

Houston Planning

Presented by Christa Stoneham/Dipti Mathur

Planning & Development Department
City of Houston

Presentation to AIA – Houston Chapter
Thursday, December 6, 2016



PLANNING &
DEVELOPMENT
DEPARTMENT

1

Chapter 42 Performance Standards

2

Chapter 26 Incentives: Options & Opportunities



PLANNING &
DEVELOPMENT
DEPARTMENT

1

Chapter 42

Subdivisions, Developments and Platting

- Building Lines
- Streets (Public/Private)
- Land Use



PLANNING &
DEVELOPMENT
DEPARTMENT

1

Chapter 42 Performance Standards

Section Summary

- Reduced BL Major Thoroughfare 80' or less
- Transit Corridor Development



PLANNING &
DEVELOPMENT
DEPARTMENT

1942

MTFP (Major Thoroughfare Freeway Plan)



1976

Land Platting Policy

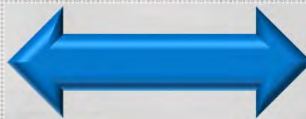


1982

Chapter 42

Urban

(610 LOOP)



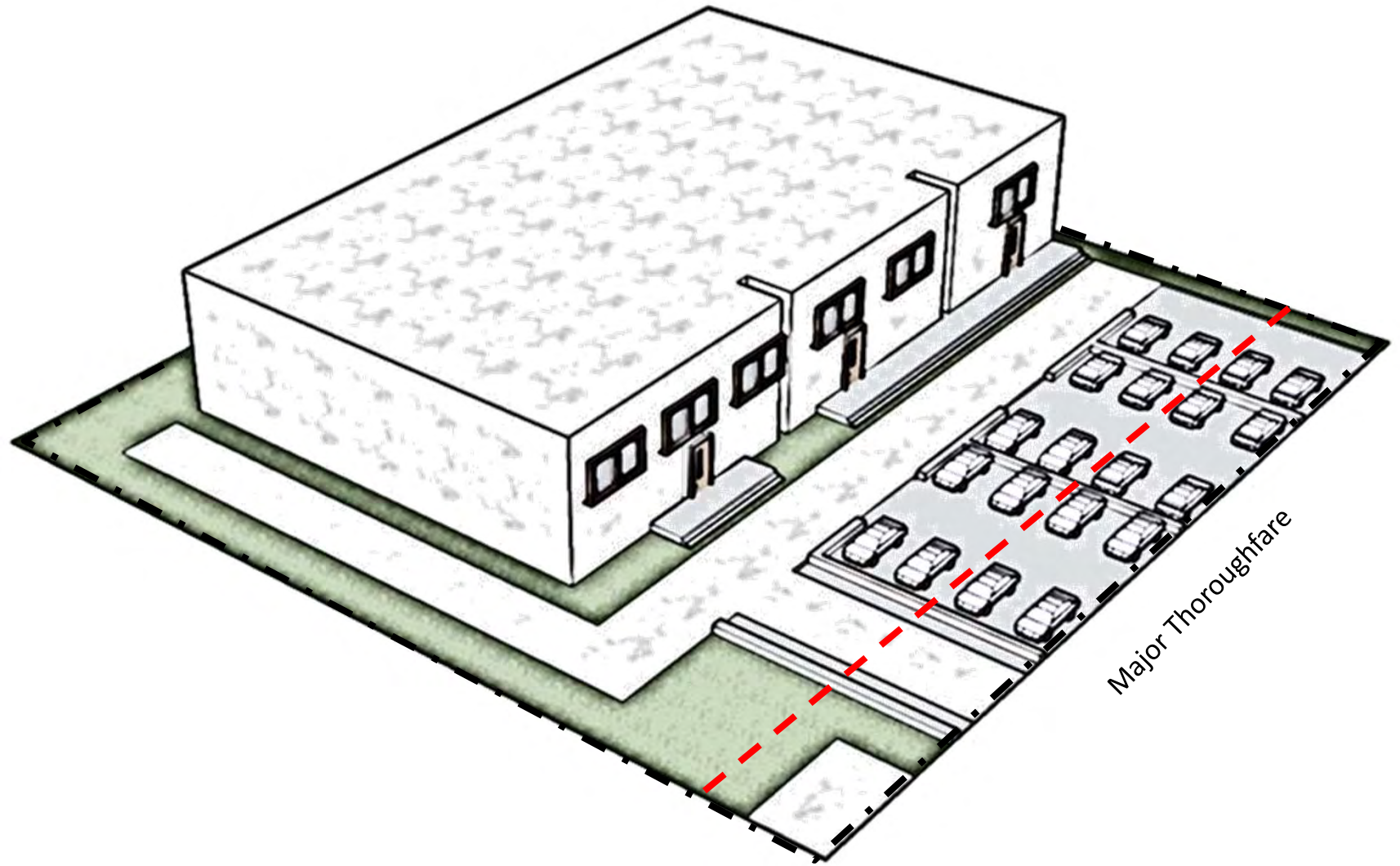
Suburban

(Outside 610 LOOP)



PLANNING &
DEVELOPMENT
DEPARTMENT

History of Land Regulation



PLANNING &
DEVELOPMENT
DEPARTMENT

25' BL on Major Thoroughfare



PLANNING &
DEVELOPMENT
DEPARTMENT

25' BL on Main @ Elgin



PLANNING &
DEVELOPMENT
DEPARTMENT

25' BL on Main @ Elgin

1999

Chapter 42:

**80' Major Thoroughfare
Performance Standards**

Urban
(610 LOOP)

15' BL

5' BL

0' BL



**PLANNING &
DEVELOPMENT
DEPARTMENT**



PLANNING &
DEVELOPMENT
DEPARTMENT

80' Major Thoroughfare or less
Urban Area- est 1999

1999 Chapter 42: 80' MTF Performance Standards

Urban
(610 LOOP)

Suburban
(Outside 610 LOOP)



2013 Chapter 42: 80' MTF Performance Standards

COH Limits



ETJ



PLANNING &
DEVELOPMENT
DEPARTMENT



80' Major Thoroughfare or less
City Limits- est 2013

Chapter 42-153

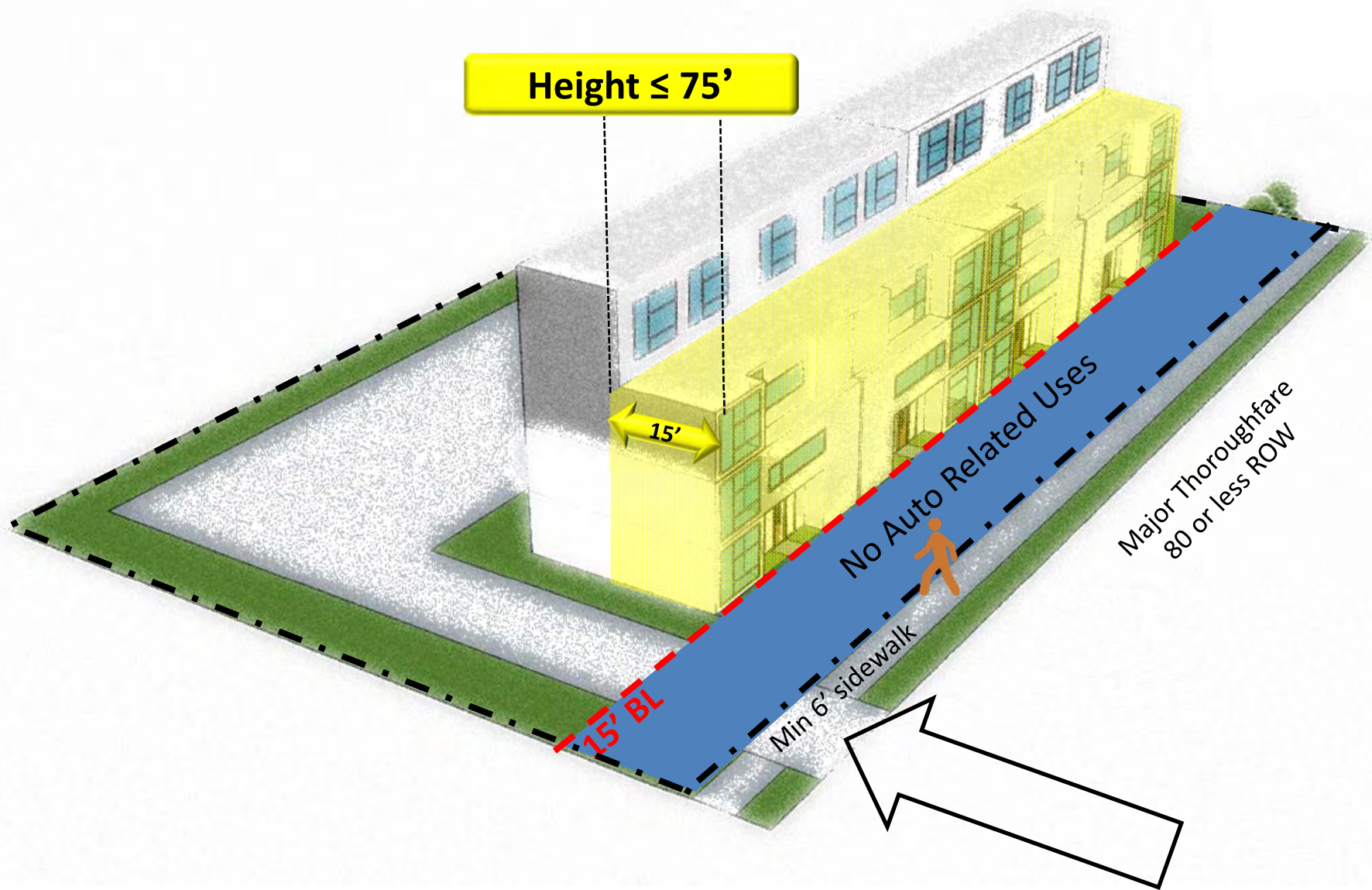
Reduced BL 80' Major Thoroughfare or less

15' BL

- 15' restricted area (**Height $\leq$ 75'**)
- Area within 15' BL **cannot be** used for **parking/driveways/auto-related uses**
- Min **6 foot sidewalk**
- Max **3 foot fence-commercial**
- **Landscaping per Chp 33**
- **Non-Single Family Use**
- **Pedestrian Access**



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING &
DEVELOPMENT
DEPARTMENT

15' BL Performance Standard

Non Single Family (42-153)



