



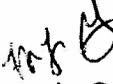
CITY OF HOUSTON

Planning and Development Department

Interoffice

Correspondence

To: Houston Planning Commission

From: 
Marlene L. Gafrick
Director

Date: November 30, 2012

Subject: **CHANGES TO THE PROPOSED
CHAPTER 42 AMENDMENTS**

In spring 2012, the Planning Commission held four public hearings to listen to concerns about the recommended changes to Chapter 42 of the City of Houston's Code of Ordinances. As a result of these meetings, the Planning & Development Department is pleased to forward you the revised draft of the ordinance language. These amendments attempt to balance the needs of protecting neighborhoods and encouraging redevelopment in order to position Houston for continued growth and change.

Based on input the Department received at the community meetings and in general, the Department made further revisions to include:

- **Removing the "urban area" and "suburban area" designations** from the ordinance and instead establishing optional, city-wide performance standards for single-family residential developments and reduced building lines for commercial, retail, and multi-family developments located along major thoroughfares with a planned right-of-way of 80-feet or less.
- **Establish a minimum lot size of 3,500 square feet in the city** and allow for the use of optional lot size performance standards or compensating open space to reduce the lot size below 3,500 square feet.
- **Adding a provision to allow for the construction of a "portal building"** over the entrance of a shared driveway development where the single-family residential building is not more than 30-feet in length, constructed to a minimum one hour fire rating, and provides for an automatic sprinkler system.
- **Adding a requirement to provide a front door that faces the public street and pedestrian access** when a property owner opts-in to performance standards for a 5' building setback line to build single-family residential on a lot that abuts a public street.
- **Change the name of "guest parking" to "additional parking"** to eliminate confusion as to who may use on-street parking spaces preserved by this provision.
- **Add a provision for establishing a "Special Minimum Lot Size Area"** that would allow residents, a civic club, or a homeowners association to apply for a special

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minimum building line requirement for an area not to exceed 400 lots with a provision to go up to 500 lots if all lots are within the same subdivision plat.

- **Adding a requirement to show the location and proposed method of screening of bulk containers on a Development plat** based on the requirements found in Chapter 39 of the Code of Ordinances.
- **Revising the language of several sections to make the ordinance** easier to read and removing certain language within the ordinance that was no longer required as a result of the proposed amendments.

There are three documents attached to this memo:

- A summary of the proposed Chapter 42 amendments;
- A document outlining the suggestions made by the Super Neighborhood Alliance and the Planning & Development Department's responses to the suggestions; and
- A document entitled General Development Regulations that provides a brief summary of the regulations affecting development.

Copies of the ordinance amendments are available online at www.houstonplanning.com.

The anticipated schedule is as follows:

- November 30, 2012 – Posting for Public Comments
- December 13, 2012 – Planning Commission Consideration
- January 2013 – City Council Housing, Sustainable Growth and Development Committee

I am available to meet with you to discuss any of your concerns.

MLG:BC/tlg
Attachments