High Density Ordinance

June 23rd, 2011

Presented By:

City of Houston Planning & Development Department

Introduction

- Transition Team – overview of recommendation
  - Buffer/slopes
- Current Committee effort
  - Looked at Transition team recommendations

Goals

- Draft a narrowly defined ordinance that protects single-family from high density development

Ordinance

- Written to encourage development in locations where neighbors would expect development to occur.
  - Major thoroughfares
  - Transit corridors
  - Major Activity Centers (MAC's)
- Written to discourage development in locations adjacent to sfr where neighbors would not expect development to occur
  - Local and collector streets

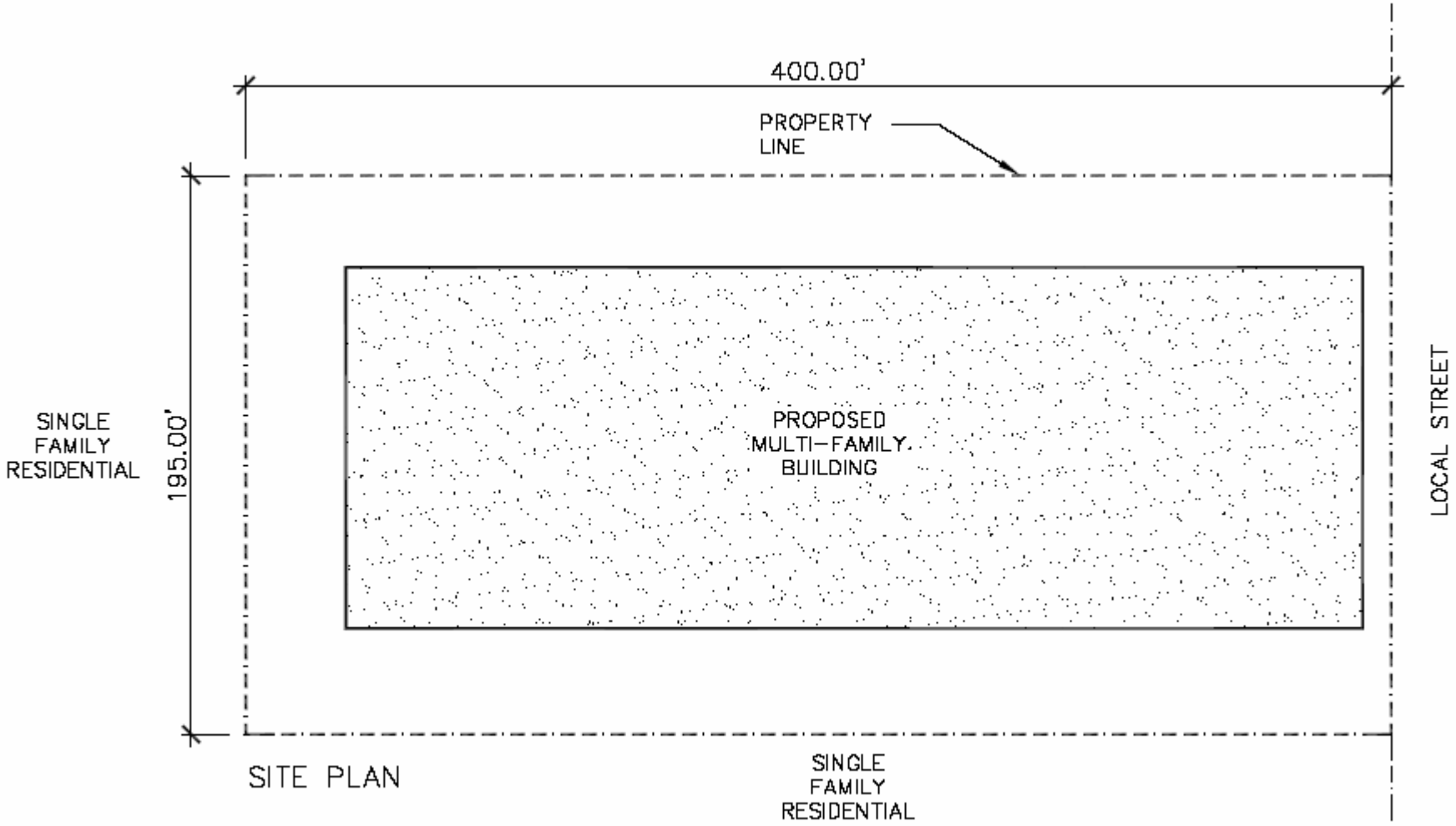
Ordinance

- Development that abuts SFR and has frontage on a local or collector street
  - 75’ Measured as follows:
    - grade to habitable floor
    - parking garages tallest floor

