



## CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/13/2023

ALL

Item Creation Date: 5/26/2023

PLN - Motion to set public hearing for Chapter 42 and Chapter 26 Livable Places Housing Amendments

Agenda Item#: 66.

### **Background:**

For three years, the Planning and Development Department has been working with the Livable Places Action Committee (LPAC) to update portions of the City's development codes to provide a wider variety of homes to meet the needs of Houstonians. They focus on affordability, equity and walkability.

These updates are for Chapter 42 (Subdivisions, Developments and Platting) and Chapter 26, Article VIII (Off-Street Parking and Loading) of the City's Codes of Ordinances. They scale back some of the rules that increase development costs and encourage more neighborhood-focused homes. These changes would be effective in accordance with active deed restrictions.

Planning Commission held a public hearing on the proposed amendments on March 16, 2023, and approved the amendments on June 8, 2023.

The proposed changes address five main areas:

**Second Dwelling Unit:** Increases maximum size and reduces parking by basing it on the unit size.

**Multi-Unit Residential:** Brings back this affordable housing type, which is small scaled, 3–8-unit apartments with a height restriction, to fit better within neighborhoods.

**Courtyard Style Development:** Promotes this housing type where lots are located around a common courtyard space, and do not require street frontage. The proposal includes green space requirement per lot, parking could be separate from the units and have a height restriction so that homes are at neighborhood scale.

**Narrow Lot Development:** Incentivizes rear and shared access and restricts front-access driveway widths to improve pedestrian safety and reduce impervious surfaces in the rights-of-way and provides more public access to the public curb.

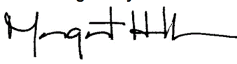
**Market Based Parking:** For all residential development types mentioned above, allows market-based parking closely adjacent to significant transportation options. This means the City will not have a minimum parking requirement, and the property owner may provide parking based on market needs.

### **Housing Recommendations Ordinance Amendments Timeline:**

- LPAC established consensus (May 11 and Jun. 7, 2022)
- Greater Houston Builders Association Developers Council (Nov. 2, 2022)
- LPAC Reviewed ordinance draft (Feb. 21 and Mar. 14)
- Meeting with Neighborhood Leaders (Feb. – Mar.)
- Planning Commission presentation and public hearing (Mar. 16)
- Survey and public comment period (Mar. 16 – Apr. 27)
- Held multiple citywide public meetings (Apr.)
- Presented at multiple social events (Apr.)
- Presented at several Super Neighborhood and civic association meetings (Jul. 2022 – Apr. 2023)
- Super Neighborhood Alliance (Quarterly meetings since May 2022)
- Bicycle Advisory Committee (Apr. 26)
- Greater Houston Builder's Association (Quarterly meetings since May 2022)
- Houston Real Estate Council (Quarterly meetings since May 2022)
- Planning Commission action (Jun. 8)
- Quality of Life Council Committee presentation (Jun. 13)

Chapter 212 of the Texas Local Government Code requires City Council to hold a public hearing before adopting an ordinance amending Chapter 42 and Chapter 26 of the City's Code of Ordinances. Under Chapter 212 (Sec. 212.002 and 212.044), City Council may adopt rules governing plats, subdivisions and development plats after conducting a public hearing on the matter.

The Planning and Development Department recommends setting a public hearing date of Wednesday, June 21, 2023, at 9:00 a.m., in the City Hall Council Chambers.

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**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
Livable Places Housing Recommendations Summary	Backup Material
Letter of Support - AARP Houston	Backup Material
Letter of Support - Agape Homes CDC	Backup Material
Letter of Support - American Planning Assoc. Houston Chapter	Backup Material
Letter of Support - Blue Print Houston	Backup Material
Letter of Support - Greater Inwood Super Neighborhood	Backup Material
Letter of Support - Houston Land Bank	Backup Material
Letter of Support - Super Neighborhood Alliance	Backup Material
Letter of Support - Truman Edminster	Backup Material