PLANNING &
DEVELOPMENT
DEPARTMENT

15' BL Performance Standard

Richmond @ Yoakum



PLANNING &
DEVELOPMENT
DEPARTMENT

15' BL Performance Standard

Richmond @ Yoakum



PLANNING &
DEVELOPMENT
DEPARTMENT

15' BL Performance Standard

Richmond @ Yoakum



PLANNING &
DEVELOPMENT
DEPARTMENT

15' BL Performance Standard

Richmond @ Yoakum

Chapter 42-154

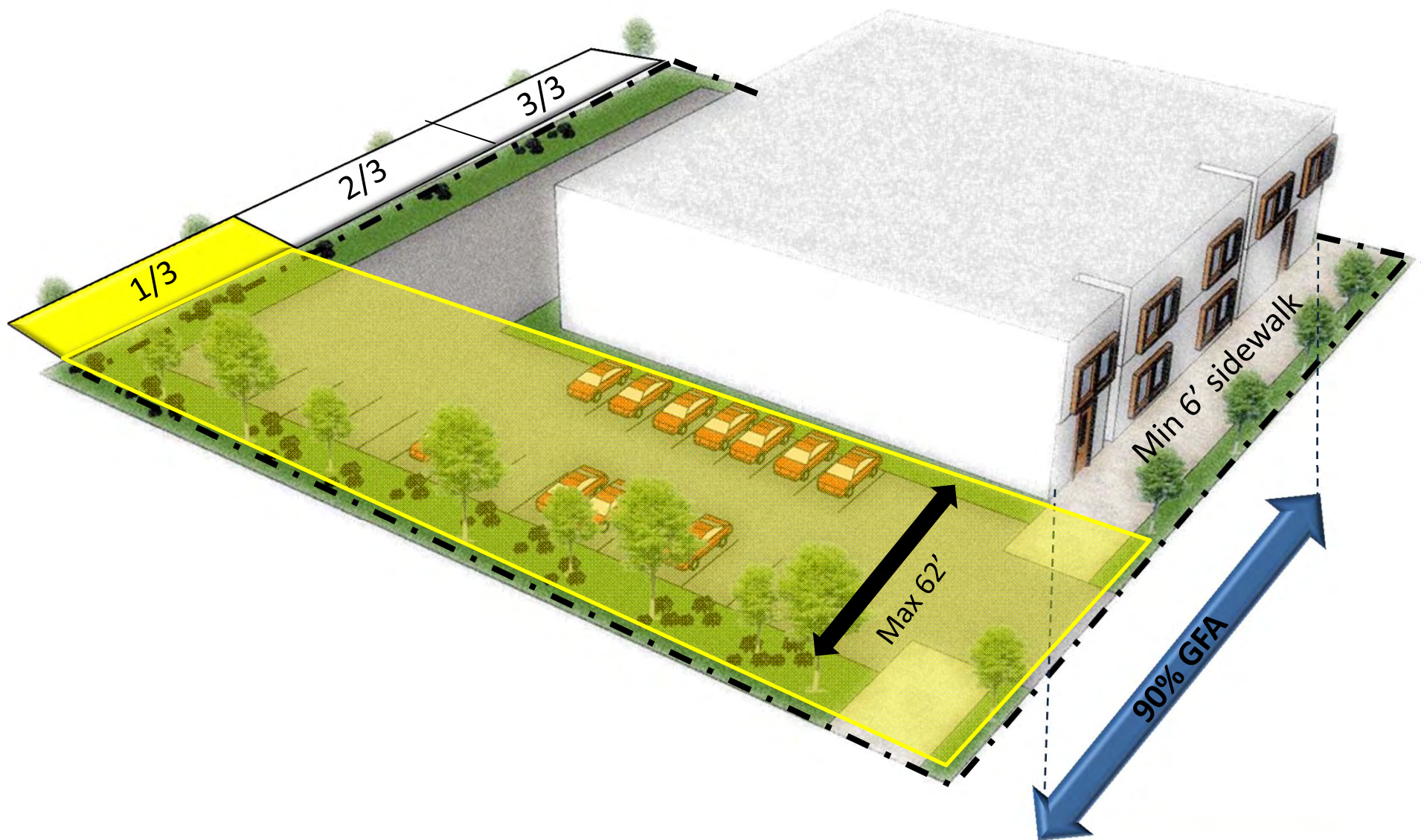
Reduced BL 80' Major Thoroughfare or less

5' BL

- **Retail Commercial Center** ($\leq 100,000$ SF)
- **Min 6' sidewalk**
- **Landscaping per Chp 33**
- **90% of GFA** along 5' BL
- **Not for Type A or TCS** (Transit Corridor Streets)
- **3 Options:**
 - **2 -Way Driveway** (Side/Rear Parking)
 - **2- Way Driveway** (Rear Parking)
 - **1 Way Driveway** (Rear Parking)



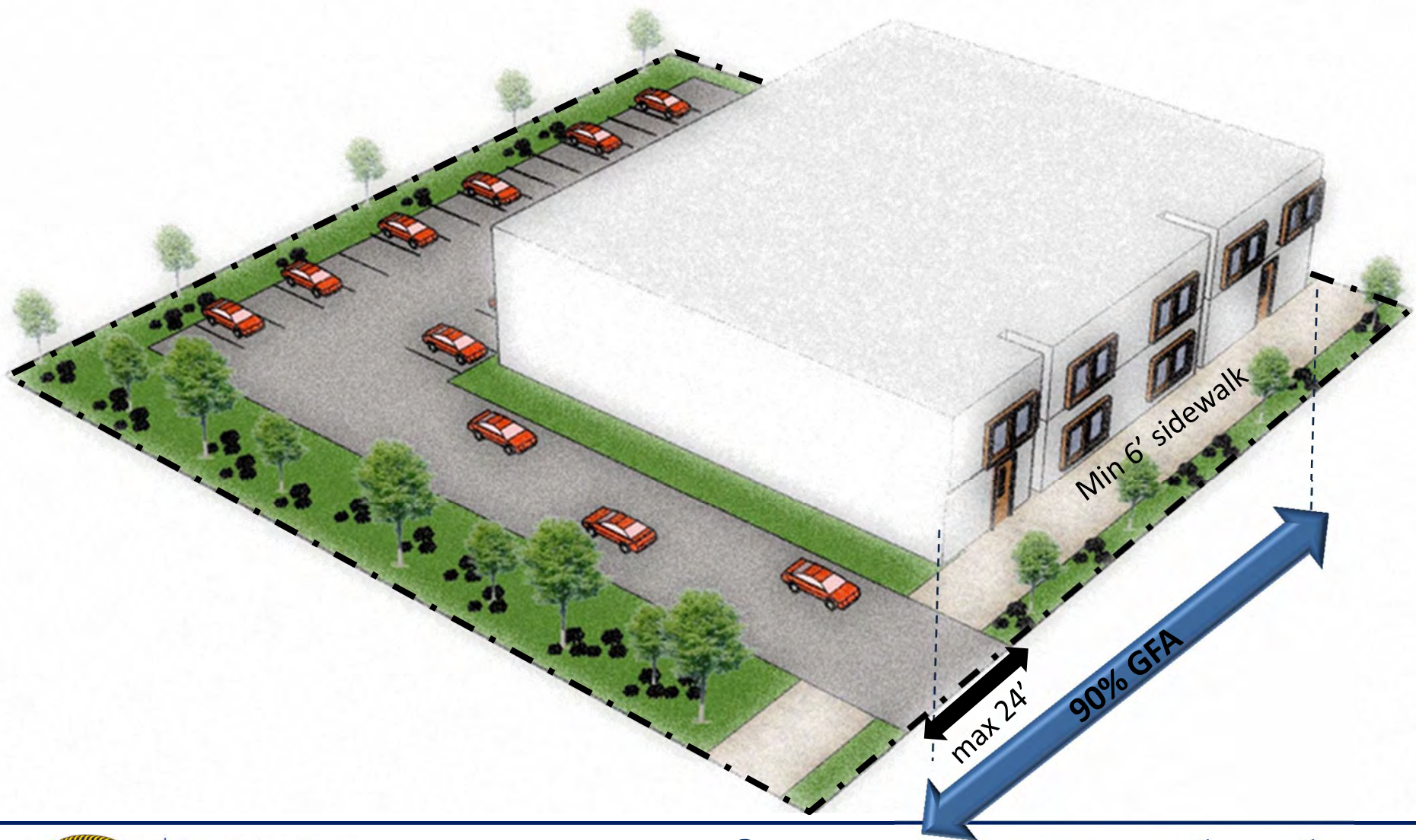
PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING &
DEVELOPMENT
DEPARTMENT

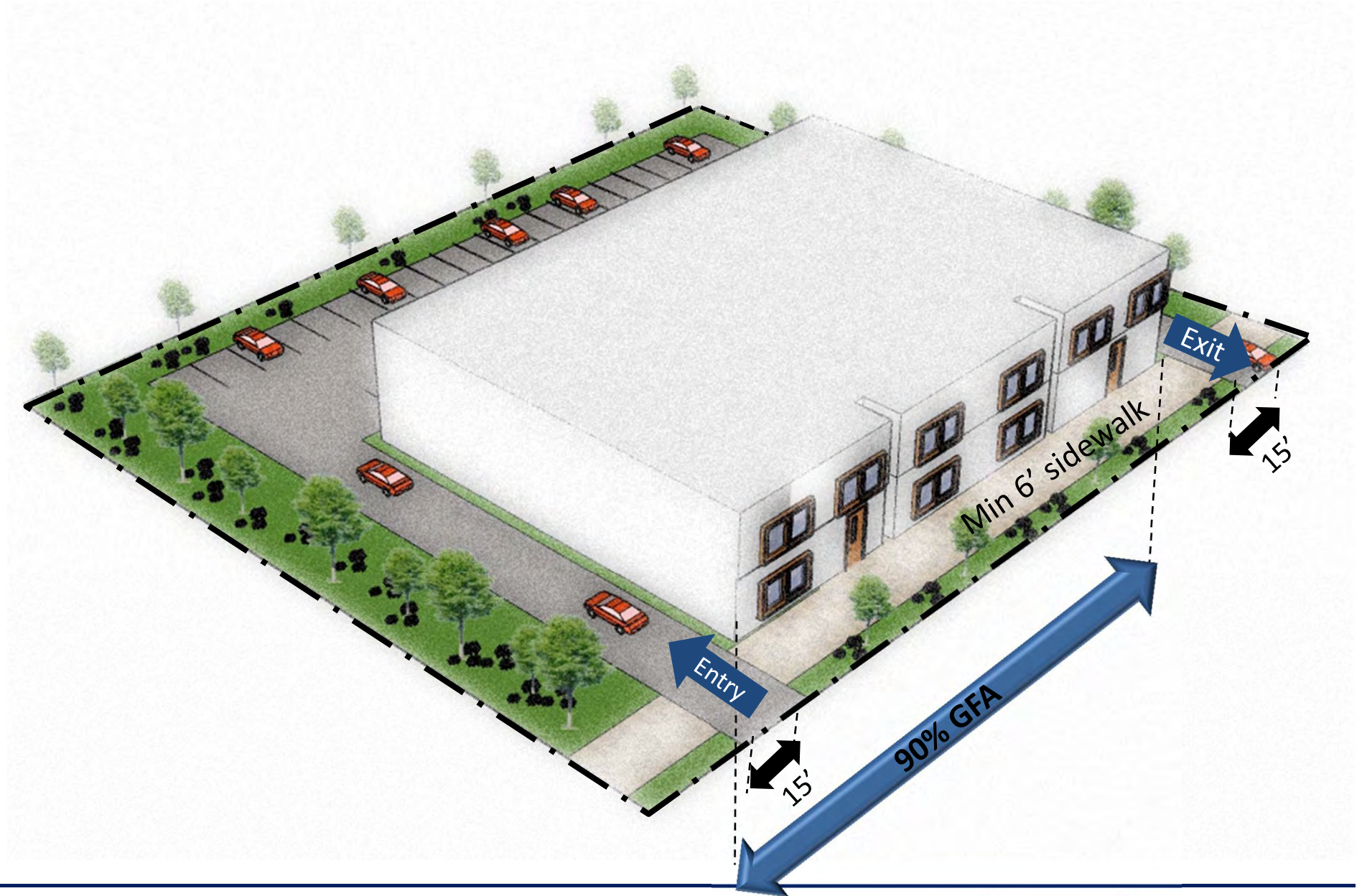
5' BL Performance Standard

2-Way Driveway (Side and Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard 2-Way Driveway (Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard 1-Way Driveway (Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard