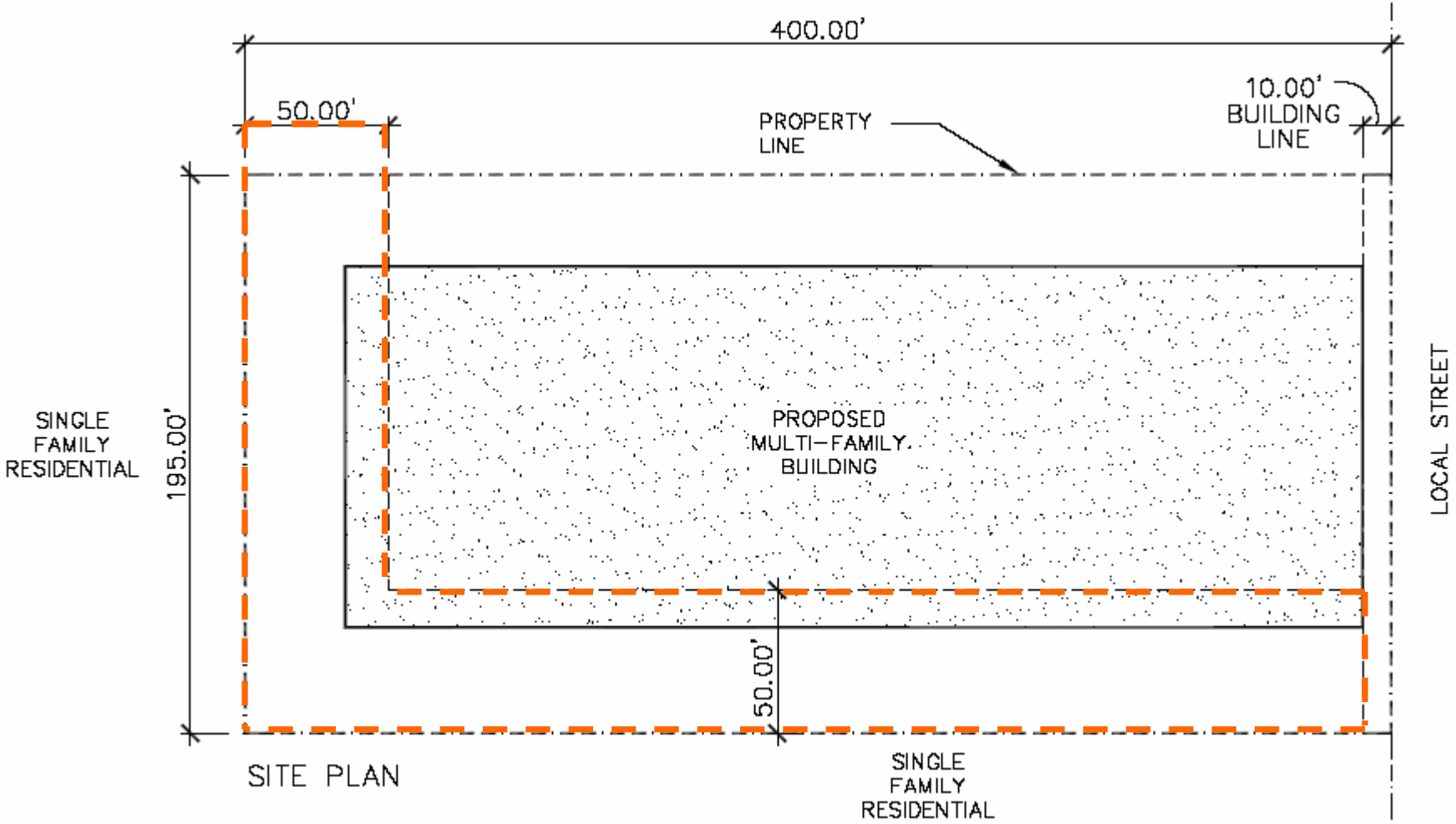
Ordinance

- Criteria
  - 50’ buffer along the entire property line where even 1 single-family property exists
    - 10’ landscape buffer adjacent to SFR
    - 8’ tall solid masonry wall
    - 4” caliper trees – 1 for every 20 feet
    - No mechanical equipment or covered parking
  - Slope that starts 40’ in the air from the abutting property line and extends 100’ into the property at a 1 to 2 angle

