



PLANNING & DEVELOPMENT DEPARTMENT

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East End community meeting set to discuss tools that allow neighborhoods to prevent denser housing

HOUSTON, February 28, 2014 – Last spring, new development rules were adopted that allow developers to build additional housing on smaller lots than are typically found in most suburban style neighborhoods. This will increase the availability of housing in the city and provide residents with more housing options. However, if a neighborhood is residential and would like to retain its larger lot character, the City provides tools to help.

The Planning Department will present information about this program at a community meeting Monday, March 3 to the Second Ward Super Neighborhood, at the Ripley House, 4410 Navigation at 6:30 p.m.

These tools include the ability for residential areas to preserve the existing lot size or building line character of the area providing there are no deed restrictions that address building line or lot size on the lots they seek to protect. These tools are commonly used in areas to prevent the further subdivision of lots for townhome style developments.

Currently, there are existing building line designations within the super neighborhoods of Washington Avenue Coalition/Memorial Park, Greater Heights, Medical Center Area, Macgregor, University Place, Greater Eastwood, Neartown-Montrose, and Spring Branch West.

Lot size designations can be found in neighborhoods within Greater Inwood, Washington Avenue Coalition/Memorial Park, Lazybrook/Timbergrove, Greater Heights, Kashmere Gardens, Near Northside, Independence Heights, Macgregor, University Place, Greenway/Upper Kirby Area, Greater Third Ward, Greater Eastwood, and Neartown–Montrose super neighborhoods.

Information about these tools can be found online at:
<http://www.houstontx.gov/planning/Neighborhood/prevailLotBldg.html>. If you have questions, please contact Kevin Calfee at 713.837.7701 or Kevin.Calfee@HoustonTX.gov.

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