



# PROPOSED CHAPTER 42 AMENDMENTS

Planning Commission Community Meeting  
Spring 2012

Presented By:

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Planning & Development Department



## Presentation Summary

- 1) Purpose of Chapter 42
- 2) Chapter 42 Basics
- 3) Proposed Chapter 42 Amendments
- 4) Next Steps



# 1



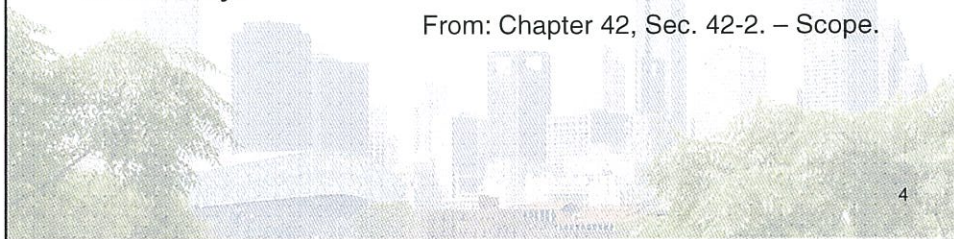
## Purpose of Chapter 42

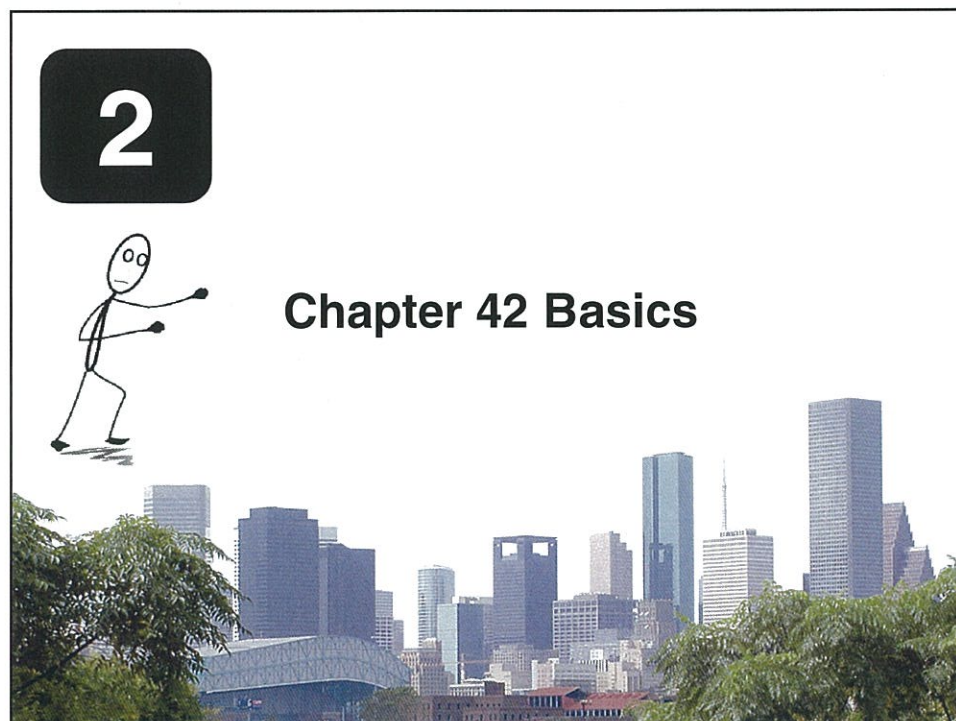
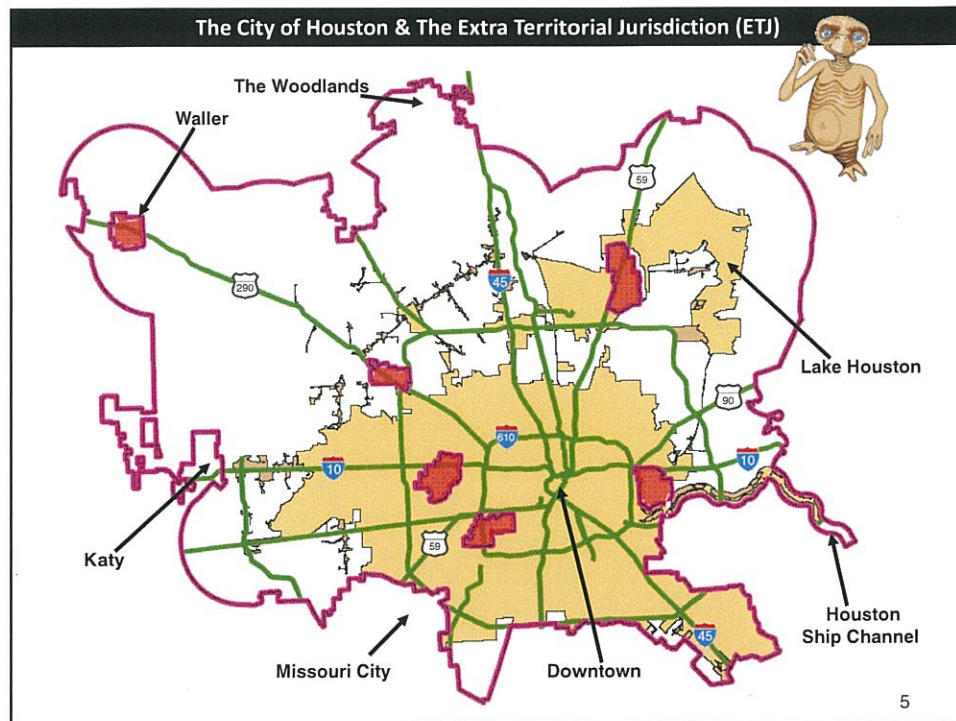


## 1 Purpose of Chapter 42

Chapter 42 applies to all development and subdivision of land within Houston and its extra-territorial jurisdiction (ETJ). It establishes the rules and regulations that promote the health, safety, morals, and general welfare of the city, and the safe, orderly and healthful development of the city.

From: Chapter 42, Sec. 42-2. – Scope.







