

Houston Planning Commission Recommendation
 To
 Mayor and City Council
 August 4, 2011

Section	Planning Commission Recommendations
42-1 Abutting Development	Revise Abutting Development for sfr to <ol style="list-style-type: none"> 1. Detached 2. Deed restricted (Applicant will provide title search for deed restrictions) Develop applicability criteria for % of abutting sfr. Clarify that abutting development does not apply to outside the City.
42-272	Change to: The following standards shall apply to all abutting developments greater than 75 in height which abut a local or collector street except for (i) abutting developments which abut a major thoroughfare or transit corridor street, (ii) abutting developments which abut both a local or collector street and a major thoroughfare or transit corridor street or (iii) abutting developments which are located in a major activity center.
42-272(1) Buffer	Change from a 50' to a 30' buffer.
42-272(2) Feathering	Eliminate this provision.
42-273(1) Parking Garage	Parking garage screen above 50' is not required. Opaque material must meet Building Code for open ventilation. Screening materials must also be included on garage ramps.
42-273(3) Lighting	Move lighting provision to the Building Code. Director will work with Code Enforcement on appropriate standards and enforcement.
42-274 Major Activity Center	Director will seek direction from the Administration on MAC boundaries – as they are today or how they may be in the future. Director will revise ordinance to eliminate FAR from criteria to create a MAC. Director will revise ordinance to add provision for expanding a MAC.
Other	Director will revise ordinance to add “Reconstruction After Casualty” provision. Director will work to address phased developments can be completed as planned. Director will revise ordinance to add variance provision along the lines of the following language: The commission is authorized to grant variances and special exceptions to the provisions of this division in accordance with the provisions of Section 42-81, 42-82 and 42-83 of this Code.