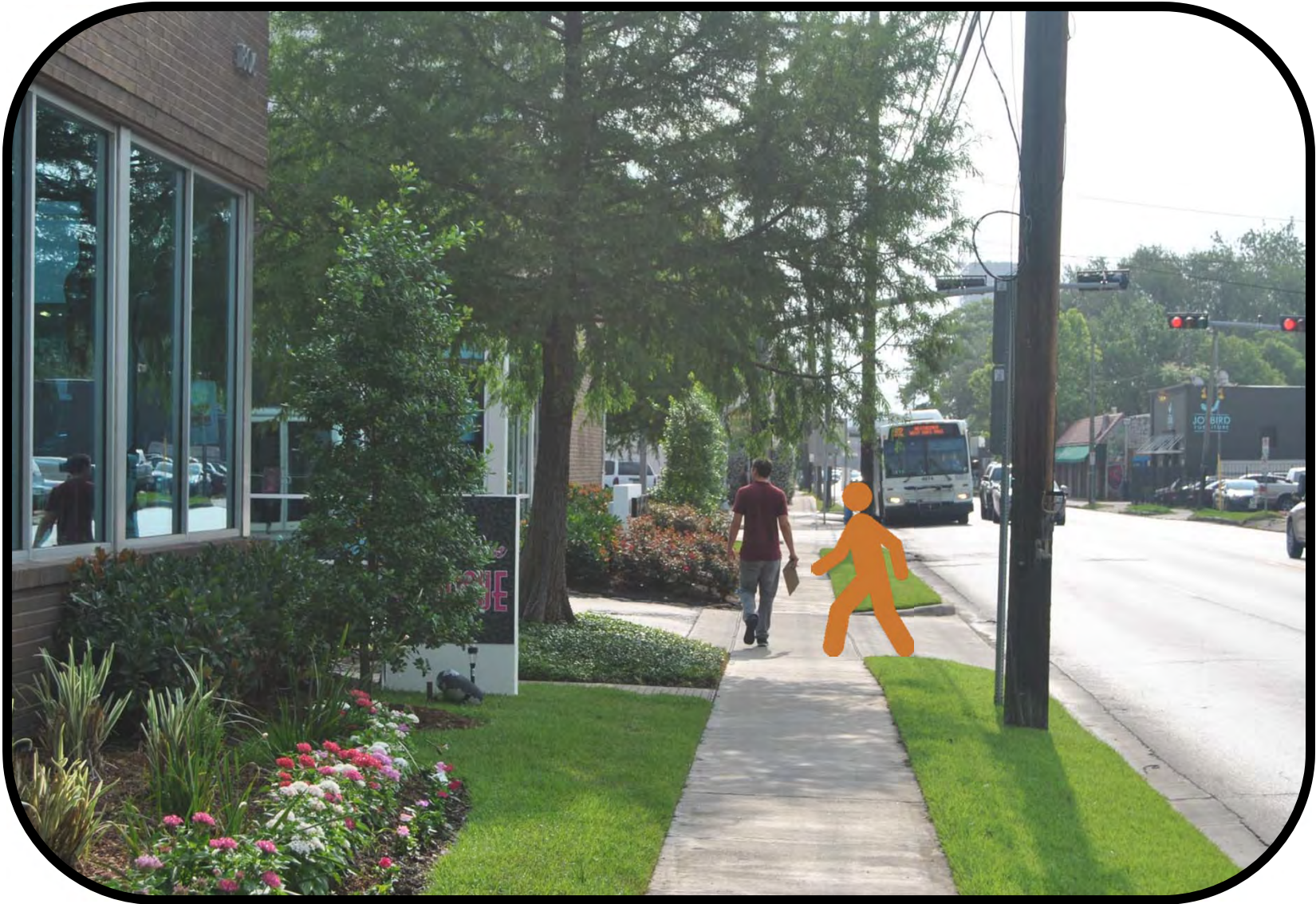
Westheimer @ Woodhead



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard

Westheimer @ Woodhead



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard

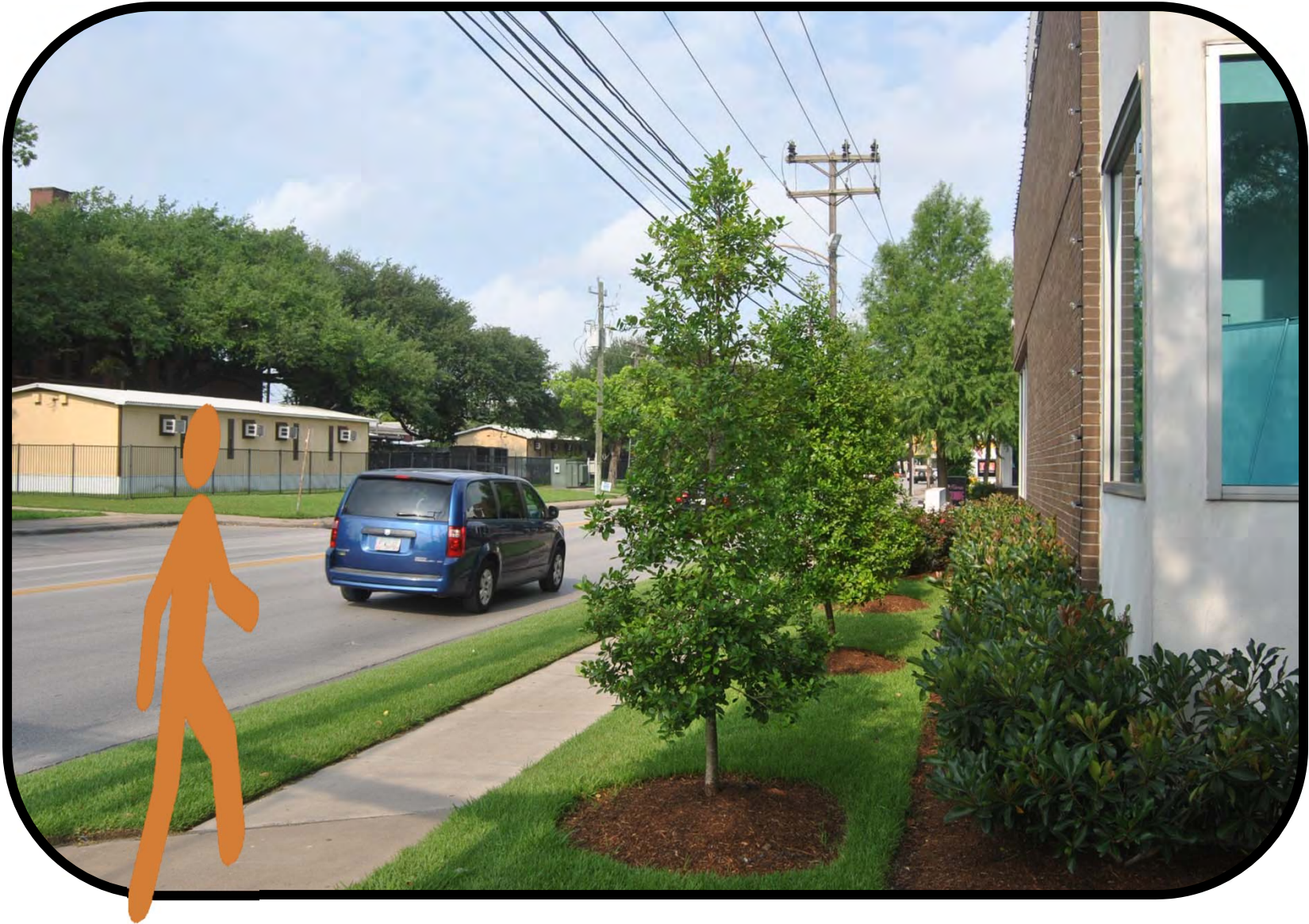
Westheimer @ Woodhead



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard

Westheimer @ Woodhead



PLANNING &
DEVELOPMENT
DEPARTMENT

5' BL Performance Standard

Westheimer @ Woodhead

Chapter 42-154

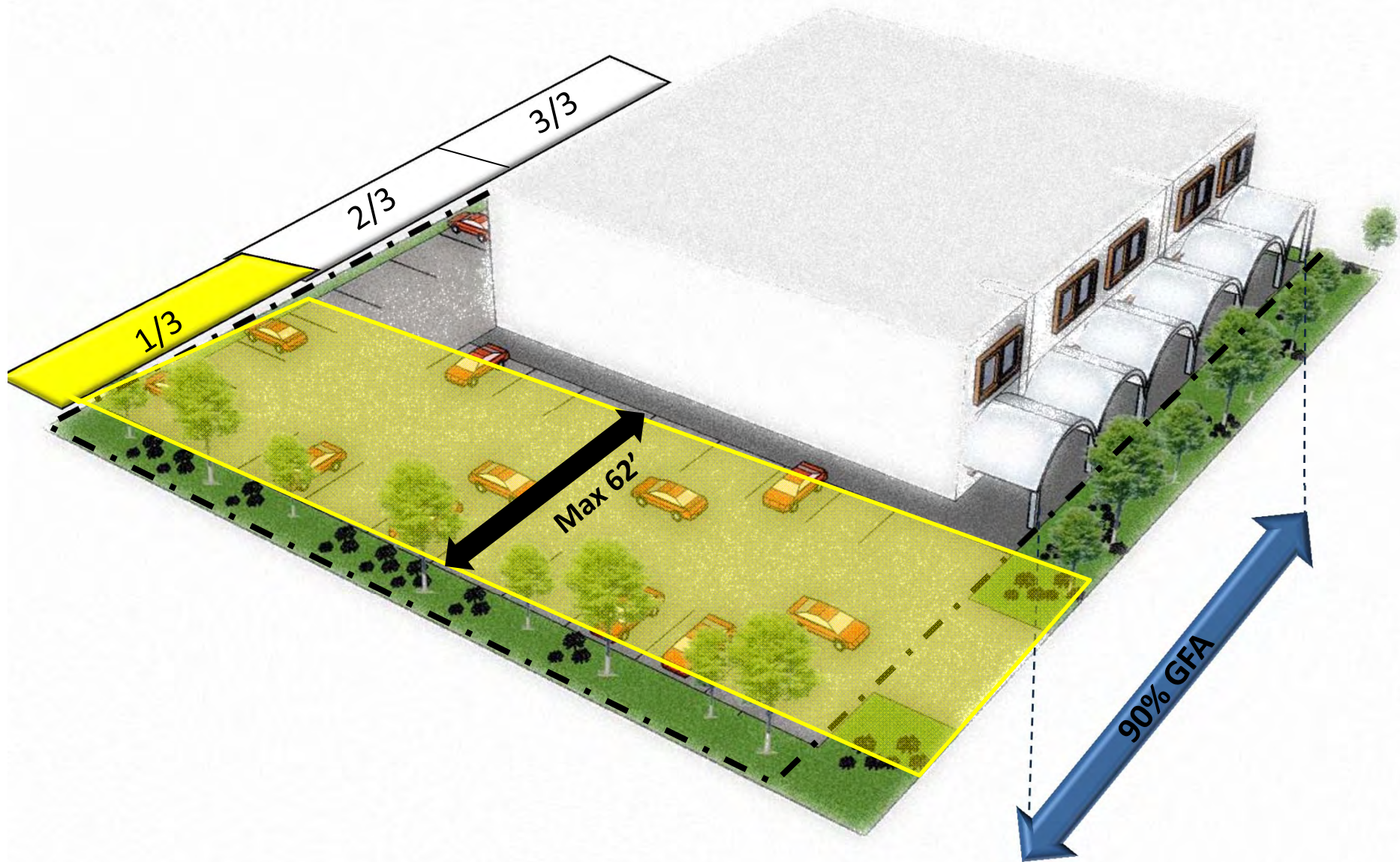
Reduced BL 80' Major Thoroughfare or less

0' BL

- **6' Arcade or Colonnade**
- **Retail Commercial Center** ($\leq 100,000$ SF)