## 2

## Chapter 42 Basics



### What's in Chapter 42?

- 1) Technical Requirements for Platting, Applications and Review
- 2) **Planning Standards:**  
Streets, Building Setbacks, Lot and Reserve Requirements, Multi-Family Requirements, Parks/Open Space for Residential Uses, and Criteria for Transit Corridor Development

## 2

## Chapter 42 Basics



### Chapter 42 is NOT...

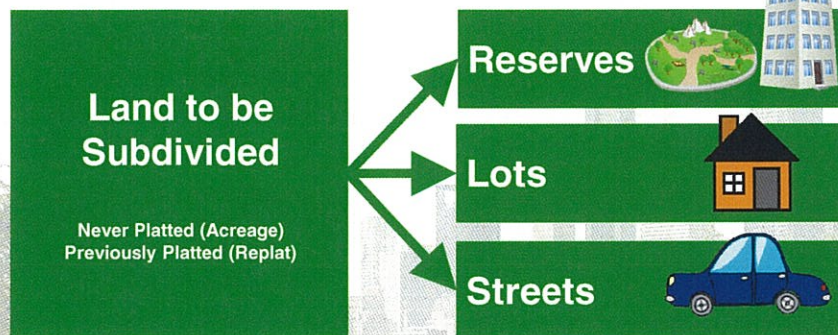
- 1) A "Land Use" or Zoning Code
- 2) A Tool for Adjacent Properties to Impose Additional Conditions on Neighboring Development
- 3) An Aesthetics Ordinance
- 4) A Form Based Code



## 2

### Chapter 42 Basics: Subdividing Land

- Parcels may be subdivided into single-family lots, reserves, or streets (or any combination of the three)



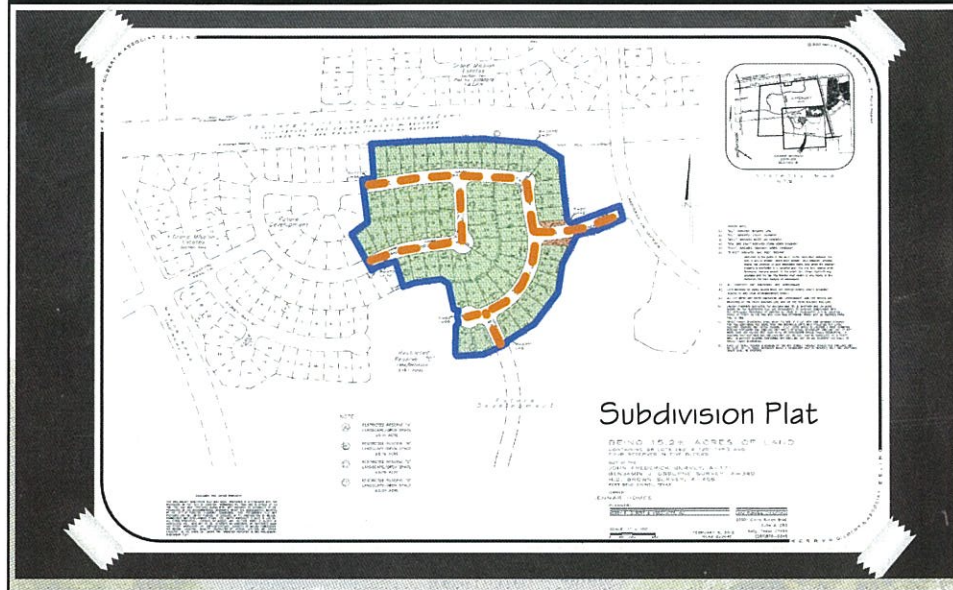
## 3

### Chapter 42 Basics: Why We Plat

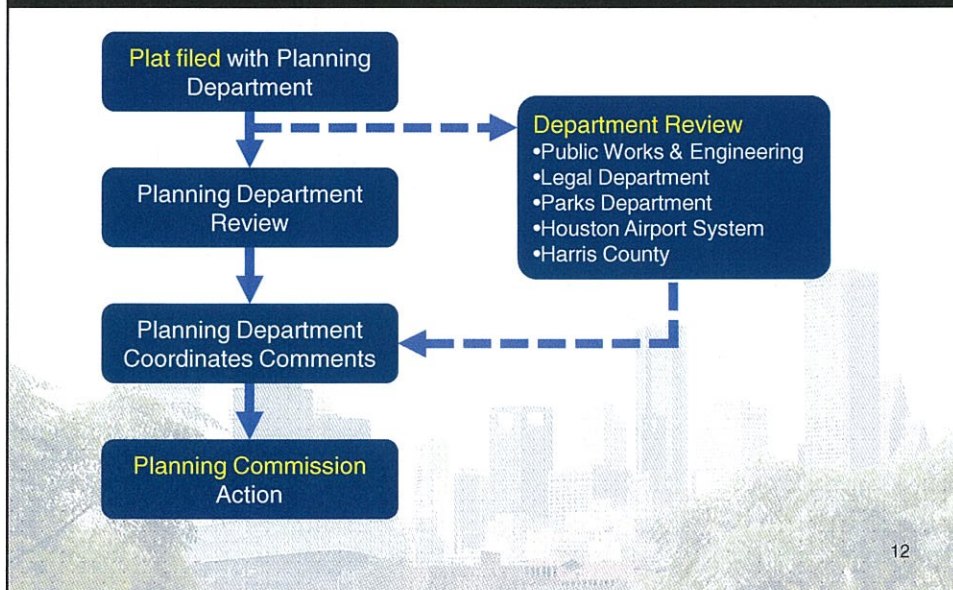
- It's an orderly process for identifying land transactions; normalizes and formalizes land descriptions so that a metes and bounds survey is not required for every land transaction.
- It provides for the orderly growth of areas, allowing for the provision of adequate services and utilities.

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## 2 Chapter 42 Basics: Application Types



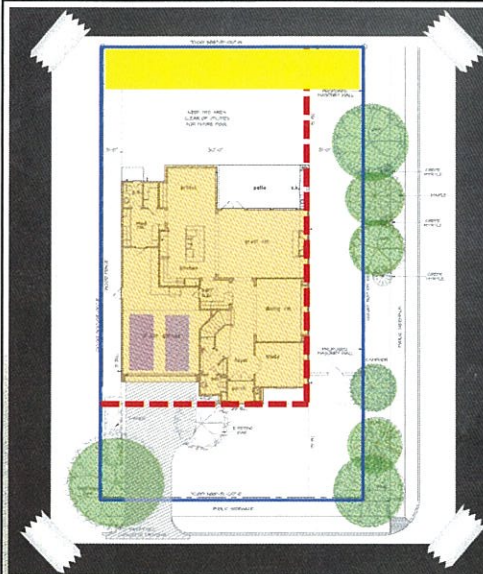
## 2 Chapter 42 Basics: The Platting Process





2

## Chapter 42 Basics: Application Types



### "Site Plans"

Type of Building

Required Landscaping

Off-Street Parking

Building Setbacks

Easements

13

3



## Proposed Chapter 42 Amendments



### 3 Proposed Amendments



#### Before getting started...

The proposed amendments **do not** change or **remove** the deed restrictions currently in place within a neighborhood

The **more restrictive** requirements applies when deed restrictions differ from Chapter 42

### 3 Proposed Amendments



#### Before getting started...

Changes will not impact **deed restricted neighborhoods** where the restrictions outline requirements for

- Single-Family Residential Use Only
- Minimum Lot Size
- Prohibiting Further Subdivision
- Building Setback Lines