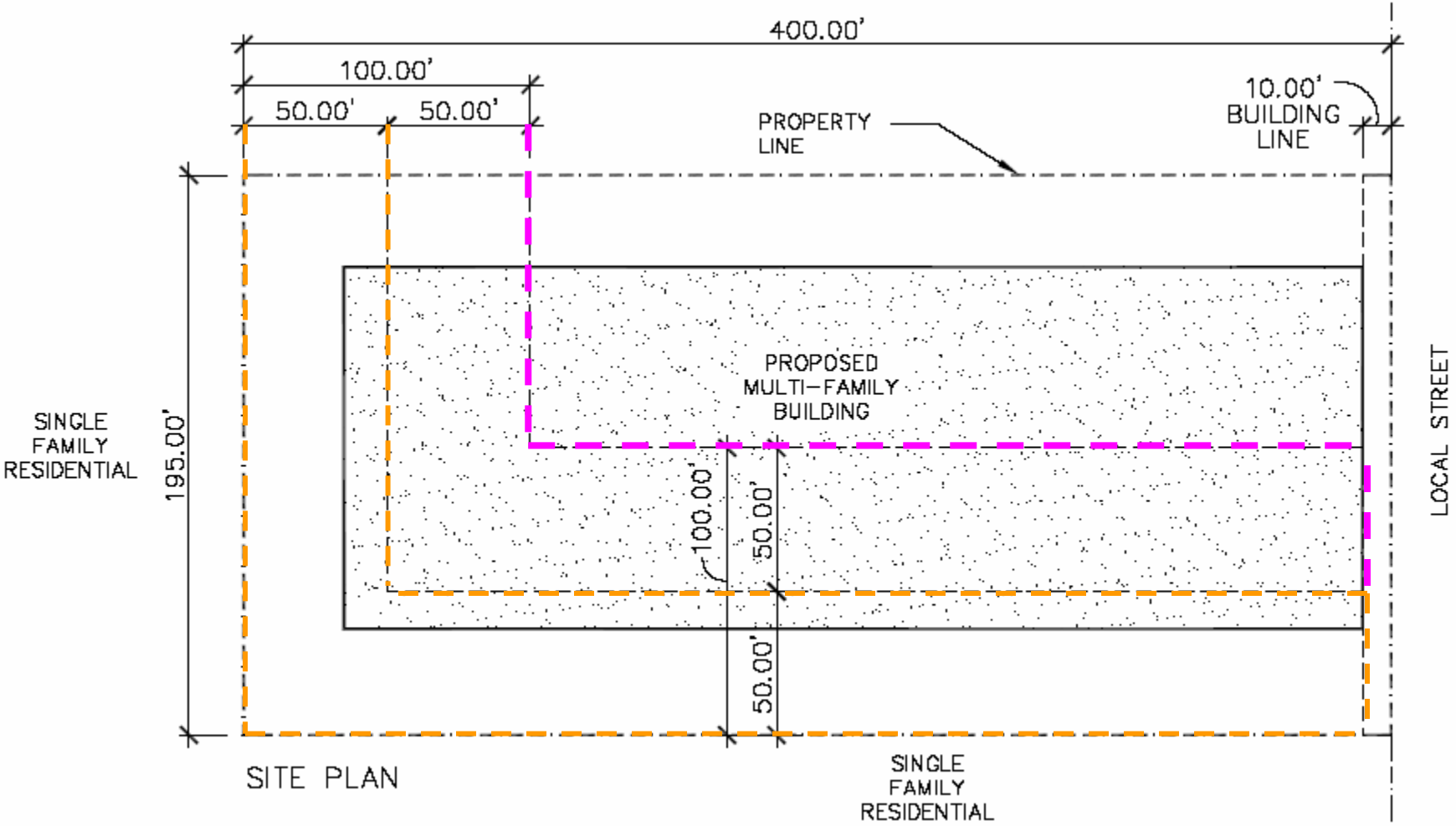
Sample of criteria: buffer and slope



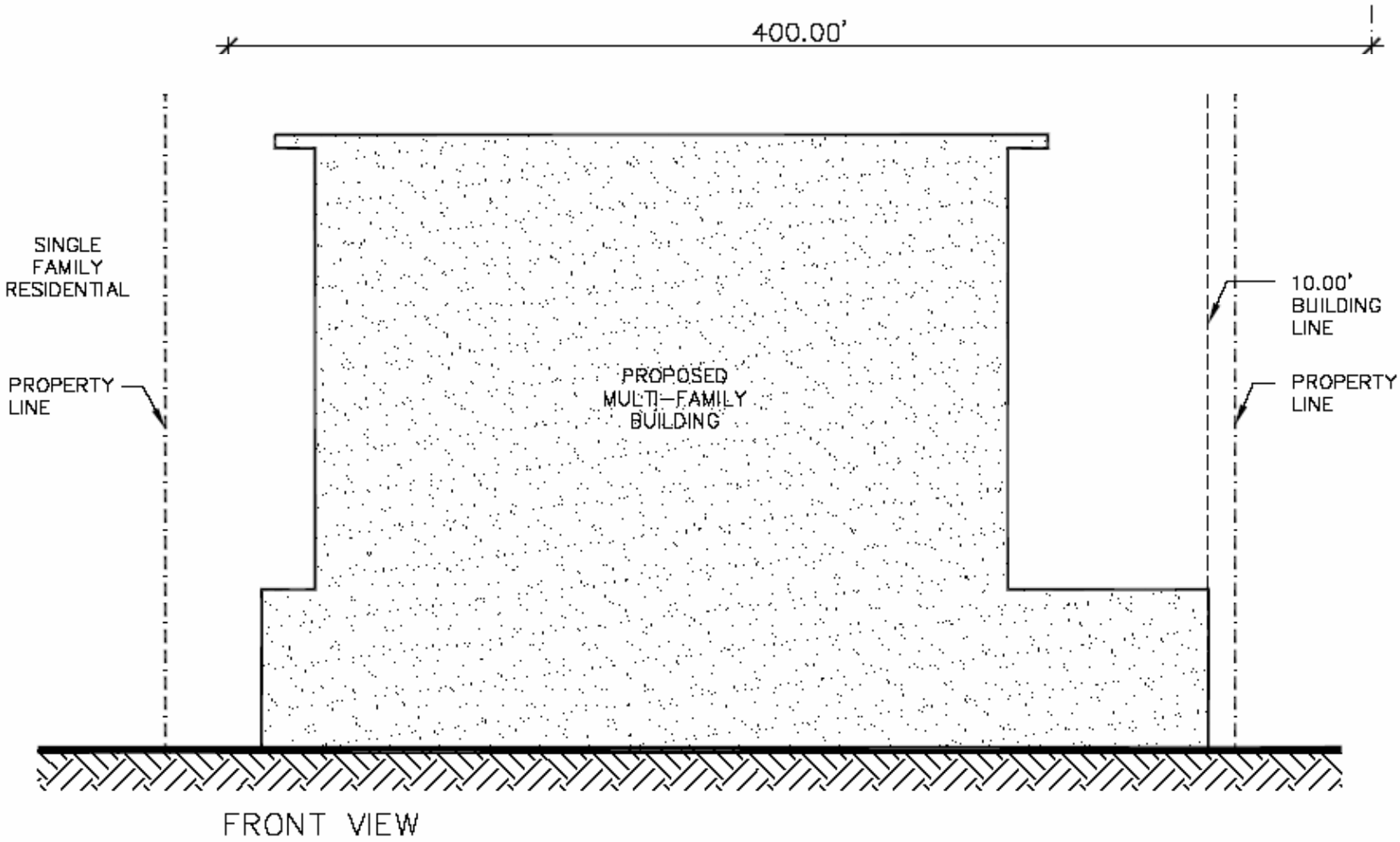
Sample of criteria: buffer and slope



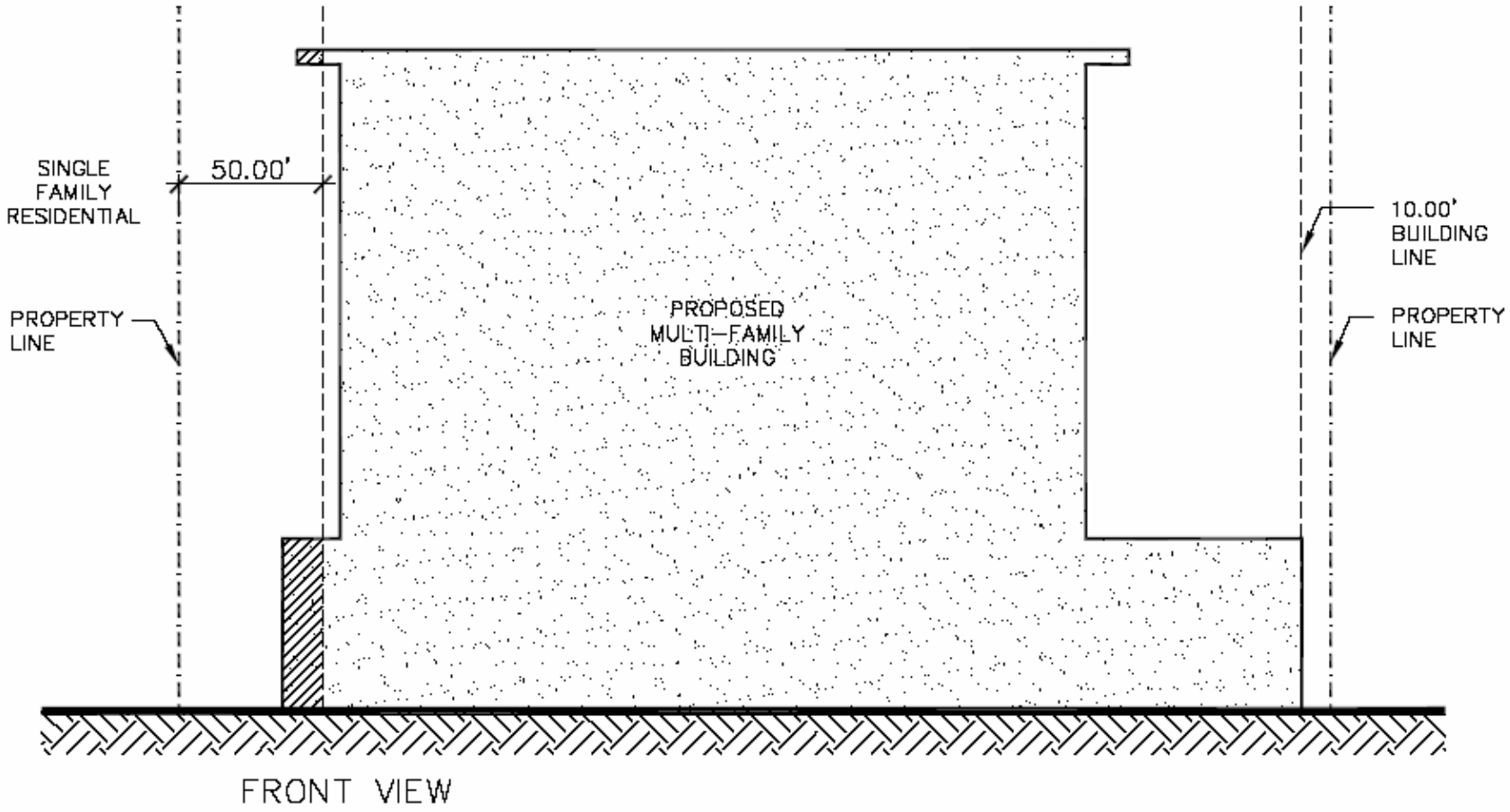
Sample of criteria: buffer and slope



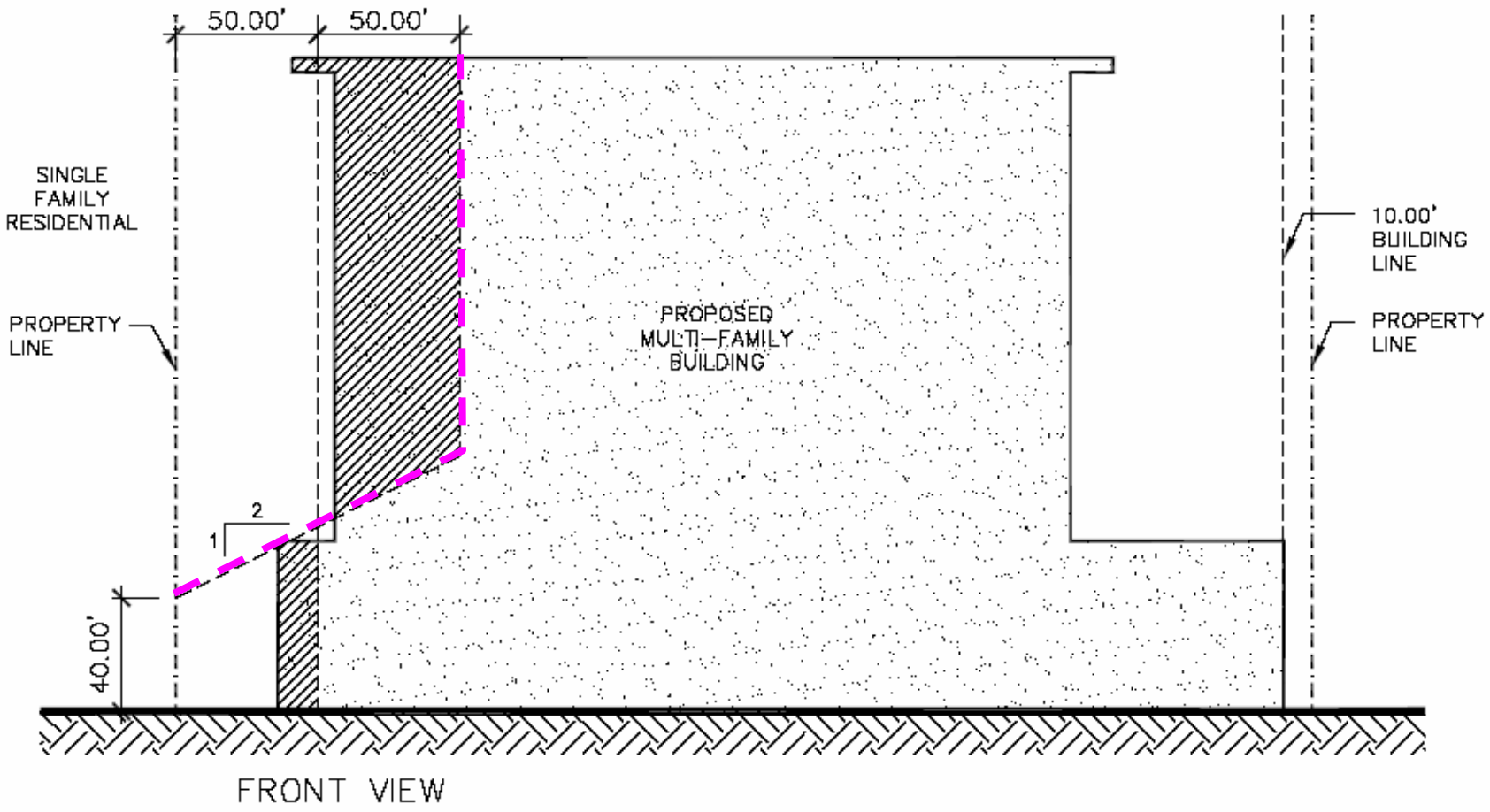
Sample of criteria: buffer and slope



Sample of criteria: buffer and slope