- **Min 6' sidewalk**
- **Landscaping per Chp 33**
- **90% of GFA** along 5' BL
- **Not for Type A or TCS** (Transit Corridor Streets)
- **3 Options:**
 - **2 -Way Driveway** (Side/Rear Parking)
 - **2- Way Driveway** (Rear Parking)
 - **1 Way Driveway** (Rear Parking)

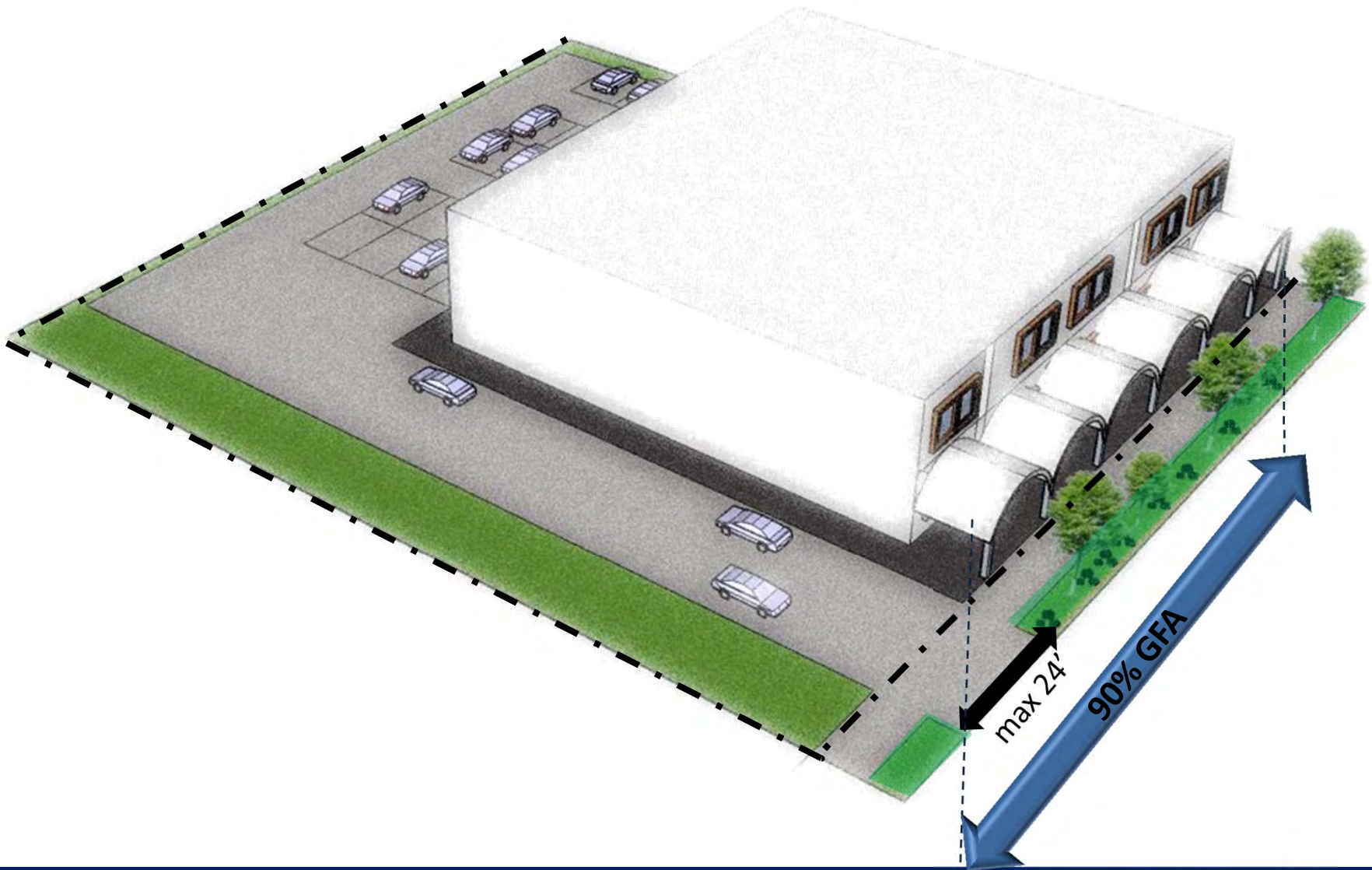


PLANNING &
DEVELOPMENT
DEPARTMENT



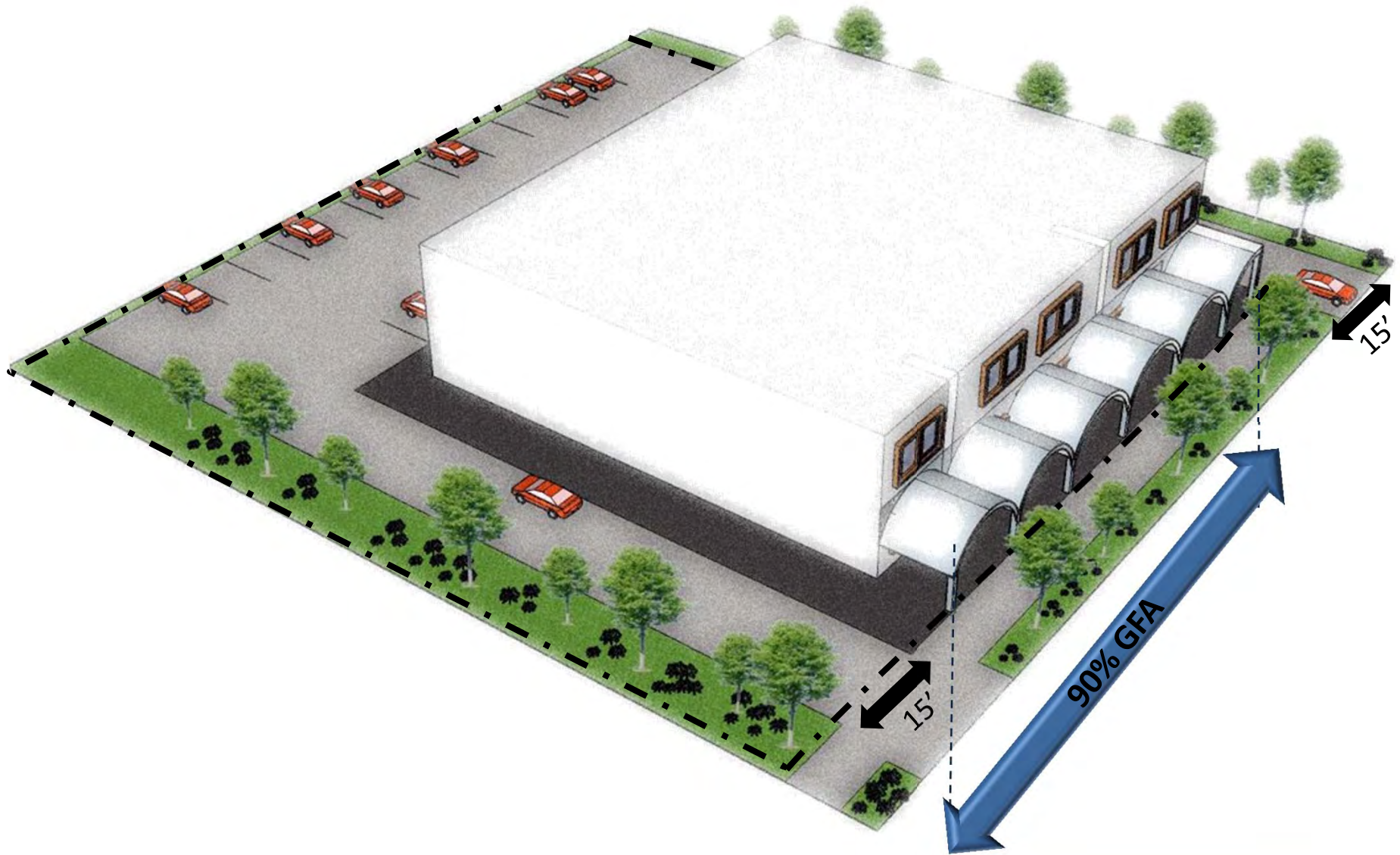
PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard 2-Way Driveway (Side and Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard 2-Way Driveway (Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard