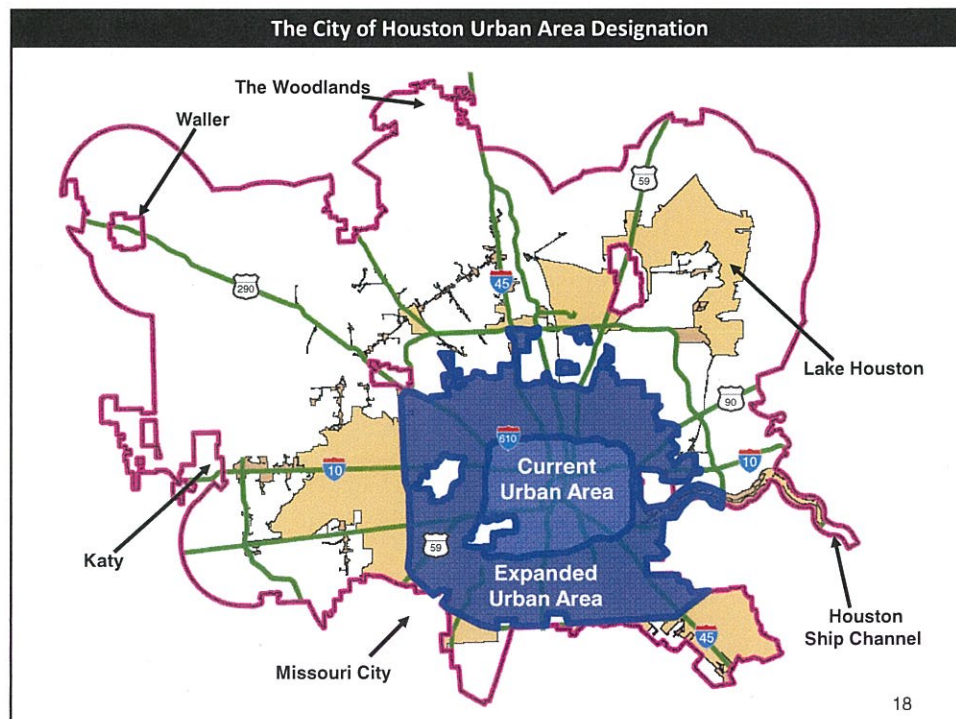


### 3 Expanding the Urban Area

- Current “Urban Area” designation includes the city limits within Loop 610
- Expand area to include the city limits within Beltway 8



17



18

### 3 Expanding the Urban Area



#### What Does it Mean??

Allows for changes to some building setback lines:

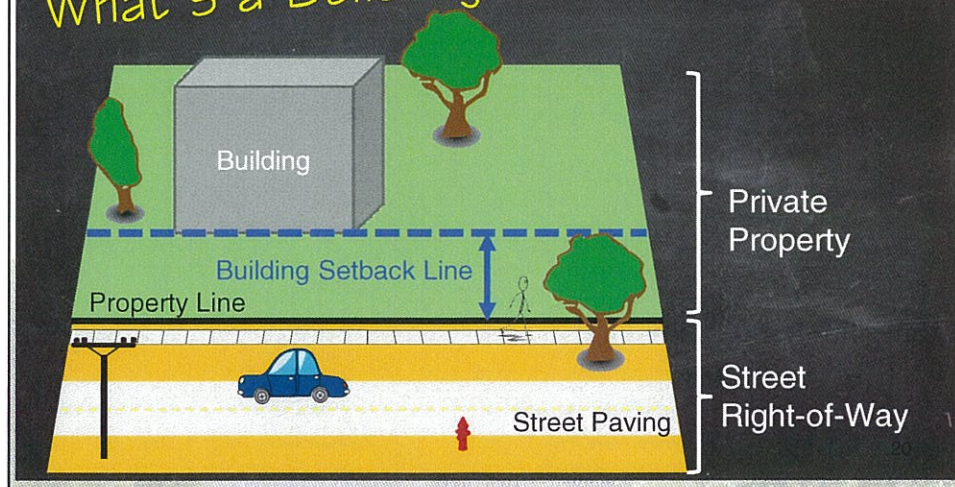
- a) certain **commercial** and **multi-family** developments along major thoroughfares of 80 feet or less
- b) certain **single-family** developments

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### 3 Expanding the Urban Area



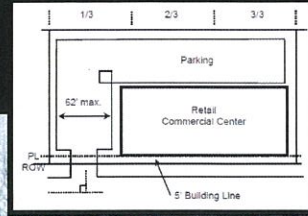
#### What's a Building Line??





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## Retail Commercial Center



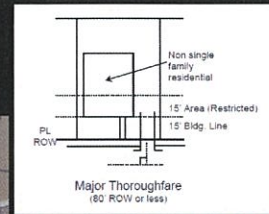
MINIMUM

**0**

FEET

**3**

## Multi-Family Residential



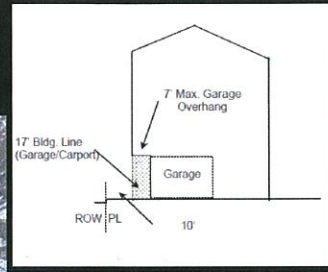
MINIMUM

**15**

FEET



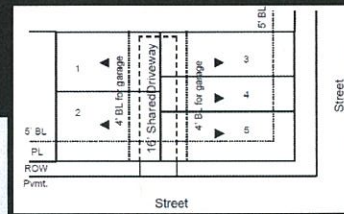
### 3 Single-Family Residential



MINIMUM

10'  
17'

### 3 Single-Family Residential



MINIMUM

5  
FEET



3

## Expanding the Urban Area



### What Does it Mean??

Allows reduced compensating open space requirements, and shared driveways

25

3

## Expanding the Urban Area: Lot Size

### Suburban Rules

5,000 SF

Compensating  
Open Space

1,400 SF

Smaller Lot Size Averages **NOT** Allowed

### Urban Rules

3,500 SF

Compensating  
Open Space

1,400 SF

Smaller Lot Size Averages **NOT** Allowed

26

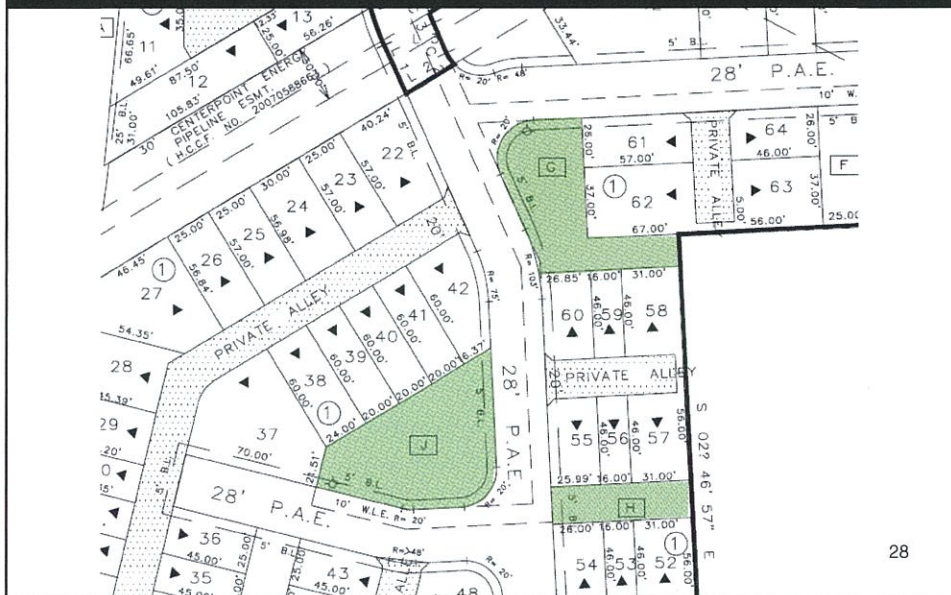
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## Expanding the Urban Area: Lot Size