Sample of criteria: buffer and slope



Ordinance

- Amenities Package
  - Applicable to all development that abuts SFR regardless of location
    - Garage – screening
    - Landscape buffer (as required by Tree and Shrub Ordinance)
    - Lighting

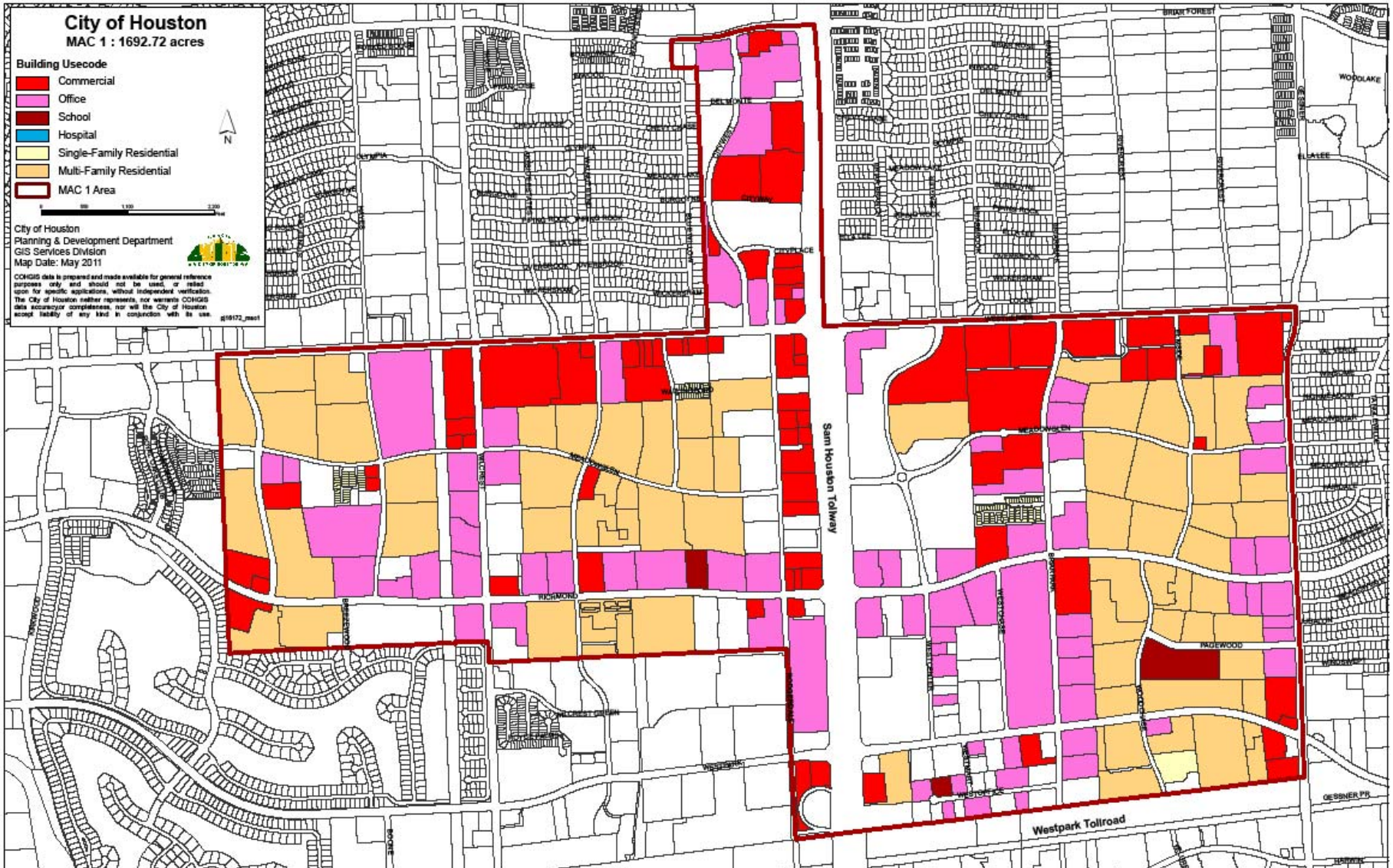
MAC

- Major Activity Center or MAC is an area that has dense development .

