



CITY OF HOUSTON

Planning and Development Department

Interoffice

Correspondence

To: Mayor and City Council

From: 
Marlene L. Gafrick
Director

Date: January 15, 2013

Subject: Amendments to Chapter 26

The Planning & Development Department is pleased to forward to you amendments to Chapter 26 of the City of Houston's Code of Ordinances. These amendments attempt to balance the changing development trends with the need to protect neighborhoods through the creation of flexible parking regulations that encourage parking and land use efficiencies.

Specifically, these amendments will:

- Update requirements to reflect the current development trends;
- Establish a rational basis for determining parking requirements;
- Create new incentives, options, and opportunities for new and redeveloping businesses;
- Allow the creation of alternative parking standards within a defined area to account for unique parking demands; and
- Eliminate confusion/discrepancies contained within the existing code.

The process began in spring 2010 with a Planning Commission subcommittee co-chaired by Commissioners Zakaria and Garza. Multiple community meetings were held to gather resident input to identify issues with the current parking requirements. As the subcommittee evaluated the concerns identified by the community, experts were brought in as needed to help further refine the proposals and create practical solutions. The Planning Commission held a public hearing on the amendments in December 2011 and recommended forwarding the ordinance on to City Council. A presentation was made to the Development and Regulatory Affairs Committee in December 2011 where the committee accepted comments. This ordinance reflects some changes as a result of those comments.

Attached to this letter is a summary of the proposed amendments to Chapter 26. Copies of the ordinance amendments are also available online at www.houstonplanning.com.

The anticipated schedule toward Council consideration is as follows:

- January 15 – posting of revised ordinance language for public comments
- January 30 – City Council Housing, Sustainable Growth and Development Committee

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

MLG:BC

Attachments