Public meeting(s)
- Response forms
- Public hearing(s)

# Application Process

--

# Review/ Modification

## Staff Review

- Use the five guiding principles as guidance to review applications
- Communicate and coordinate with other agencies

## Modification

- Based on the feedback from staff and stakeholders, applications may be modified:
  - Boundary
  - District rules

# Application Process

--

# Action

## Planning Commission

- Requires majority support from respondents to establish a public hearing
- Considers based on 5 guiding principles

## City Council

- Approve
- Refer back to Planning Commission
- Deny

# Questions from Previous Meeting

- Boundary requirement
  - Must be contiguous boundary without holes
  - Proposed boundary encourages consistent urban form
  - Logical boundary
- Size requirement
  - No minimum & maximum limitations
- Threshold of commercial activities
  - None
- Delay Implementation for Residential Parking Permits
  - No
- Rules applied to all properties
  - Property owners may request variances from the rules if needed



# Discussion



# Agenda

- Report back on Parking Subcommittee
- District Application Process
- Rule Applicability
- Pilot Areas
- Public Comment

# What permitting activities trigger application rules?

	Building Line	Building Design	Site Design	Pedestrian Realm	Landscaping	Parking Rules
Interior remodeling w/o changed use						
Exterior remodeling w/o changed use		✓				
Interior remodeling w/ changed use						✓
Exterior remodeling w/ changed use		✓				✓
Addition to existing structure	Addition only	Addition only	✓	✓	Addition only	Addition only
New Development	✓	✓	✓	✓	✓	✓

# What permitting activities trigger application rules?

- **Other permits related to public rights-of-way**

**Require coordination between Public Works & Planning Department on:**

- **Sidewalk permits**
- **Driveway permits**
- **Creation of on-street parking**

# Discussion



# Agenda

- Report back on Parking Subcommittee
- District Application Process
- Rule Applicability
- Pilot Areas
- Public Comment

# Selected Walkable Place Pilot Areas

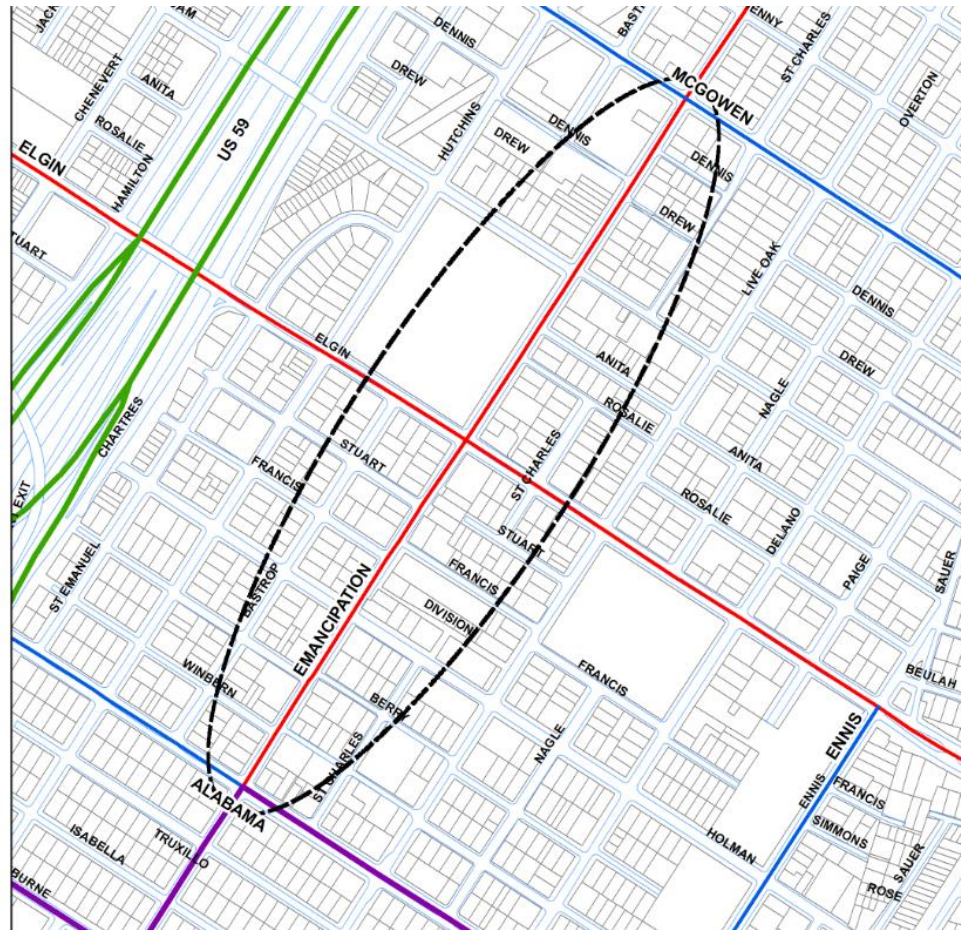
- **Emancipation Avenue**  
(b/w McGowen St & Alabama St)
- **Midtown**  
(Boundary TBD)
- **North Main**  
(b/w Hogan St & Quitman St)