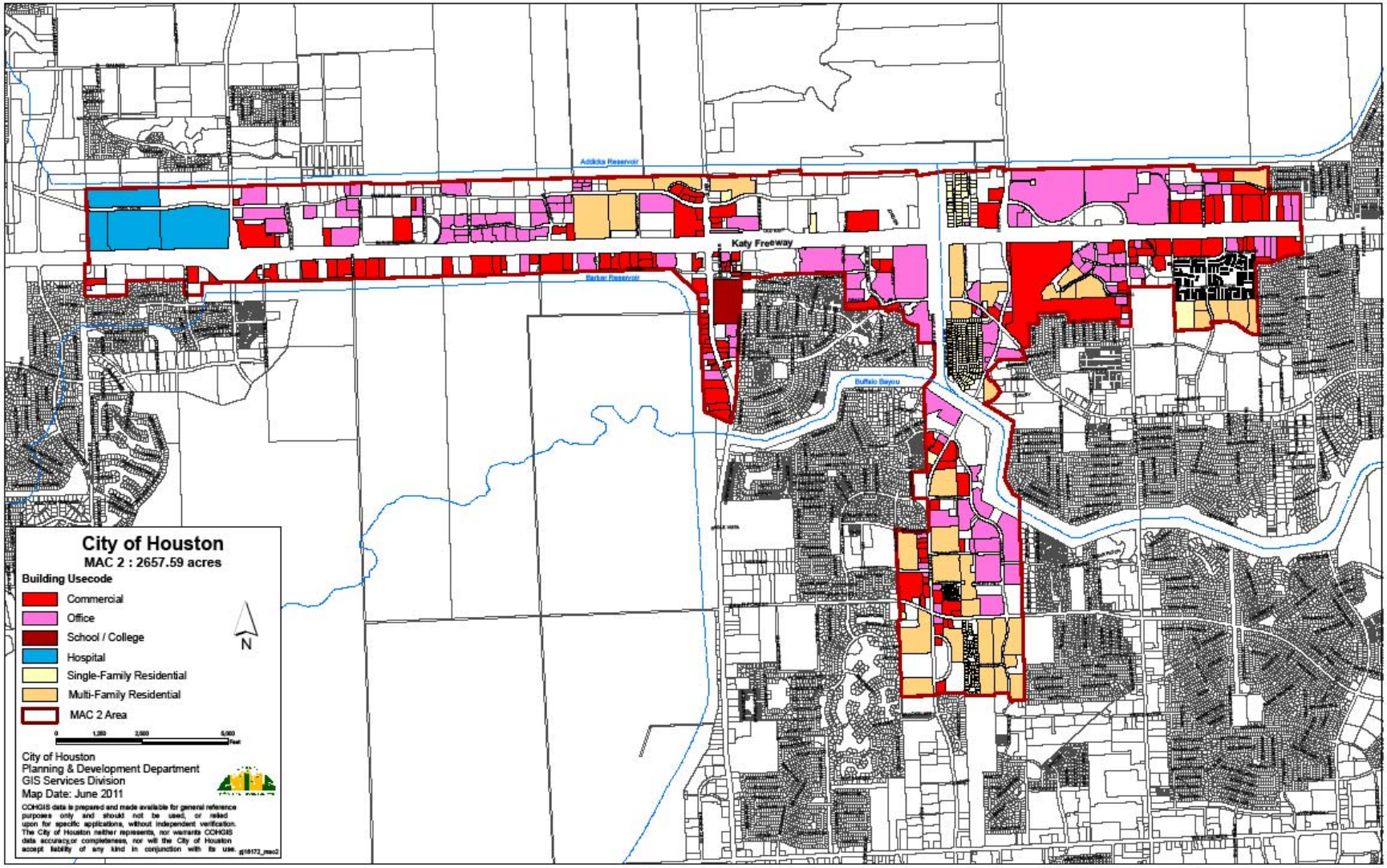
MAC Criteria Designation

- Area bounded by or includes two or more major thoroughfares or freeways
- The MAC must contain two of the following uses: office, retail, hospital or multi-family
- 10,000,000 gfa – exclusive of sfr
- Maximum 3% of the area is developed or deed restricted to single-family residential
- Minimum 400 acres of land
- Contiguous boundary - donut holes
- FAR 1

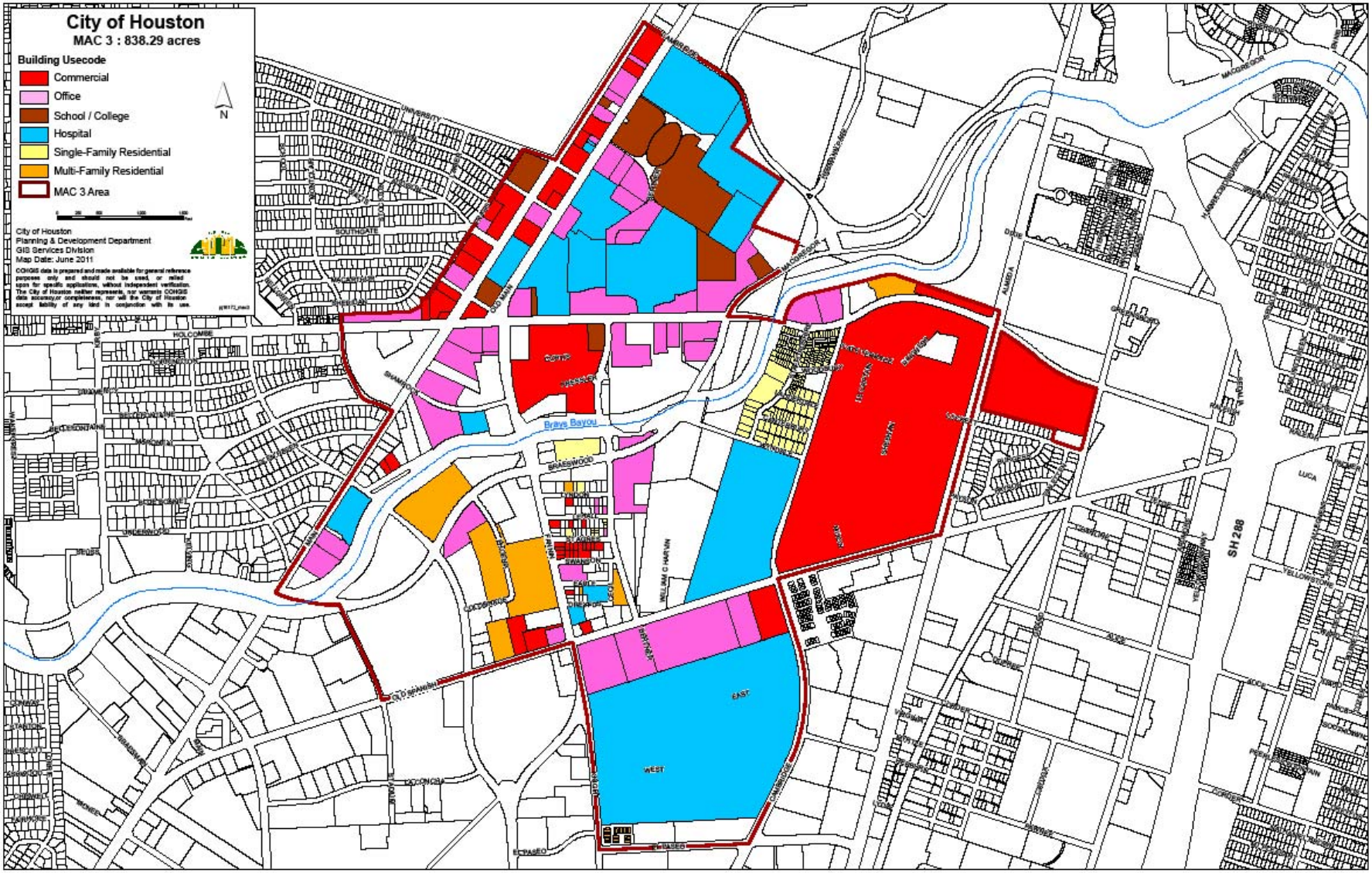
MAC # 1


City of Houston
MAC 1 : 1692.72 acres
Building Usecode
Commercial
Office
School
Hospital
Single-Family Residential
Multi-Family Residential
MAC 1 Area
N
City of Houston
Planning & Development Department
GIS Services Division
Map Date: May 2011
Sam Houston Tollway
Westpark Tollroad
BRIAR FOREST
WOODLAKE
BELMONTE
MEADOWGLEN
RICHMOND
PADEWOOD
WESTPARK
GESSNER PR
BOONE

