

# HOUSTON PLANNING COMMISSION

## AGENDA

MARCH 1, 2012



COUNCIL CHAMBER  
CITY HALL ANNEX  
2:30 P.M.

# PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Christopher B. Amandes  
Keiji Asakura  
Fernando L. Brave  
Antoine Bryant  
Lisa Clark  
Brandon Dudley  
Truman C. Edminster, III  
James R. Jard  
Paul R. Nelson  
Linda Porras-Pirtle  
Algenita Scott Segars  
Blake Tartt III  
Shaukat Zakaria

The Honorable Grady Prestage, P. E.  
*Fort Bend County*  
The Honorable Ed Emmett  
*Harris County*  
The Honorable Ed Chance  
*Montgomery County*

## **ALTERNATE MEMBERS**

D. Jesse Hegemier, P. E.  
*Fort Bend County*  
Jackie L. Freeman, P. E.  
*Harris County*  
Mark J. Mooney, P.E.  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Daniel Krueger, P.E.  
Dawn Ullrich  
George Greanias

## **SECRETARY**

Marlene L. Gafrick

## Meeting Policies and Regulations

### Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

### Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and “public comments” are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission’s judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

### Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission’s authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

### Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 713-837-7758. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

### Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 3300 Main Street.

The Departments mailing address is:  
P.O. Box 1562  
Houston, Texas 77251-1562

The Departments website is:  
[www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Suzy.Hartgrove@cityofhouston.net](mailto:Suzy.Hartgrove@cityofhouston.net)

DRC (Planning Commission Agenda)  
[PCagenda@cityofhouston.net](mailto:PCagenda@cityofhouston.net)

## **Speakers Sign In Form**

### **Instructions:**

1. So that the Commission's Chairperson can call on those wishing to address the Commission, please provide the information below. Make sure the information is legible. If you have questions about the form or a particular item while filling out this form Planning and Development Department staff members are available at the front of the room to answer any questions. Hand the completed form to a staff member prior to the meeting's Call to Order.
2. It is important to include your "position" so that the Chairperson can group the speakers by position.
3. If you are a part of an organized group of speakers and want to address the Commission in a particular order please let a staff member know prior to the beginning of the meeting.
4. The Chairperson will call each speaker's name when it is his or her turn to speak. The Chairperson will also call out the speaker to follow.
5. As the called speaker you should move forward to the podium, state your name for the record, and then deliver your comments.
6. If you have materials to distribute to the Commission hand them to a staff member at the beginning of your presentation. Staff will distribute the information to Commission members on both sides of the table as you begin your comments.

**Agenda Item Number:** \_\_\_\_\_

**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

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**Agenda Item Name:** \_\_\_\_\_

**Your Name (speaker):** \_\_\_\_\_

**How Can We Contact You? (optional):** \_\_\_\_\_

**Your Position Regarding the Item (supportive, opposed, undecided):** \_\_\_\_\_

*This online document is preliminary and not official. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available at the Planning Commission meeting.*

## **Houston Planning Commission**

# **AGENDA**

**March 1, 2012**

Meeting to be held in  
Council Chamber, City Hall Annex  
2:30 p.m.

### **Call to Order**

#### **Director's Report**

Announcement Regarding Upcoming Activities or Schedule

- **Approval of the February 16, 2012 Planning Commission Meeting Minutes**
- I. **Consideration of the 2012 Special Major Thoroughfare and Freeway Plan Amendments (Amar Mohite)**
  - Presentation of staff's recommendations for the Phase 2 METRO Transit Corridor Amendments
  - Forward Planning Commission Actions to City Council for the adoption of the 2012 Major Thoroughfare and Freeway Plan
- II. **Platting Activity (subdivision and development plats)**
  - a. Consent Subdivision Plats (Shawn McCoy)
  - b. Replats (Shawn McCoy)
  - c. Replats Requiring Public Hearings with Notification (Suvidha Bandi, Kimberly Bowie, Dorianne Powe-Phlegm)
  - d. Subdivision Plats with Variance Requests (Dipti Mathur, Brian Crimmins, Muxian Fang, Mikalla Hodges)
  - e. Subdivision Plats with Special Exception Requests(Dipti Mathur)
  - f. Reconsiderations of Requirement
  - g. Administrative
  - h. Development Plats with Variance Requests(Brian Crimmins)
  - i. Certificates of Compliance (Oscar Aguilera)
  - j. Extension of Approvals and Name Changes (Oscar Aguilera)
- III. **Establish a public hearing date of March 29, 2012**
  - a. Stripes Sonoma Ranch Subdivision
  - b. Towne Lake Sec 16 partial replat no 1
- IV. **Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on February 9, 2012 for the denial of a Certificate of Appropriateness for 501 Woodland Street - Woodland Heights Historic District (Diana DuCroz)**
- V. **Please excuse the absences of Commissioner Lisa Clark**
- VI. **Public Comment**
- VII. **Adjournment**