

Document Section	Page nos.	Comment
		"City staff should be flexible in dealing with developers in these neighborhoods."
7	4	"Differentiation" should not be goal of guidelines
		Allow camelbacks
		Allow garages to have lessened setbacks
		Allow larger homes
6	6,12	Allow owners to replace SASHES ONLY on windows (keep orig. frame and trim)
6	6,12	Allow owners to replace windows as needed
6	6,12	Allow owners to replace windows damaged 50% or more
6	2	Allow second-story additions (i.e. build atop existing home)
5	14,18	Alternatives to inset requirements
5	14,18	Alternatives to inset requirements: 1 ft. or other
5	14,18	Alternatives to inset requirements: offsets, smaller insets, or material changes
		Ban all chain link fences
Overall comment		Change the location and time and public hearing
5	11	Clarify that setback provision applies only to lots 50' or wider
Overall comment		Context area should be enlarged to min. of 50% of structures def. as contributing
5	16	Correct drawing p. 5-16 for maximum finished floor height A
5	11	Cumulative side setback should be no greater than 10 ft. for homes >35 ft. wide; on other properties guidelines should adhere to min. setback allowed by Ch. 42
5	11	Decrease cumulative side set back to 8' for 1- and 2-story homes
Entire document		Decrease number of pages in guidelines to 4-5 pages
5	11	Decrease setback to 10' for multi-story homes
5	11	Decrease side setbacks to 3'
5	11	Decrease Side Setbacks to 4'
5	12,13	Do not include garage square footage in FAR
5	14,18	Eliminate inset requirements
5	11	Exception to 5' garage setback for detached single-story garage
5	12,13	Exclude porches from FAR size limit
5	12,13	FAR is overly burdensome and restrictive
5	12,13	FAR: 50% for 4000-5000; 48% for 5000-6600; 45% for 6600+ lots
1; 5	13; 9	Footprint preservation unnecessary
6	6,12	Grant permission for remodels to use new wood-frame, efficient, dual-pane windows
5	12,13	Guidelines should reflect FAR previously allowed (be consistent with existent)
		Heights South has not approved by vote the establishment of de facto zoning
Entire document		Historic regulations are too restrictive
		Honor and enforce deed restrictions
		Impose steep daily fines for homes not meeting neighborhood standards
		Impose strict daily fines for time limits exceeded
		Impose time limits for new construction and remodels
Overall comment		Include standard appeals process for variance request
5	12,13	Increase FAR
5	12,13	Increase FAR to 50% for all lots
5	12,13	Increase FAR to 53% for 6000-6999 square foot house
5	12,13	Increase FAR to minimum of 0.6
4;5;6	24; 5,6,16;13	Increase Finished Floor Height to 36"
4;5;6	24; 5,6,16;13	Increase Finished Floor Height to 36" or 38"
4;5;6	24; 5,6,16;13	Increase Finished Floor Height to 43"
4;5;6	24; 5,6,16;13	Increase Finished Floor Height to 43"
5	12,13	Increase garage exemption
5	12,13	Increase garage exemption to 484 or 528 sq. ft.
5	12,13	Increase garage exemption to 528 sq. ft.
5	12,13	Increase garage exemption to 650 sq. ft.
		Increase lot coverage requirement?

5	5,6,16	Increase Plate Height
Entire document		Lack of data analysis used in formulation of guidelines
Ordinance		Reinstate the 90-day tear-down rule
5	14,18	Remove "Side Wall Lengths and Insets" entirely: MATERIAL CHANGES
5	12,13	Remove garage apartments from FAR calculation entirely
5	9	Remove lot coverage restriction entirely
		Restrict pools/consider part of FAR?
5	14,18	Remove side wall inset rules
4;5;6	24; 5,6, 15,16;13	Ridge/eave heights should take into acct. context area heights and finished floor heights
5	12,13	See additional research into FAR
5	12,13	See additional research into Garage Square Footage
5	9	See additional research into Lot Coverage
5	14,18	See additional research into side wall insets
5	14,18	Side wall insets: Allow a bump out and maximum 12" inset
Entire document		Simplify and made "looser" for development; different methodology
6	6,12	Simplify window replacement language
Entire document		Support document as drafted and presented.
5	12,13	Using both FAR and Maximum Lot Coverage is too restrictive
		Work with HCAD to appraise historic properties differently