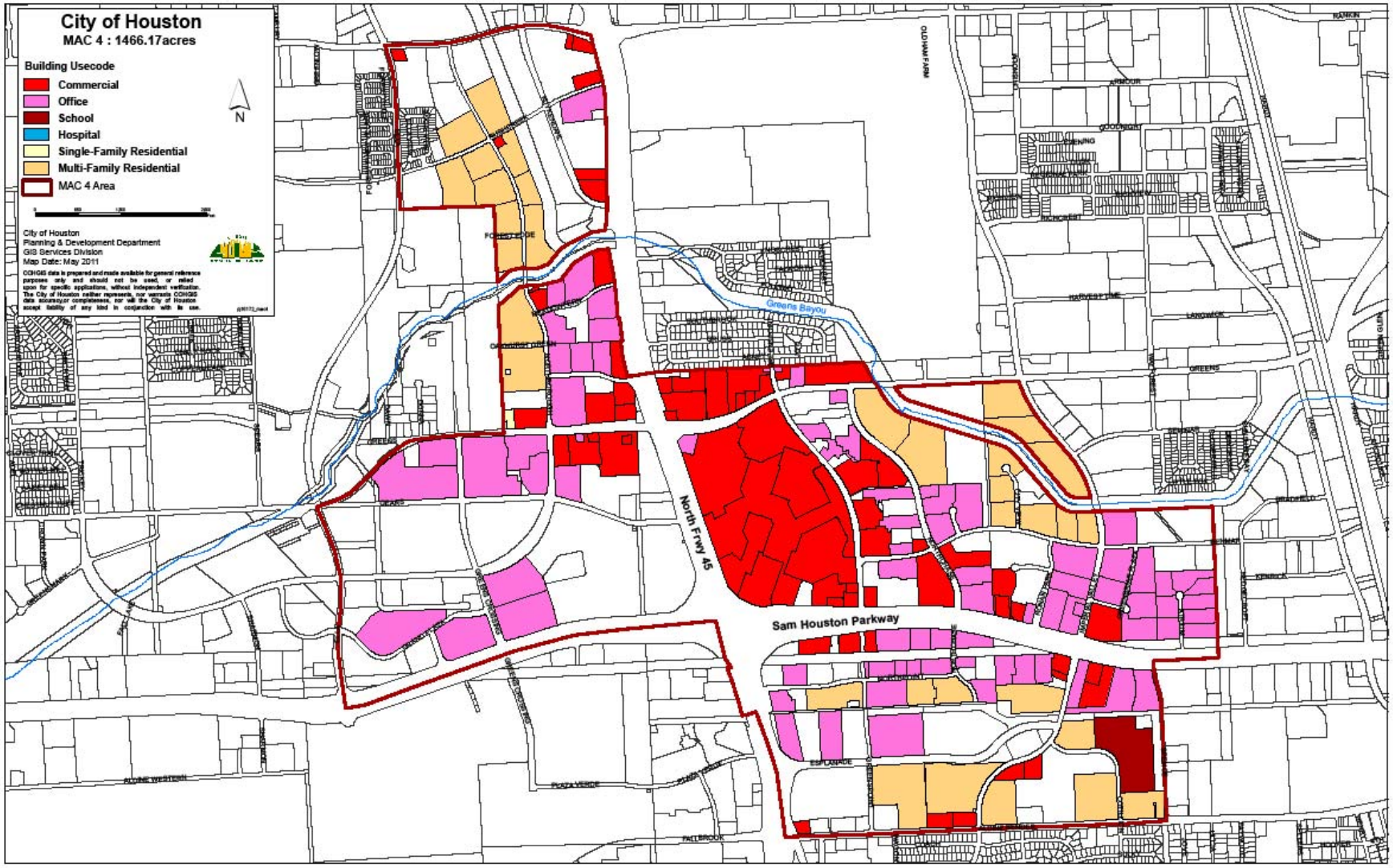
MAC # 2


Addicks Reservoir
Katy Freeway
Barker Reservoir
Buffalo Bayou
City of Houston
MAC 2 : 2657.59 acres
Building Usecode
Commercial
Office
School / College
Hospital
Single-Family Residential
Multi-Family Residential
MAC 2 Area
N
City of Houston
Planning & Development Department
GIS Services Division
Map Date: June 2011

