



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District F

Item Creation Date:

PLN - Creation of Park Eight Walkable Places Area

Agenda Item#:

Background:

The Planning and Development Department received an application request from TBG on behalf of Garden Capital Partners to designate a Walkable Place Area pursuant to Chapter 26, Section 26-510, of the Off-Street Parking Ordinance. The ordinance will establish rules to address the unique characteristics and encourage pedestrian-friendly, mixed-use development with an enhanced, walkable public realm along the designated Walkable Place (WP) Streets in the district. The Park Eight Walkable Place Area is located north of Bellaire Boulevard and west of Beltway 8 and is the first area to be to be considered for a designation after the Walkable Place Pilot Area Plan that was established under the Walkable Places Ordinance adopted by City Council in 2020.

Within the Park Eight area, new development and redevelopment of properties along the designated Primary WP Street will be required to comply with the established Walkable Places planning standards. New development and redevelopment of properties along the designated Secondary WP Streets will be able to opt into the established Walkable Places planning standards. The proposed Park Eight Walkable Place planning standards include:


- Sidewalk and buffer widths
- Window and doors facing the street
- Maximum fence height
- Lot access from side or rear
- On-site parking in the rear
- Bike parking

The applicant has met with community members, stakeholders and elected officials over the last five years to garner support for the project, including Westchase Community Association, Alief Super Neighborhood Council, Westchase District, TIRZ #20 Southwest Houston Redevelopment Authority, and Greater Houston Partnership, and has also received support from Council Member Tiffany Thomas and Commissioner Leslie Briones.

As required by the Off-Street Parking Ordinance, the Houston Planning Commission held a public hearing on May 2, 2024 to consider the designation of a special parking area for the Park Eight District and voted unanimously to forward the proposal to city council for consideration.

The Planning and Development Department recommends that City Council approve the establishment of the Park Eight Walkable Places Area.

Signed by:


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Vonn Tran
Director
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ATTACHMENTS:

Description	Type
Proposed Park Eight Walkable Places Area_map	Backup Material