Average Lot Size Reduction (SF)	Suburban Area Compensating Open Space per Lot	Urban Area Compensating Open Space per Lot
4,999 to 4,500	100	None
4,499 to 4,000	200	None
3,999 to 3,500	300	None
3,499 to 3,000	400	240
2,999 to 2,500	500	360
2,499 to 2,000	600	480
1,999 to 1,400	720	600

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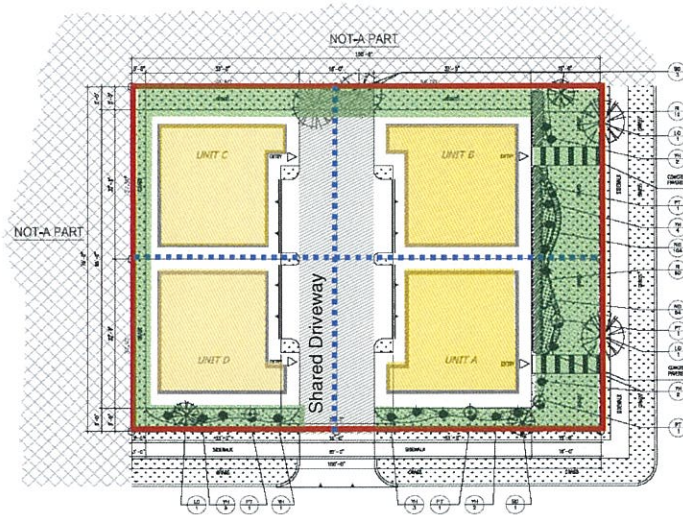
## Expanding the Urban Area Compensating Open Space





### 3

## Expanding the Urban Area



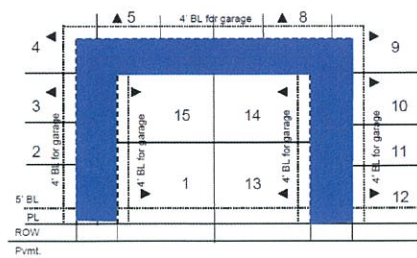
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### 3

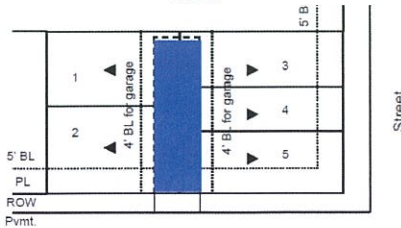
## Shared Driveways

### • Current requirements:

- One-Way Loop: Minimum 12-foot Wide
- Two-Way: Minimum 16-foot Wide
- Garage Setback of 4-feet
- 200-foot Maximum Length from all Public Streets



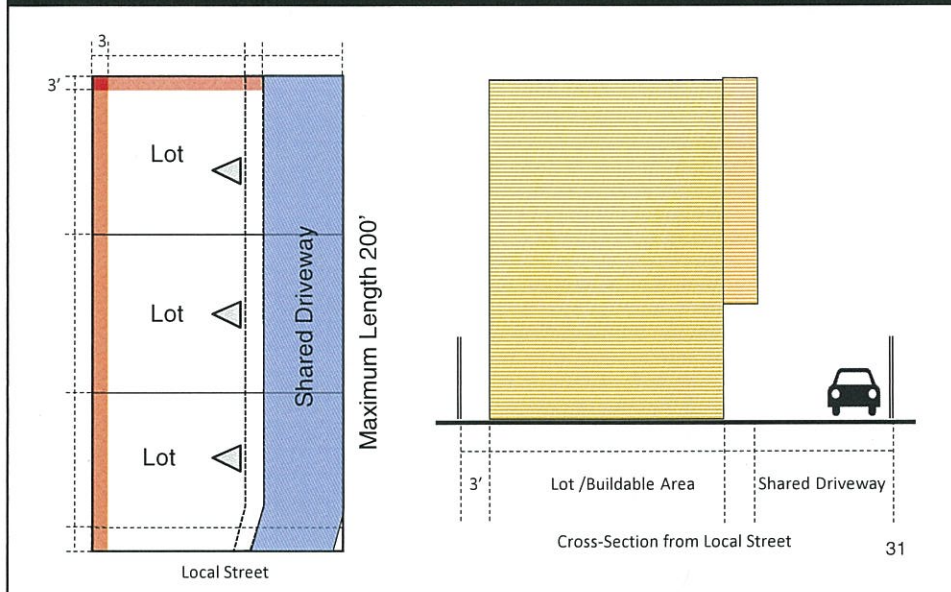
Street



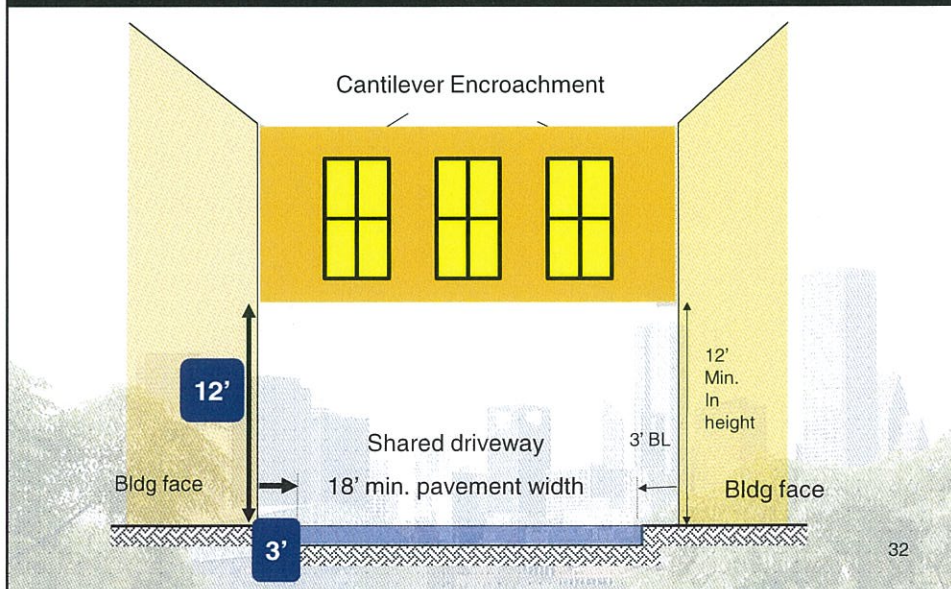
TOP: Example of 12' wide Shared Driveway