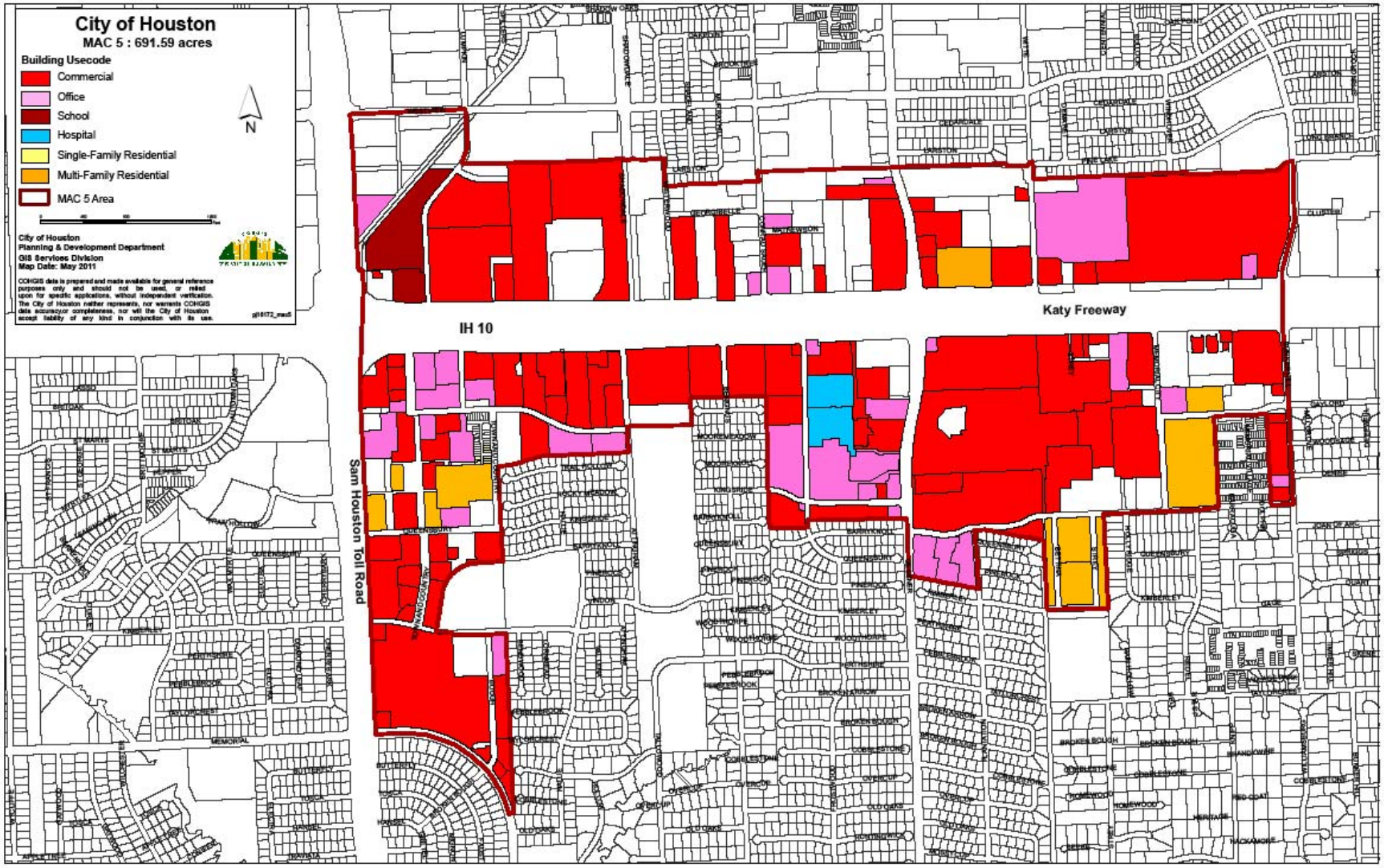
MAC # 3 Medical Center



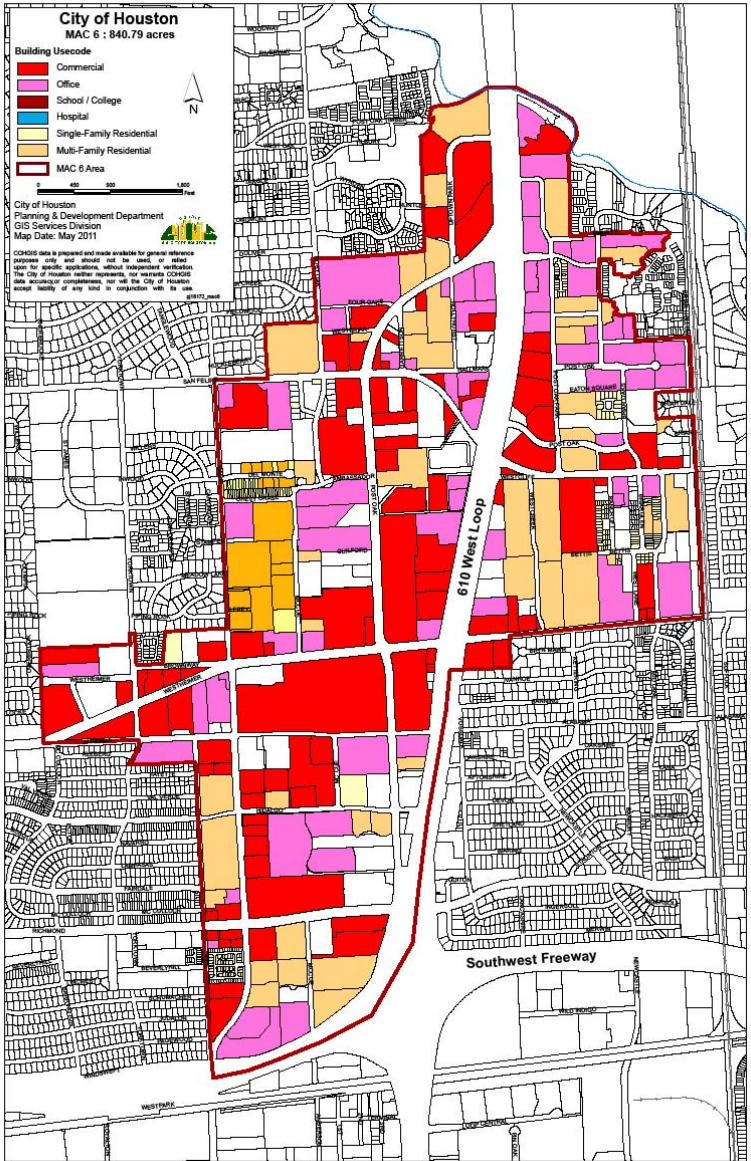
MAC # 4 Greenspoint



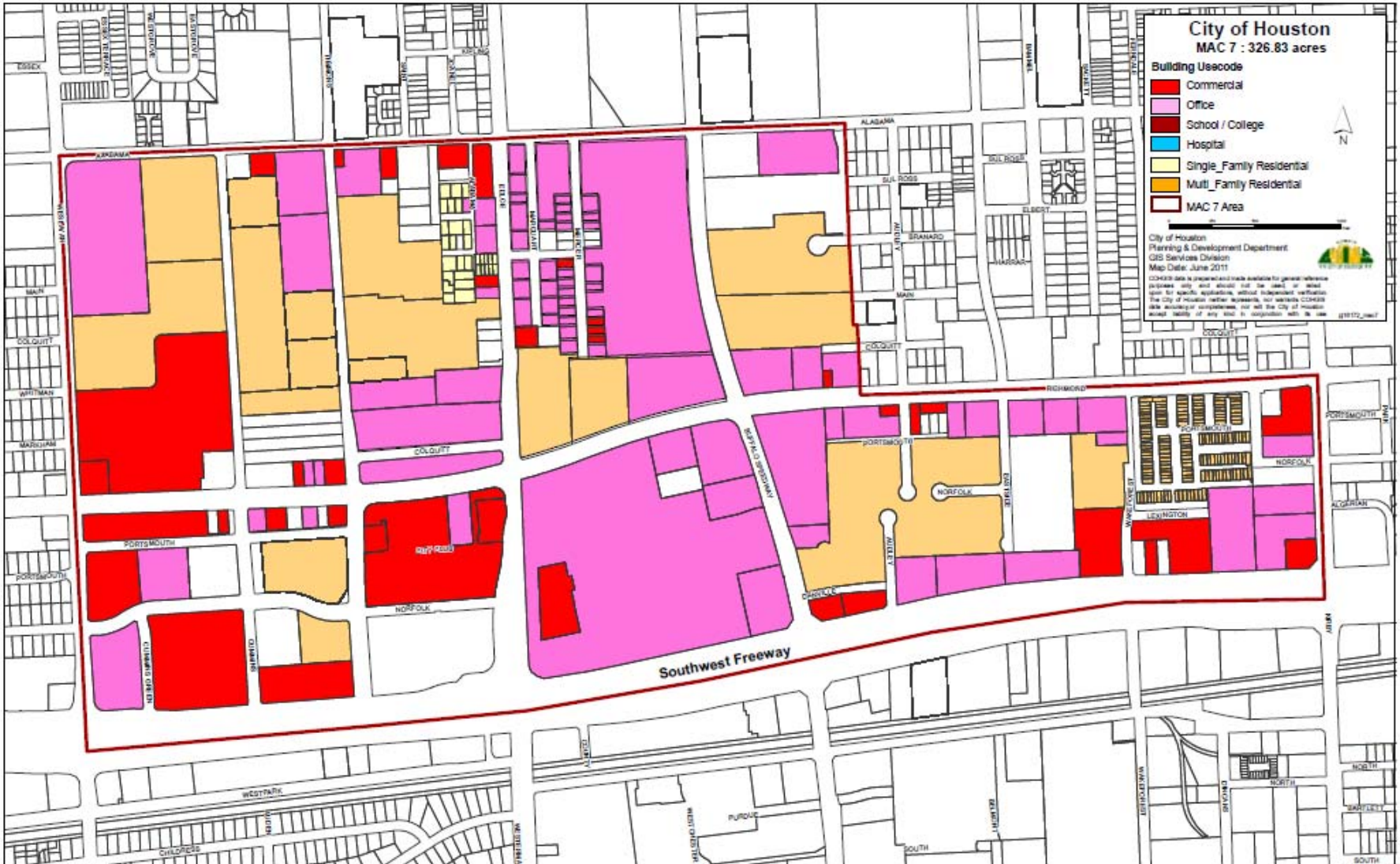
MAC # 5


City of Houston
MAC 5 : 691.59 acres
Building Usecode
Commercial
Office
School
Hospital
Single-Family Residential
Multi-Family Residential
MAC 5 Area
N
City of Houston
Planning & Development Department
GIS Services Division
Map Date: May 2011
IH 10
Katy Freeway
Sam Houston Toll Road

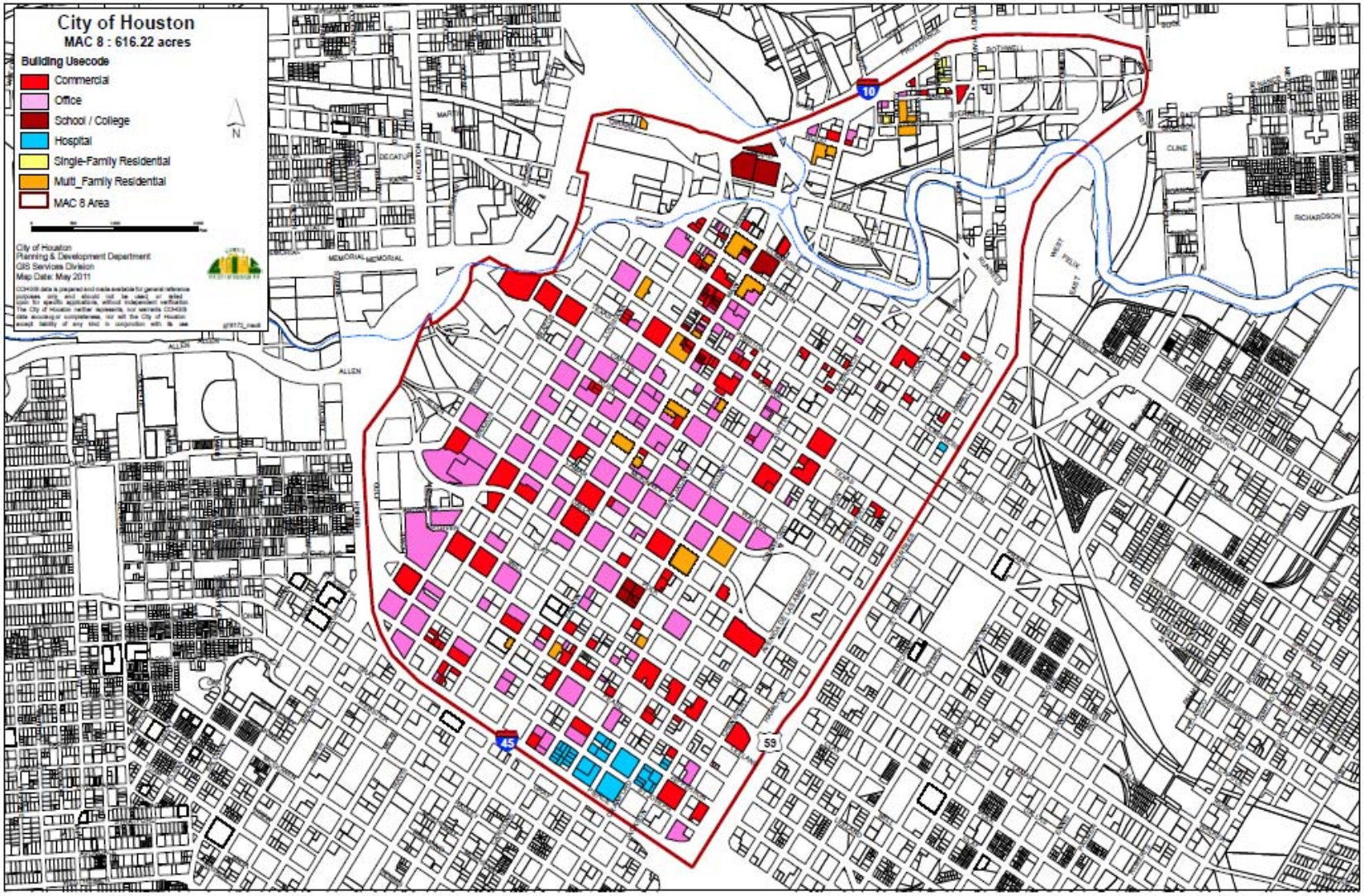
MAC # 6


City of Houston
MAC 6 : 840.79 acres
Building Usecode
Commercial
Office
School / College
Hospital
Single-Family Residential
Multi-Family Residential
MAC 6 Area
0 450 900 1,800 Feet
N
City of Houston
Planning & Development Department
GIS Services Division
Map Date: May 2011
610 West Loop
Southwest Freeway

MAC # 7


City of Houston
MAC 7 : 326.83 acres
Building Usecode
Commercial
Office
School / College
Hospital
Single_Family Residential