1-Way Driveway (Rear Parking)



PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard W 20th @ Rutland



PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard

W 20th @ Rutland



PLANNING &
DEVELOPMENT
DEPARTMENT

0' BL Performance Standard

W 20th @ Rutland

1

Chapter 42 Performance Standards

Section Summary

- Reduced BL Major Thoroughfare 80' or less
- **Transit Corridor Development**



PLANNING &
DEVELOPMENT
DEPARTMENT

2009

Chapter 42-402

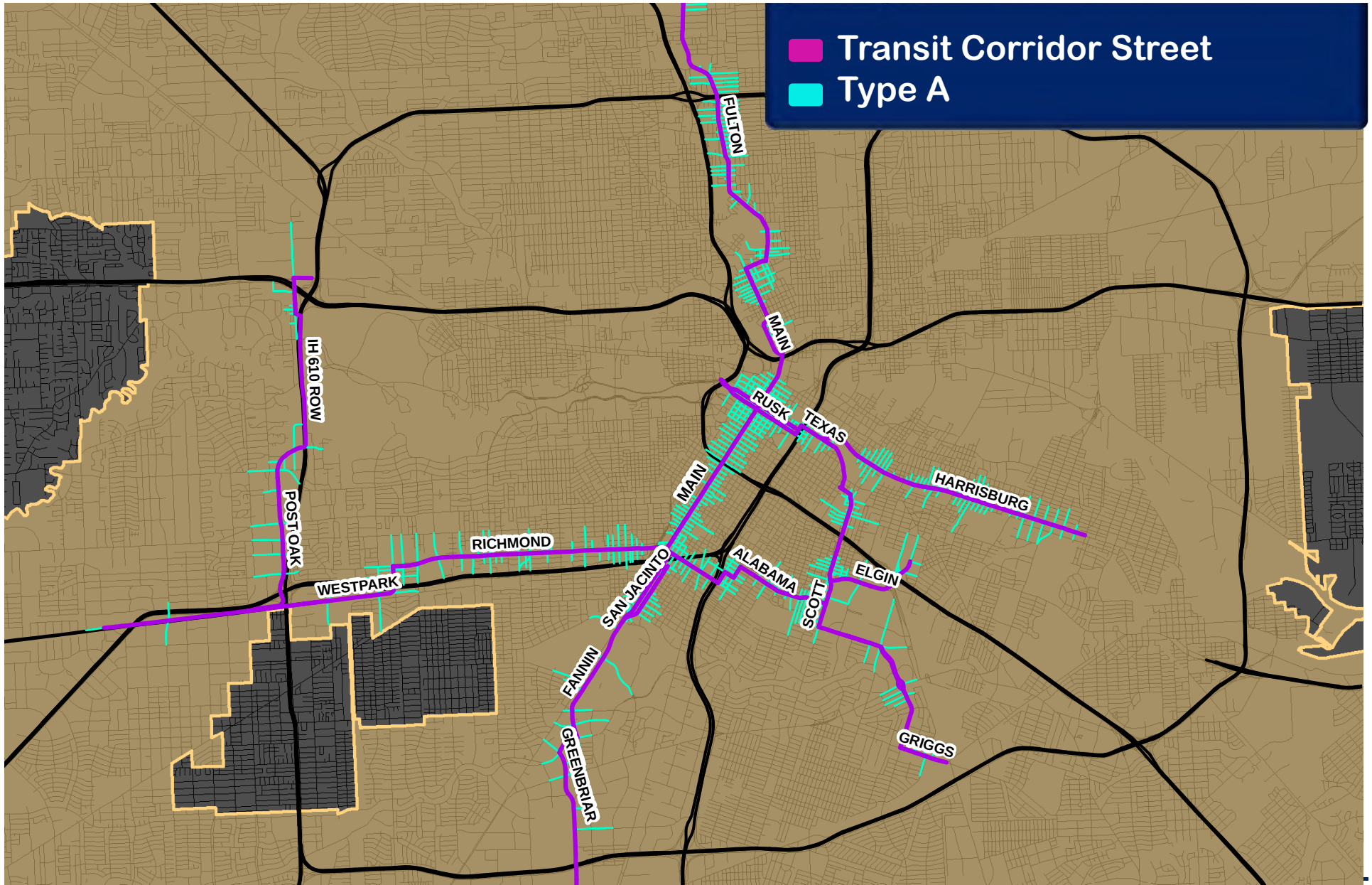
Section Summary

1. Type A vs Transit Corridor Street
2. Transit Corridor Requirements



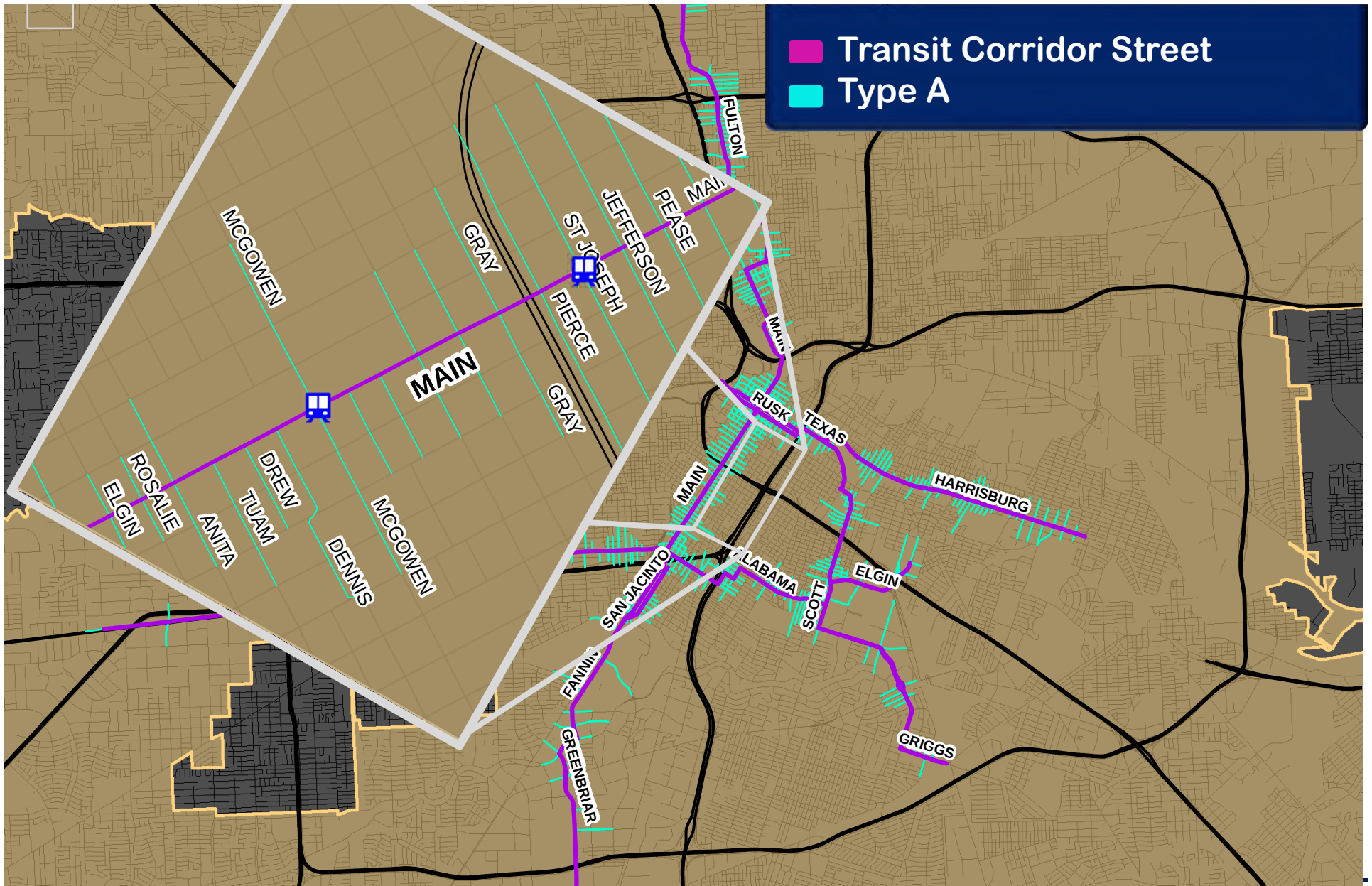
PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Development (TCD)



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor/ Type A Streets



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor/ Type A Streets

Transit Corridor Development (TCD)

0' BL: Type A& TCS

1. Min 15' Pedestrian Realm
2. Min 6' Clear Zone
3. Min 50 % Frontage
4. Min 30% Transparency
5. Must Provide at Least One Public Entrances
6. Inward Swinging Doors
7. Transparency 20' intervals
8. 20% Max Softscape
9. Softscape 2' from back of curb
10. No fences within pedestrian realm
11. No parallel driveways within 25'
12. Walkable Plazas



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Requirements

Chp 42-402



PLANNING &
DEVELOPMENT
DEPARTMENT

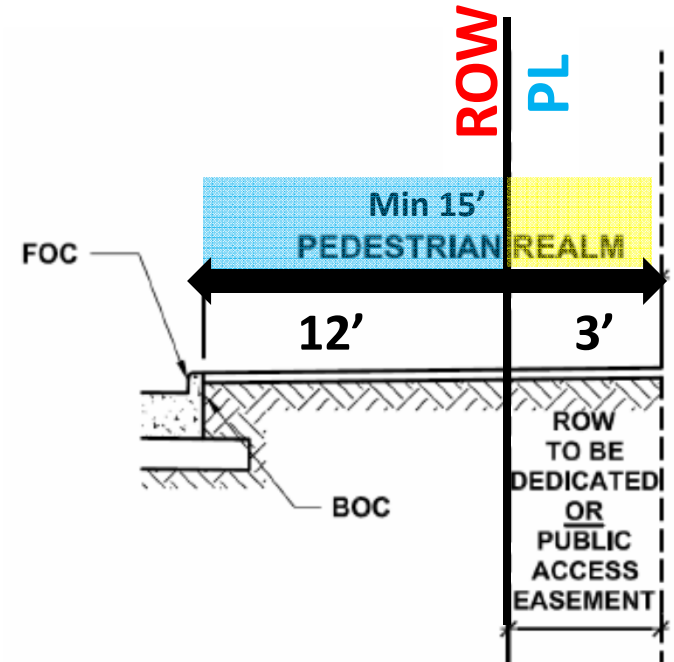
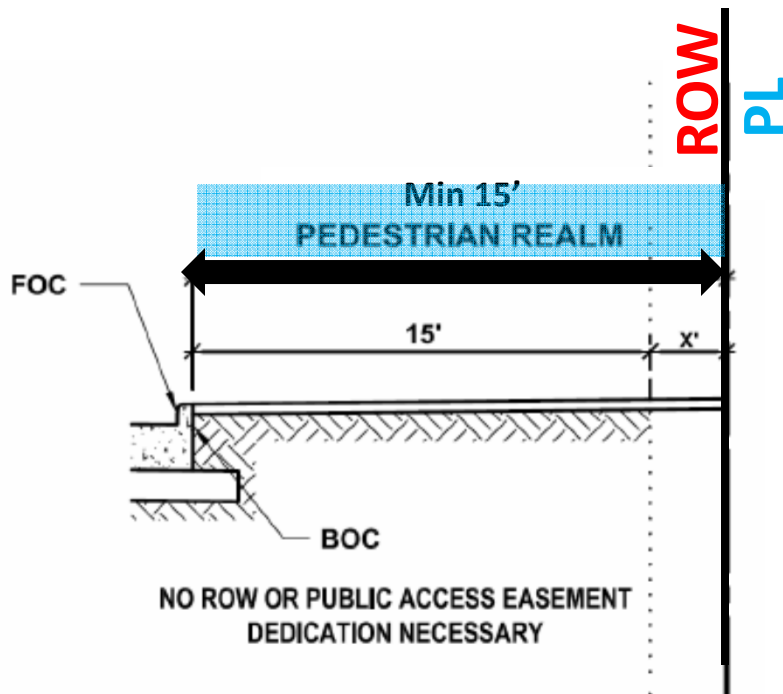
TCD