BOTTOM: Example of 16' wide Shared Driveway

### 3 Shared Driveways

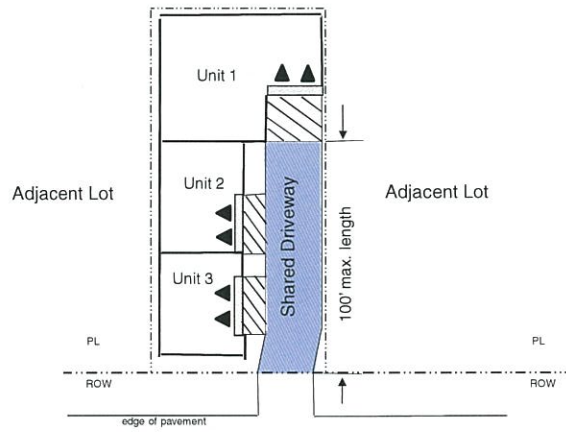


### 3 Shared Driveways: 18' Width





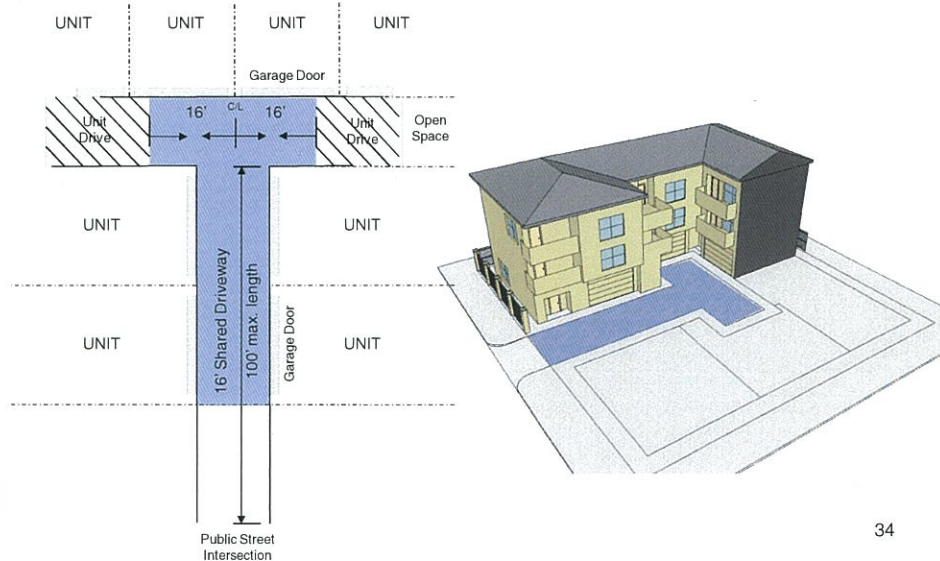
### 3 Shared Driveways: 16' Width



Public Street (Non-Major Thoroughfare)  
(with 21' min. paving section)