# Selected Walkable Place Pilot Area

--

## Emancipation Avenue

- Freeway
- Major Thoroughfare
- Major Collector
- Transit Corridor Street

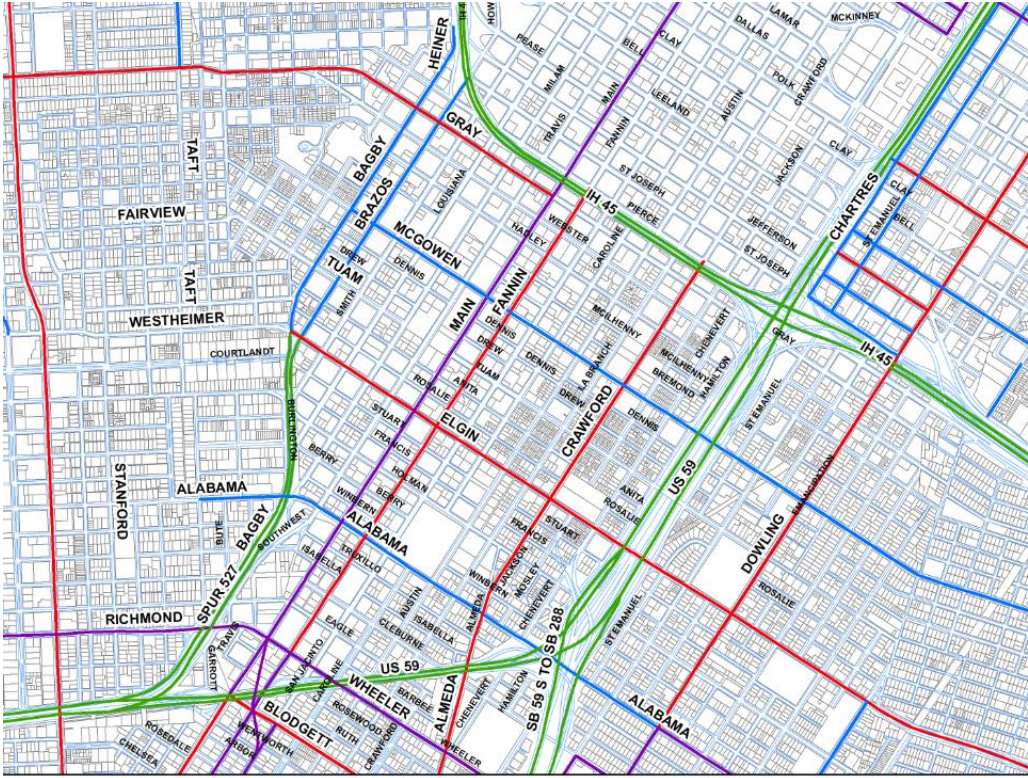




# Selected Walkable Place Pilot Area

--  
Midtown

- Freeway
- Major Thoroughfare
- Major Collector
- Transit Corridor Street



# Selected Walkable Place Pilot Area

--

## North Main

- Freeway
- Major Thoroughfare
- Major Collector
- Transit Corridor Street



# Agenda

- Report back on Parking Subcommittee
- District Application Process
- Rule Applicability
- Pilot Areas
- Public Comment