Min 15' Pedestrian Realm

**Pedestrian Realm
within ROW**

OR

**Pedestrian Realm
within property/ROW**



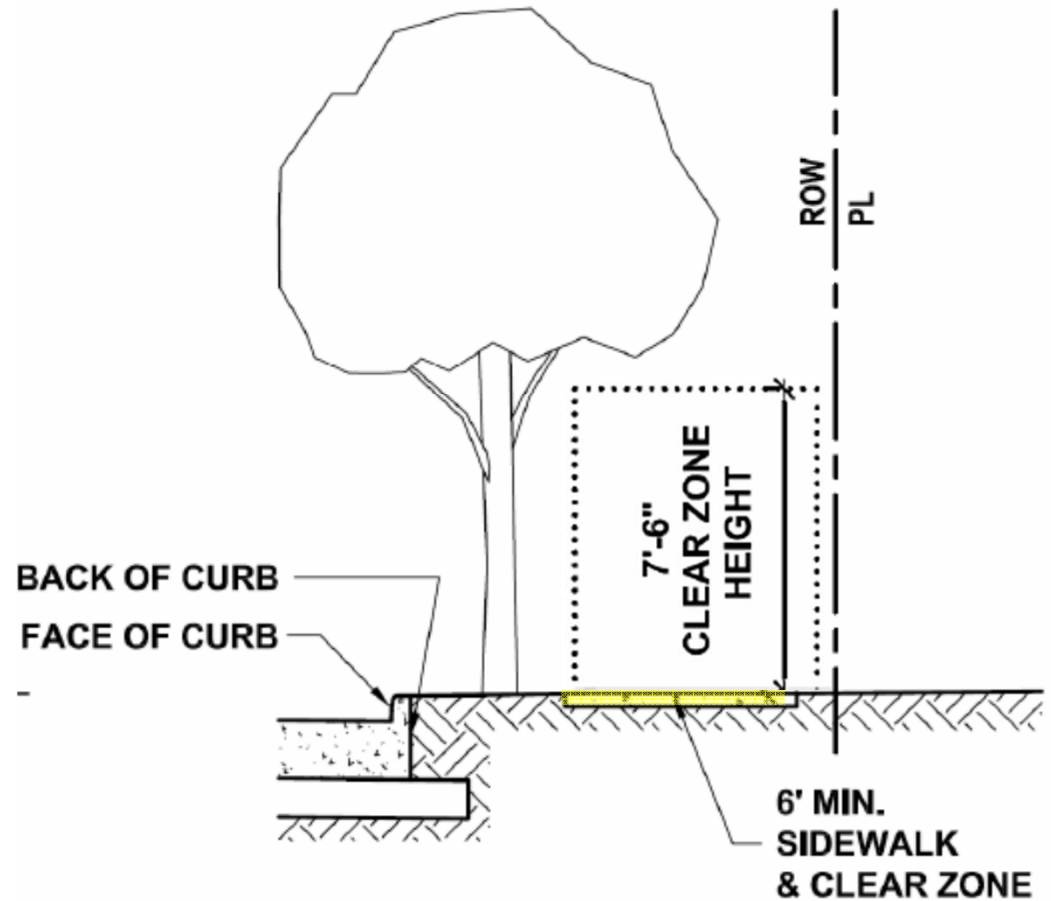
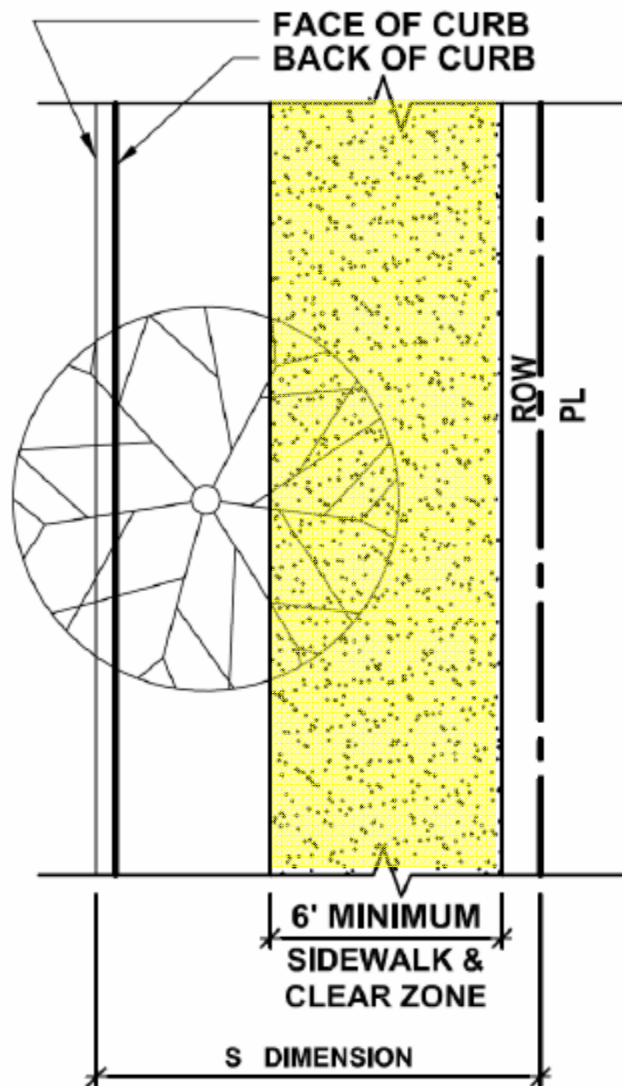
**PLANNING &
DEVELOPMENT
DEPARTMENT**