33

### 3 Shared Driveways: 16' Width



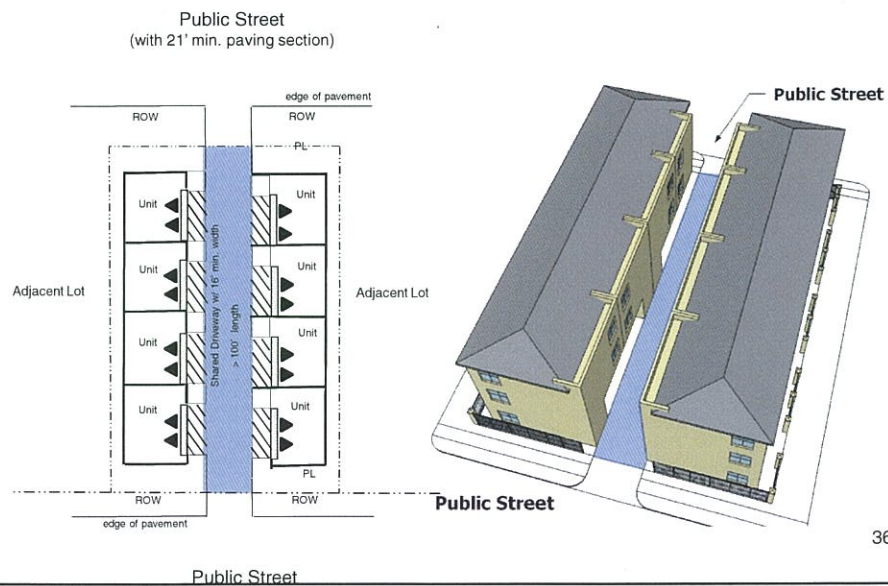
34

## 3



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## 3

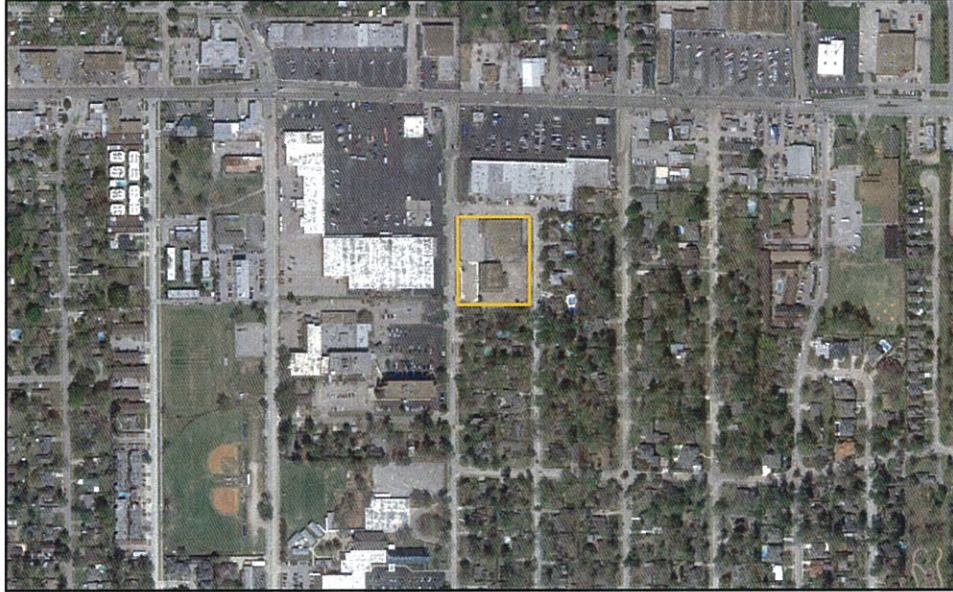


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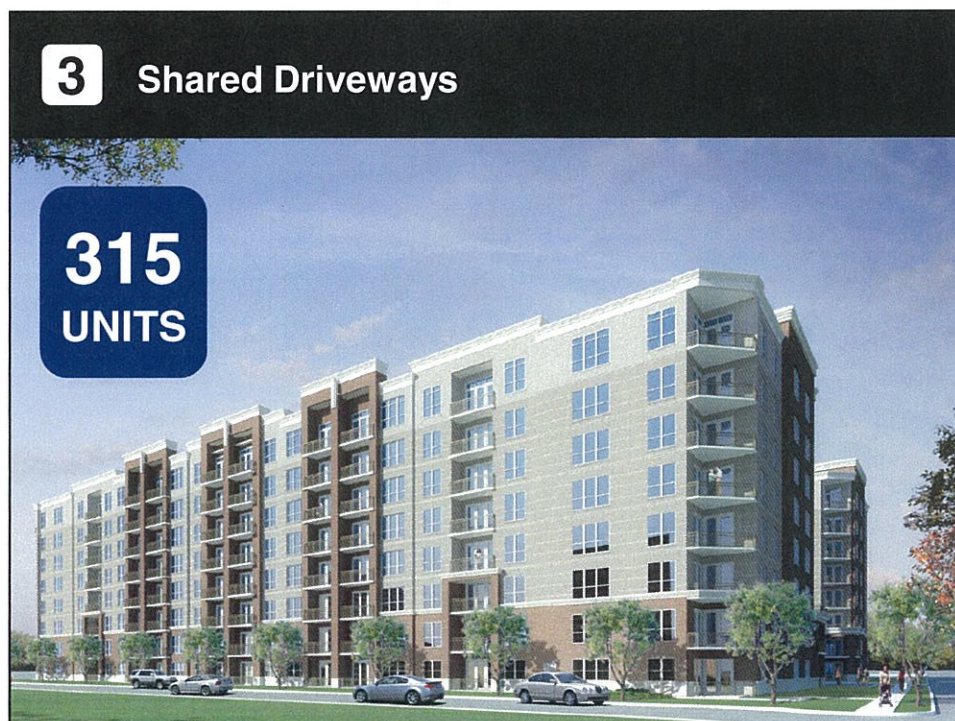
### Shared Driveways



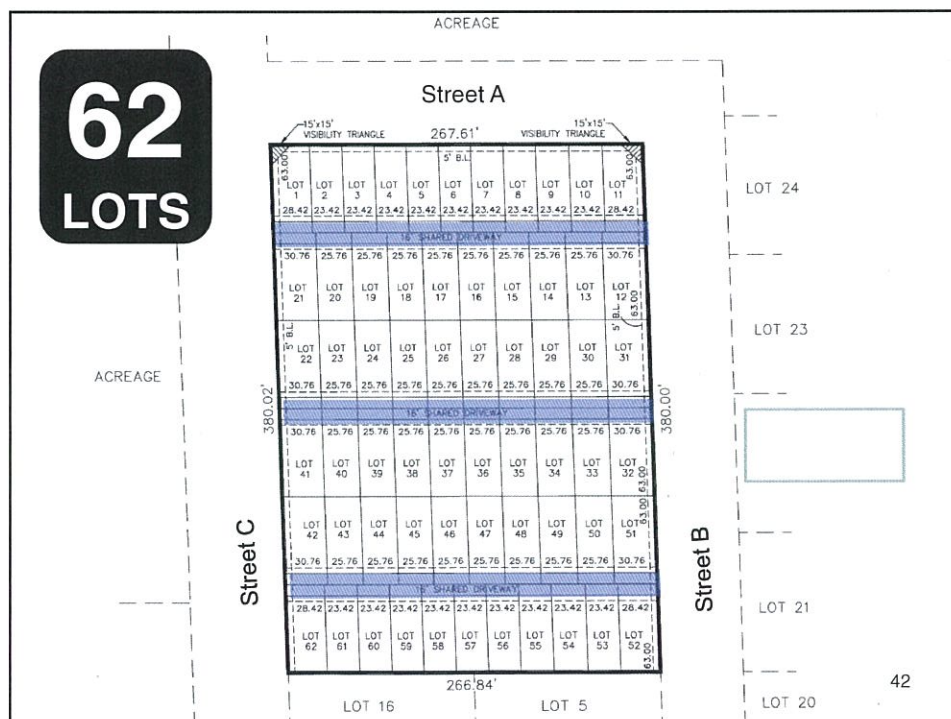
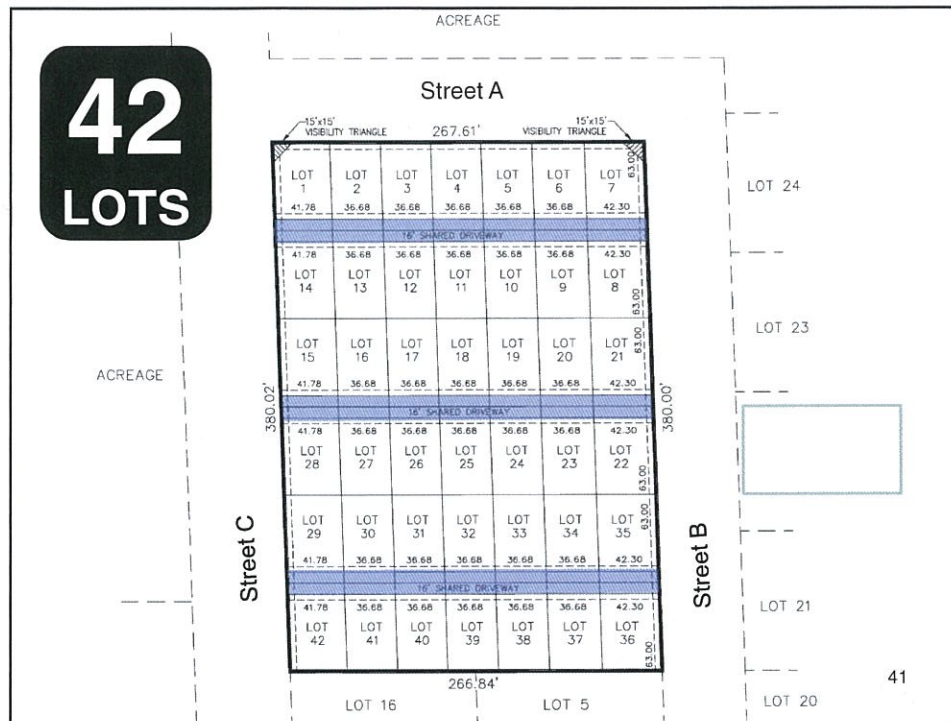
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### Shared Driveways



