

Application for Modification of Sidewalk Standards

Section 40-556 of Chapter 40 of the Code of Ordinances



PLANNING &
DEVELOPMENT
DEPARTMENT

The Planning official, in collaboration with the Office of City Engineers (OCE) and the Mayor's Office of Disabilities (MOD), may approve a modification to the standards of section 40-555 of the Code of Ordinances in accordance with 40-556. Granting a modification under 40-556 does not set a precedent, and each case shall be reviewed on its own merits.

1. Project Information:

Date: _____ Project Number: _____

Site Address: _____

Key Map #: _____

City Council District: _____

Street Type: (Check One)

WP Streets TOD Streets Other Streets

2. Contacts:

Applicant's Name: _____

Phone Number: _____

E-mail address: _____

3. Proposed Standard Modification:

Sidewalk

Street(s) where the subject sidewalk is located: _____

Required sidewalk *width*: _____ Proposed sidewalk *width*: _____

Safety Buffer

Street(s) where the subject safety buffer is located: _____

Required safety buffer width: _____ Proposed safety buffer width: _____

To qualify for an approval under this section, the applicant must meet criteria below:

Statement of Facts:

(1) *The proposed standard modification meets one or more of the following:*

- a. *Pedestrian pathways or sidewalks exist within the immediate vicinity of the public street that provide reasonably sufficient access and connectivity for public pedestrian use; OR*

b. *The characteristics of existing lawfully permitted development, land uses, or other physical conditions within the immediate vicinity of the public street create unsafe conditions related to the practical use of the sidewalk that is otherwise contrary to sound public policy; OR*

c. *The cost of the standard sidewalk requirement is disproportionate to the total cost of the action prompting the applicability of this article under section 40-522 of this Code and the development will not contribute to an increase in pedestrian traffic or otherwise create an adverse impact to existing pedestrian accessibility within the immediate vicinity;*

(2) The circumstances supporting the approval are not the result of hardship created or imposed by the applicant;

(3) The granting of the approval would create an alternative that furthers the intent and purposes of this article.

4. Submittal Requirements:

- Completed application form
- Harris County Appraisal District (HCAD) record for all properties with developments that includes lease agreements for off-site parking
- A complete site plan showing the location and width of the proposed sidewalk
- Pay the Non-Refundable Fee of \$1144 per Statute: 40-556(c)

Submit completed applications to:

Planning and Development Department

1002 Washington Avenue, 3rd Floor

Houston, TX 77002 or

by email to: PD.sidewalkandrealm@houstontx.gov

Contact the Planning and Development Department at (832) 394-8849 with any questions or to schedule a meeting prior to submitting an application. More information can be found on www.houstontx.gov/planning/DevelopRegs/