TCD:
Min 15' Pedestrian Realm



PLANNING &
DEVELOPMENT
DEPARTMENT

TCD:
Min 6' Sidewalk & Clear Zone



PLANNING &
DEVELOPMENT
DEPARTMENT

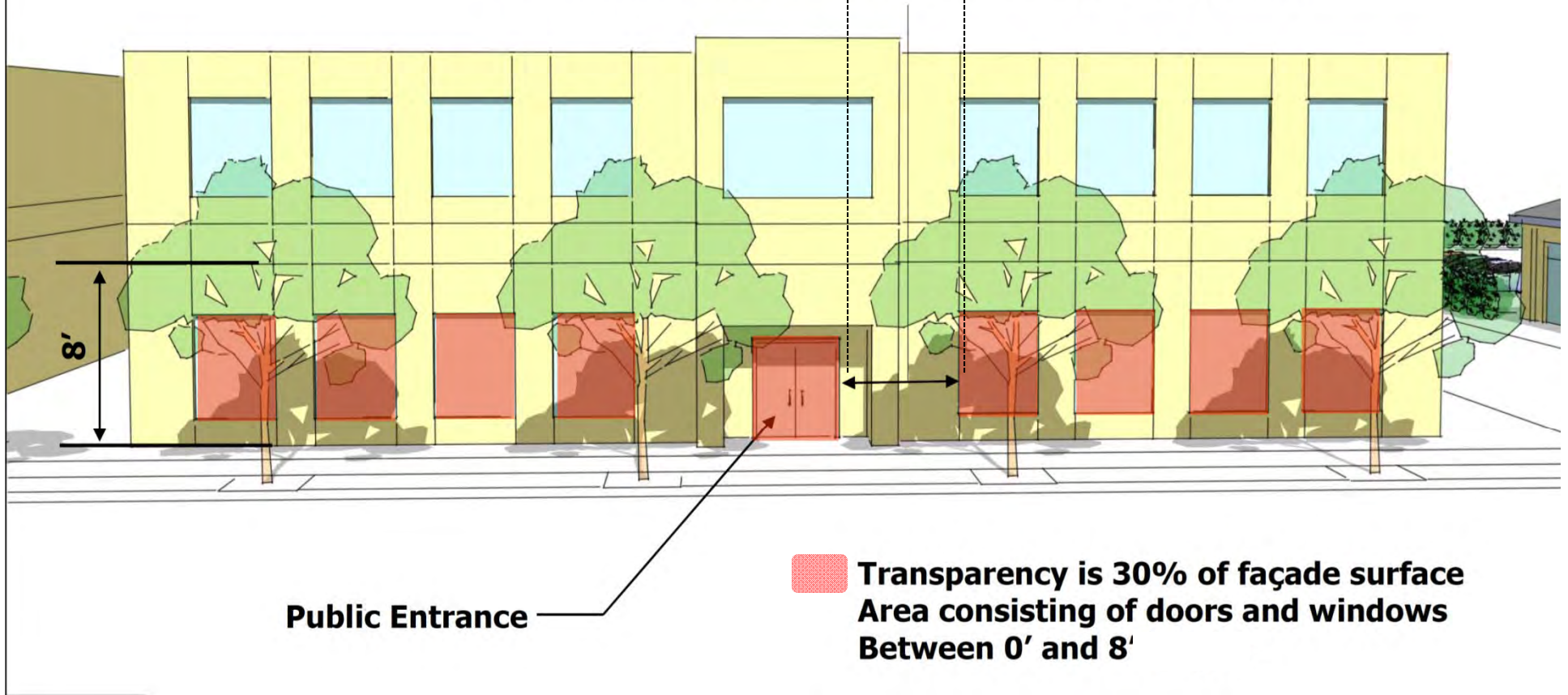
TCD:
Min 6' Sidewalk & Clear Zone



PLANNING &
DEVELOPMENT
DEPARTMENT

TCD:
Min 50 % Building Frontage

20' Max for opaque façade



PLANNING &
DEVELOPMENT
DEPARTMENT

TCD:
Transparency



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Development

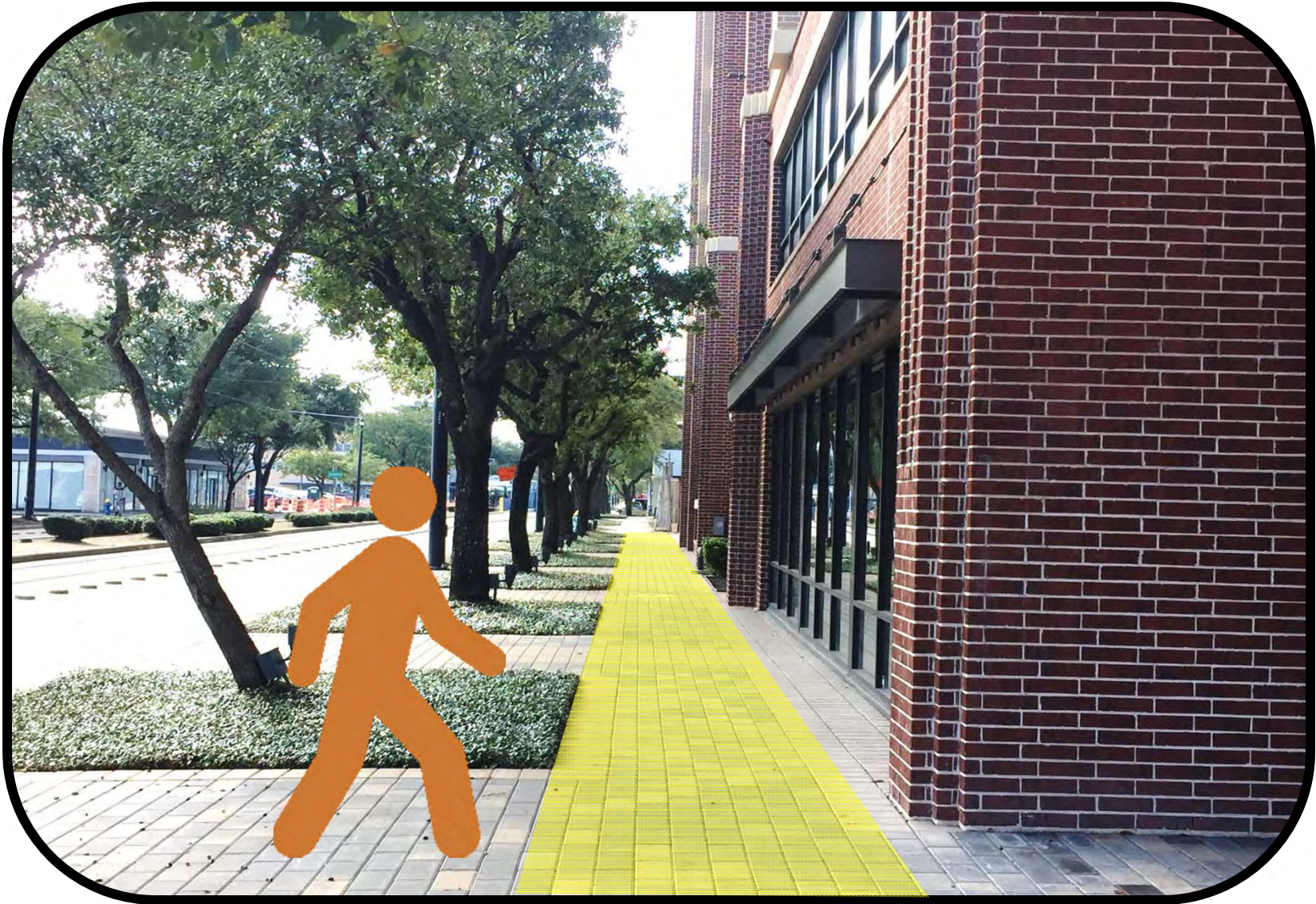
Main Street @ Hadley



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Development

Main Street @ Hadley



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Development

Main Street @ Hadley

1

Chapter 42 Performance Standards

**Reduced BL Major Thoroughfare 80' or less
Transit Corridor Development**

2

Chapter 26 Incentives: Options & Opportunities

**Transit Corridor Development
Off-Site Parking
Shared Parking
Historic Buildings**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

2

Chapter 26 Incentives: Options & Opportunities

Transit Corridor Development

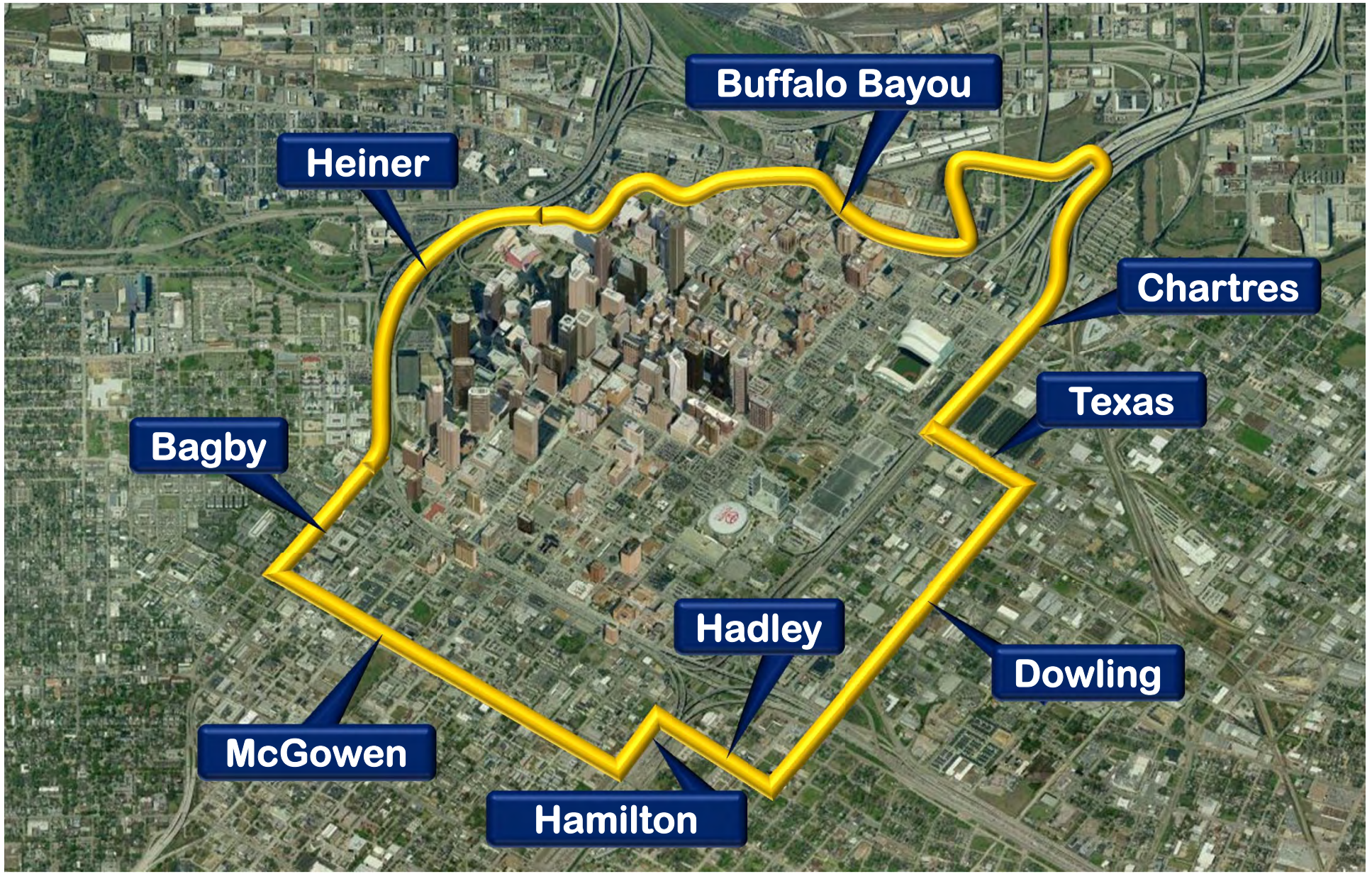
Off-Site Parking

Shared Parking

Historic Buildings



PLANNING &
DEVELOPMENT
DEPARTMENT



PLANNING &
DEVELOPMENT
DEPARTMENT

Central Business District

1. **20% Reduction** in Number of Parking Spaces
 - **5% reduction** for **bicycle spaces**
2. Structure **must opt into Chp 42 TCD** Requirements
3. **Not for Residential Use**



PLANNING &
DEVELOPMENT
DEPARTMENT

Transit Corridor Development (Chp 26-503)