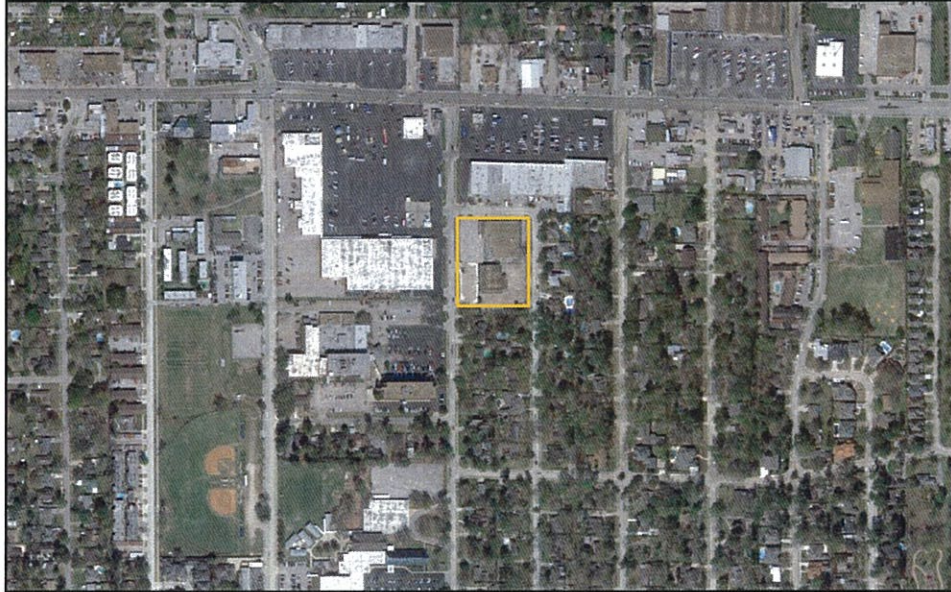






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### Shared Driveways



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### Expanding the Urban Area



#### What Does it Mean??

Expands the neighborhoods eligible to seek Special Minimum Lot Size and Special Minimum Building Line status

It *does not change or remove* the deed restrictions currently in place within a neighborhood



### 3 Special Minimum Lot Size and Building Line

- Minimum Lot Size and Building Line tool expanded with revised Urban Area
- Allow for larger areas to apply
- Each block face must meet criteria

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### 3 Special Minimum Lot Size

EXAMPLE BLOCK FACE

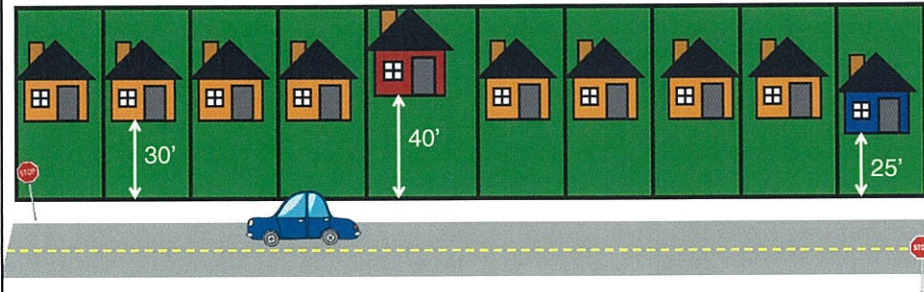


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### 3

## Special Building Line Requirement

EXAMPLE BLOCK FACE



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### 3

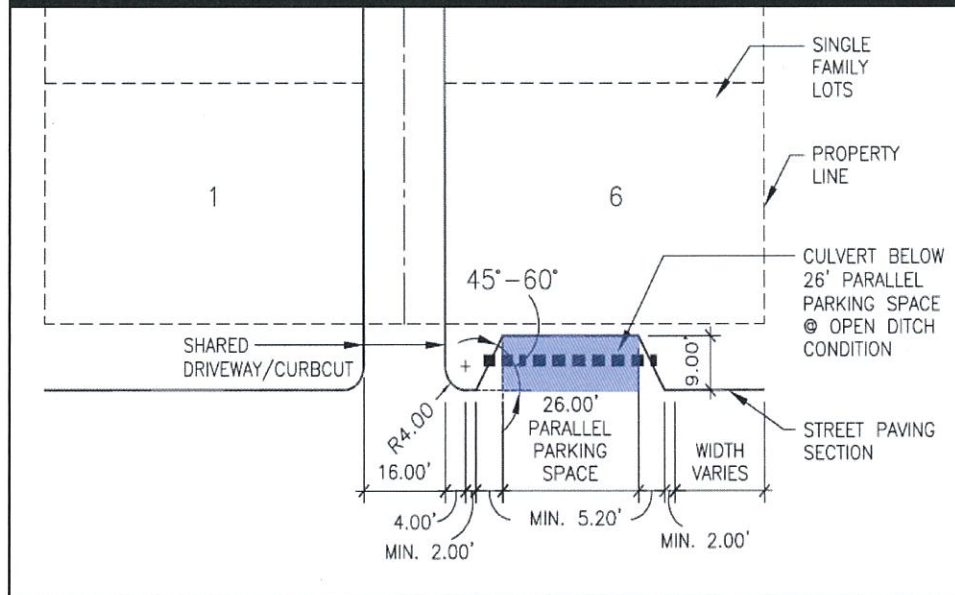
## Guest Parking

- Proposes one guest parking space for every six dwelling units for single-family developments with a shared driveway or 28' Permanent Access Easement
- On-street parking in front of development counts toward guest parking

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### 3 Guest Parking



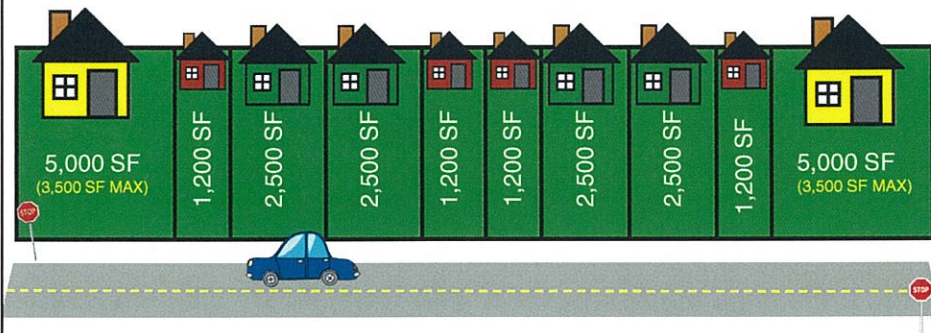
### 3 Average Lot Size/Average Lot Width

- Encourage a mixed housing product
- Standards for each block face



### 3 Average Lot Size: Urban Area

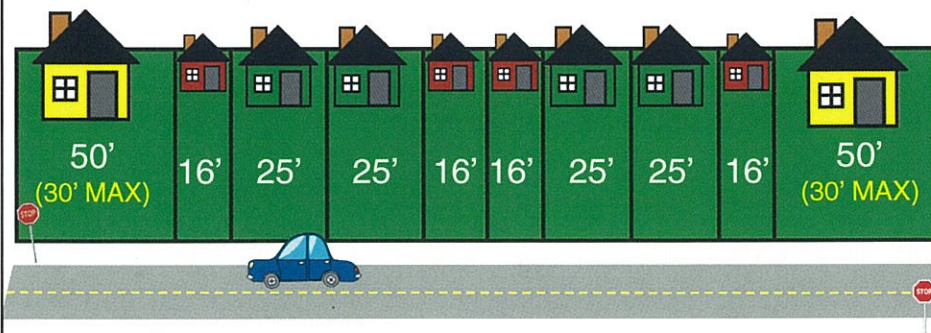
EXAMPLE BLOCK FACE



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### 3 Average Lot Width: Urban Area