Multi_Family Residential
MAC 7 Area
City of Houston
Planning & Development Department
GIS Services Division
Map Date: June 2011
Southwest Freeway
ALABAMA
RICHMOND
COLQUITT
PORTSMOUTH
NORFOLK
LEXINGTON
ALGERIAN
BUFFALO SPEEDWAY
WESTPARK
CHILDRESS
PURDUE
SOUTH
NORTH
BARTLETT
MAIN
WRIGHT
ESSEX
KIRBY
BULLOCK
GRANARD
ELBERT
HARRAH
WAKELEY
ELGIN
MARSHALL
HAWTHORNE
CLEMENS
CLEMENS GREEN
WRITMAN
MARKHAM
WESTHEIMER
WESTCHESTER
WAYCROSS
DRYDEN
ALLEN
DOLSON
WAKELEY ST
PARKER
N

MAC # 8


City of Houston
MAC 8 : 616.22 acres
Building Usecode
Commercial
Office
School / College
Hospital
Single-Family Residential
Multi_Family Residential
MAC 8 Area
N
City of Houston
Planning & Development Department
GIS Services Division
Map Date: May 2011
ALLEN
MEMORIAL
DECATUR
HOUSTON
ROTHWELL
CLINE
RICHARDSON
WEST FELIX
EAST FELIX
10
45
59

Next Steps

- Planning Commission Public Hearing
  - July 21, 2011
- DRA Council Committee
  - July 28, 2011 (tentative date)

Questions