Neighborhood Character
9.12.05

Basic Requirements:

1. The application must have definite boundaries.
2. At least 60% of the lots to be included within the proposed special area are developed with or are restricted to not more than two single-family residential units per lot:
3. Demonstrate sufficient support
4. Further the goal of preserving neighborhood character.

A neighborhood can elect to preserve one or more of the following items provided that they meet the criteria for each one they elect to use.

Items for Consideration	**Items to Preserve**	**Criteria**	**Solution (how to measure)**
Lot Coverage	• House sqft • Carports • Garage sqft	75% of the most frequently occurring lot coverage that do not deviate by more than 10%	HCAD website PW&E website Gims Maps
Height	• 1 Story • 11/2 Stories • 2 Stories • 3 Stories	75% of the most frequently occurring height of house that do not deviate by more than 10%	Photograph each house, trace photos on paper to determine height
Side Setbacks	• With drive • Without drive	75% of the most frequently occurring side setback that do not deviate by more than 10%	Arial photos from PW&E website Gims Maps
Garage Location	• Attached • Detached (rear of property)	75% of the most frequently occurring garage location that do not deviate by more than 10%	Field check
Lot Size	• Minimum Lot sqft	75% of the most frequently occurring lot size that do not deviate by more than 10%	HCAD website
Building Line	• House setback • Carport setback • Garage setback	75% of the most frequently occurring building line that do not deviate by more than 10%	HCAD website Arial photos from PW&E website

The Director shall recommend approval of application to City Council upon finding that the application has 51% support, no protest, and meets the citeria.