



CITY OF HOUSTON – CITY COUNCIL

Meeting Date: 8/27/24
Item Creation Date: 8/20/24

Chapter 40 Article XXII. – Sidewalks

Summary:

ORDINANCE amending **Sec. 40-553. – Applicability.** to remove item (3) as a requirement. Also, to amend **Sec. 40-560. Fee-in-lieu of sidewalk construction eligibility; fee established.** to remove item “a.” under subsection (b) as a requirement.

Background:

This amendment is regarding the “sidewalk to nowhere” issue that many residential developers are facing in the city of Houston. Currently, the city requires sidewalks to be constructed for new-build single-family homes, even if there are no other sidewalks on the street to connect the sidewalk to. Moreover, currently the city can waive the requirement to construct the sidewalk if the developer pays a fee. This amendment aims to remove the mandatory sidewalk construction requirement for new single-family residential developments, thereby eliminating both the construction requirement and the fee-in-lieu option.

Sec. 40-553. Applicability.

(a) Except as provided in subsection (b) of this section, any person or entity seeking approval for a building permit, certificate of occupancy, or other construction permit or approval required by this Code for any of the following activities must first obtain approval of a sidewalk plan in accordance with this article:

(3) Construction of a new single-family residential use other than a secondary dwelling unit;

Sec. 40-560. Fee-in-lieu of sidewalk construction eligibility; fee established.

(a) The planning official and sidewalk committee may waive the sidewalk construction requirement only in accordance with this section. An applicant must file a sidewalk plan with the department and pay the application fee for the plan review and fee-in-lieu determination.

(b) An applicant may request approval to pay a fee-in-lieu of sidewalk construction when either:

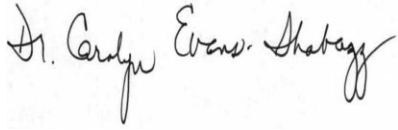
(1) The planning official determines the activity listed under section 40-553 meets the following conditions:

a. Construction of a new single-family residential use, other than a secondary dwelling unit;

Council Member Edward Pollard, District J

A handwritten signature in black ink, appearing to read "Ed Pollard".

Council Member Carolyn Evans-Shabazz, District D

A handwritten signature in black ink that reads "Dr. Carolyn Evans-Shabazz". The signature is written in a cursive style with a large initial "D" and "C".

Council Member Tiffany Thomas, District F

A handwritten signature in black ink that reads "Tiffany Thomas". The signature is written in a cursive style with a large initial "T" and "T".