PLANNING &
DEVELOPMENT
DEPARTMENT

Off -Site Parking

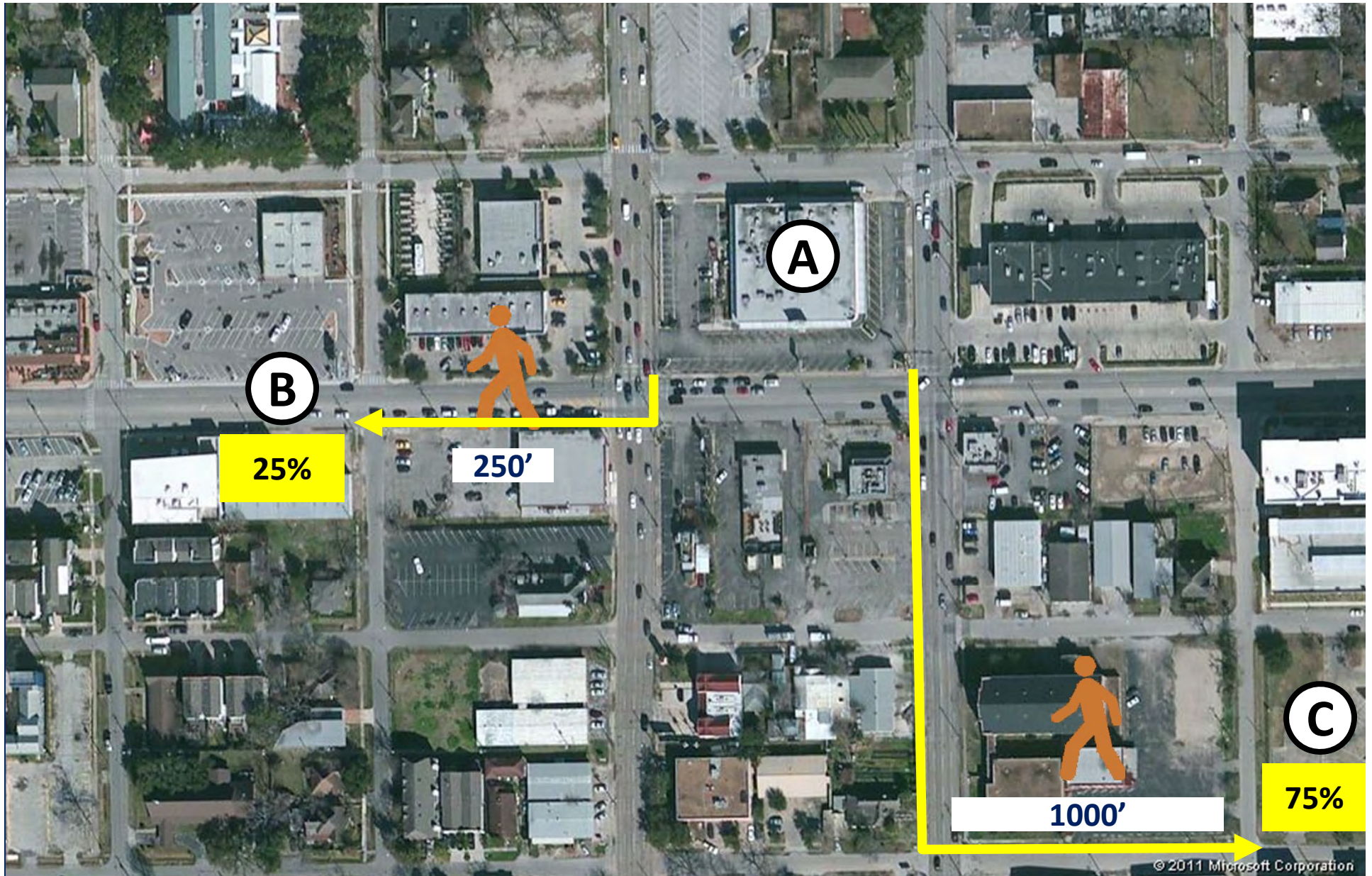
Chp 26-499



PLANNING &
DEVELOPMENT
DEPARTMENT

Off -Site Parking

Chp 26-499



PLANNING &
DEVELOPMENT
DEPARTMENT

Off -Site Parking- Valet Only

Chp 26-499

1. Minimum **1-year time period** for Lease Agreements
2. **Automatic Revocation of CO** upon non-compliance
3. Meet **guidelines for lease** agreement, **up-front notice** of automatic revocation clause, and **processing & monitoring fee**

© 2011 Microsoft Corporation



PLANNING &
DEVELOPMENT
DEPARTMENT

Off-Site Parking Lease Agreements

Chp 26-501

Class	Type of Use	Typical Weekday				Typical Weekend			
		12 am to 7AM	7AM to 5PM	5PM to 9PM	9PM to 12 AM	12 AM to 7AM	7AM to 5PM	5PM to 9PM	9PM to 12 AM
Class 1. Office	Office	5%	100%	30%	5%	0%	10%	0%	0%
	Financial facility	0%	100%	10%	0%	0%	25%	0%	0%
Class 2. Residential	Apartment House	100%	25%	50%	95%	100%	65%	50%	85%
	Hotel or motel	100%	10%	50%	85%	100%	10%	50%	75%
Class 3. Health Care Facilities	Clinic (medical complex)	5%	100%	50%	5%	0%	10%	0%	0%
	Clinic (medical or dental)	0%	100%	25%	0%	0%	25%	0%	0%
	Veterinary clinics	0%	100%	5%	0%	0%	25%	0%	0%
Class 4. Industrial, Commercial Manufacturing	All	10%	100%	50%	10%	10%	25%	10%	0%
Class 5. Religious and Educational	Religious institution	0%	5%	25%	0%	10%	100%	40%	0%
	Nursery/day care	0%	100%	5%	0%	0%	5%	0%	0%
	School	0%	100%	5%	0%	0%	10%	0%	0%
	Library	0%	100%	10%	0%	0%	25%	0%	0%
	Art Gallery/ Museum	0%	75%	50%	0%	0%	100%	60%	0%
Class 6. Recreation and Entertainment	Movie theater	0%	10%	50%	75%	0%	50%	80%	100%
	Bowling alley	0%	10%	50%	85%	0%	40%	75%	100%
	Theater, auditorium or arena	--	--	--	--	--	--	--	--
	Sports club/ health spa	50%	25%	100%	10%	10%	50%	10%	5%
Class 7. Bar or Restaurant	Small Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Neighborhood Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Restaurant	10%	50%	75%	40%	15%	75%	100%	50%
	Tavern or Pub	0%	0%	25%	75%	0%	10%	80%	100%
	Small Bar	0%	0%	25%	75%	0%	10%	80%	100%
	Dessert Shop	0%	25%	100%	75%	0%	25%	100%	85%
	Bar, club or lounge	0%	0%	25%	60%	0%	10%	50%	100%
Class 8. Retail Services	All (excluding Shopping Center)	5%	50%	75%	10%	5%	100%	75%	10%
Class 9. Automobiles	Auto parts and supply store	0%	50%	75%	0%	0%	100%	50%	0%
All others		100%	100%	100%	100%	100%	100%	100%	100%



PLANNING &
DEVELOPMENT
DEPARTMENT

Shared Parking

Chp 26-500

1. All uses- except Theatre, Auditorium and Arena

- Allowed under director's determination

2. Shared parking spaces must:

- Not reserved for specific use
- Clearly identified by signage
- Available at all times
- Could be off-site
- Include shared parking agreement



PLANNING &
DEVELOPMENT
DEPARTMENT

Shared Parking

Chp 26-500

Bar, Club or Lounge

5,000 SF
70 spaces

Financial Institution

5,000 SF
20 spaces

Without Shared Parking:
90 spaces

Shared Parking:
70 spaces

PARKING
SAVINGS:
20 Spaces



PLANNING &
DEVELOPMENT
DEPARTMENT

Shared Parking

Chp 26-500



PLANNING &
DEVELOPMENT
DEPARTMENT

Shared Parking
Chp 26-500

- 
1. **40% Reduction** of Parking Spaces
 2. Structure **must be a Designated** Landmark, Protected Landmark or Contributing Structure in a Historic District
 3. Any Alterations must Receive an Approved **Certificate of Appropriateness**



PLANNING &
DEVELOPMENT
DEPARTMENT

Historic Buildings

Chp 26-498

Additional Information

- **City of Houston GIS Portal**

- <http://mycity.houstontx.gov/home/>

- **CoH Code of Ordinances: Chapter 42 and Chapter 26**

- https://www.municode.com/library/tx/houston/codes/code_of_ordinances

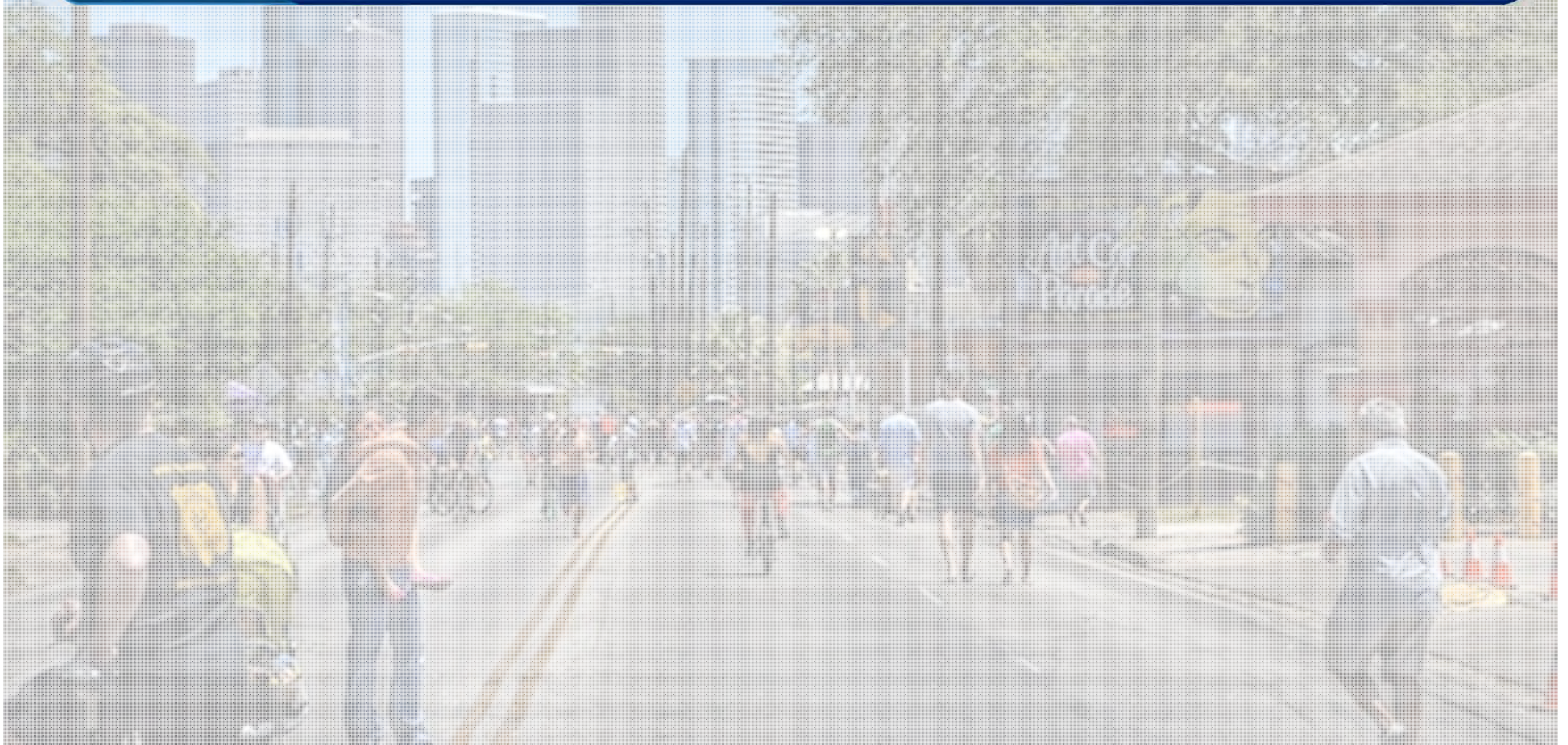
- **Planning and Development-Development Services
Planner of the Day**

- 832-393-6600



PLANNING &
DEVELOPMENT
DEPARTMENT

Questions ???



PLANNING &
DEVELOPMENT
DEPARTMENT