EXAMPLE BLOCK FACE



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### 3 Building Line Encroachments

Platted building lines of 10' or more

- Up to 30-inches for roof eaves, bay windows, balconies, fireplace chimneys or decorative features that are cantilevered
- Up to 5' for open stairways or wheelchair ramps

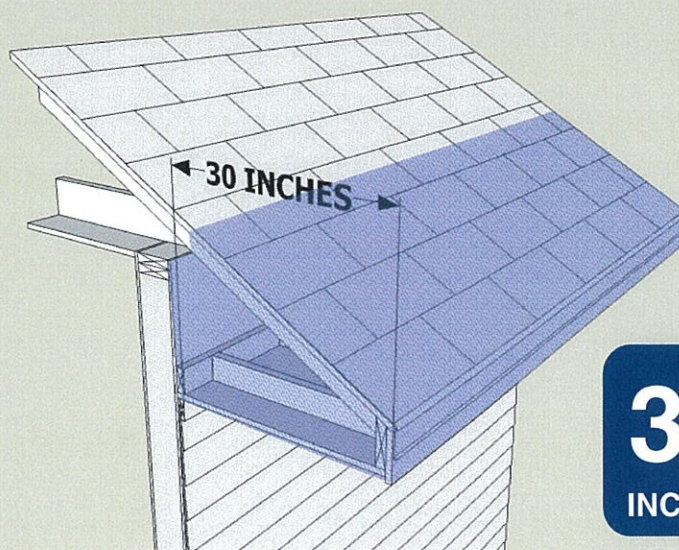
**10**  
FEET

**30**  
INCHES

**5**  
FEET

53

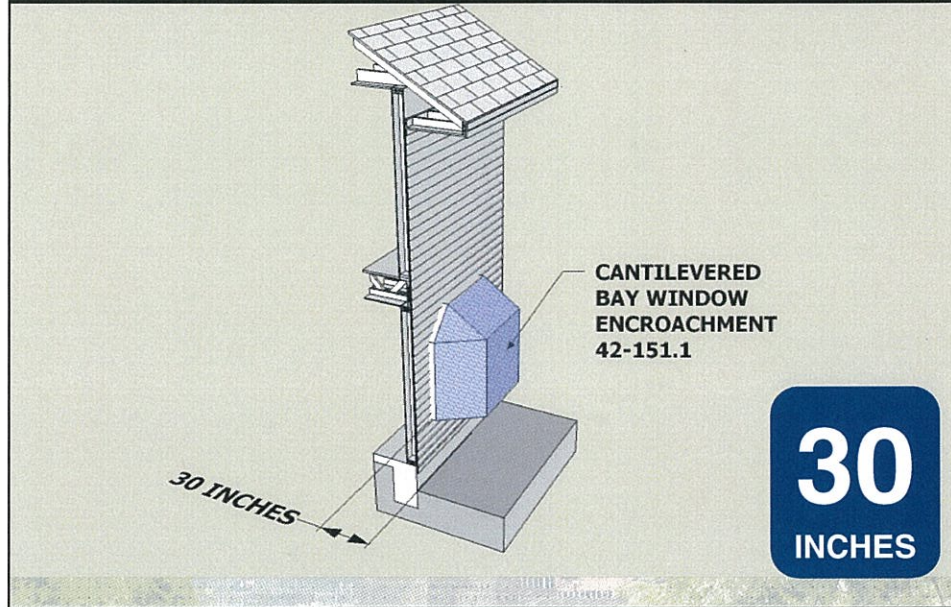
### 3 Building Line Encroachments



**30**  
INCHES

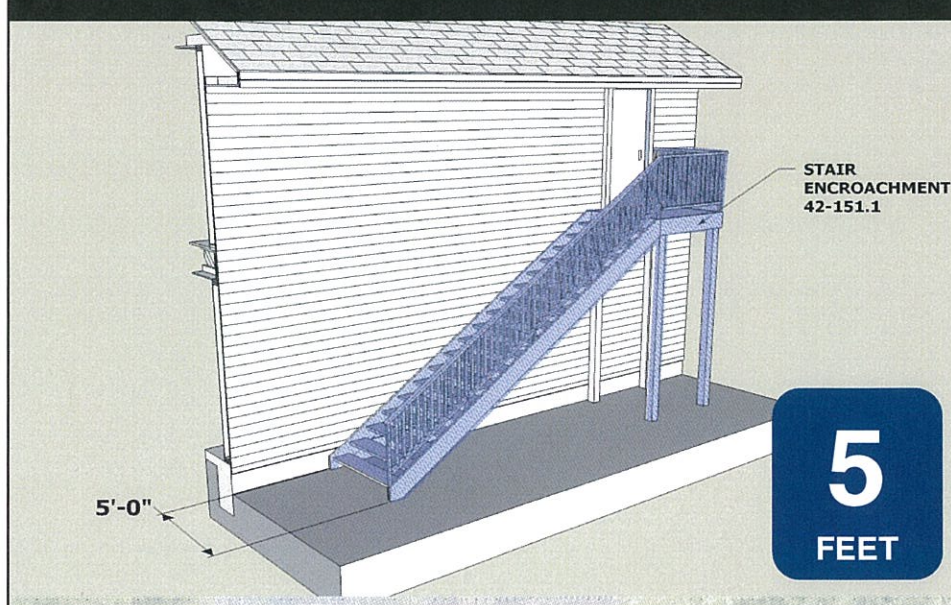
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### Building Line Encroachments



**3**

### Building Line Encroachments







### 3 Chapter 42 Amendments: General

- Partial Replat Naming
  - Example: Sunny Land Subdivision
    - Sunny Land Subdivision [partial replat no 1](#)
- Sign Posting



### 3 Chapter 42 Amendments: General

- Existing Conditions Survey in Urban Area
- Lift Stations



### 3 Other Amendments

- Construction within 3-feet of property line  
– Chapter 10, Code of Ordinances







## 4 Chapter 42 Amendments: Summary

- Update standards to reflect changing trends
- Expand neighborhood tools to protect existing development character (lot size/building line, building code amendment, replat naming, etc.)
- Clean up code discrepancies



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# 4



## Next Steps



## 4 Next Steps

- Planning Commission Community Meetings
  - Listen to public comments
- Planning Commission Workshop
- City Council



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## 4 To Learn More...



- Phone: (713) 837-7701
- Email: [pd.planning@houstontx.gov](mailto:pd.planning@houstontx.gov)
- Website: [www.houstonplanning.com](http://www.houstonplanning.com)

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