

HOUSTON PLANNING COMMISSION

AGENDA

JULY 16, 2020



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Kevin Robins
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Maggie Dalton
Rick J. Staigle
Fort Bend County
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX-OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. McCoy, AICP

SECRETARY

Margaret Wallace Brown

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 832-393-6600. 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 1002 Washington Street.

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

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

SPEAKER GUIDELINES

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. THANK YOU.

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___ **Undecided**

Houston Planning Commission

2020 Major Thoroughfare and Freeway Plan Amendment Requests Recommendation Meeting

AGENDA

July 16, 2020

Meeting to be held virtually via Microsoft Office TEAMS
2:30p.m. -

Online Meeting Link: [Join Microsoft Teams Meeting](#)

Call-In Option: [+1 936-755-1521](#) Conference ID: 805 918 760#

Meeting Link: <https://bit.ly/2xdLi3b>

PD Facebook page link: <https://www.facebook.com/HoustonPlanning/>

Agenda Packet: https://www.houstontx.gov/planning/transportation/20_MTFPRequests.html

Call to Order

Director's Report

Approval of the June 4, 2020 Planning Commission Meeting Minutes from the 2020 Major Thoroughfare and Freeway Plan Amendments Public Hearing

- I. **Introduction and Terminology** – Sharon Moses-Burnside, City of Houston
- II. **Major Thoroughfare Amendment Requests – Private Sector**
 - A. Graceview Drive – Lauren Grove, City of Houston
 - B. Story Tract – Lauren Grove, City of Houston
 1. Baethe Road - **Withdrawn**
 2. Kermier Road
 - C. Miller-Wilson Road & Unnamed Collector – Lauren Grove, City of Houston
 - D. Mound Road – Lauren Grove, City of Houston
 - E. Russell Drive – Peter Eccles, City of Houston
 - F. Street A (Pecan Estates) – Peter Eccles, City of Houston
 - G. South Wayside – Melissa Beeler, City of Houston
 - H. Valley Ranch Bend Drive – Melissa Beeler, City of Houston
- III. **Major Thoroughfare Amendment Requests – Public Sector**

- I. City of Houston Planning and Development Department
 1. Southeast Houston Mobility Plan – Melissa Beeler
 2. Downtown/Midtown Streets – Peter Eccles

IV. Next Steps

V. Public Comment

VI. Adjournment

**Minutes of the Houston Planning Commission
2020 Major Thoroughfare and Freeway Plan Amendments
Public Hearing**

(A Recording of the full proceedings is on file in the Planning and Development Department)

June 4, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3bLpueb>

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	Arrived at 2:45 p.m. during item I
David Abraham	Absent
Susan Alleman	
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	Left at 5:50 p.m. after III I-1
Paul R. Nelson	Arrived at 2:45 p.m. during item I
Linda Porras-Pirtle	
Kevin Robins	
Ileana Rodriguez	Absent
Ian Rosenberg	
Megan R. Sigler	Absent
Zafar Tahir	Arrived at 2:45 p.m. during item I
Meera D. Victor	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith	
The Honorable Lina Hidalgo	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

The Chair's Report was given by Martha L. Stein, Chair of the Houston Planning Commission. The Chair requested that the Legal Department provide updates regarding virtual meeting procedures.

DIRECTOR'S REPORT

NONE

I. INTRODUCTION AND TERMINOLOGY

Presentation was given by Sharon Moses-Burnside, Transportation Division Manager, Planning and Development Department.

II. MAJOR THOROUGHFARE AMENDMENT (MTFP) REQUESTS – Private Sector

A. Graceview Drive – EHRA Engineering

Presenter: Christopher Browne, EHRA Engineering

The public hearing was opened and closed.

Speakers: Ian Hlavacek, Houston Public Works Department

B. Story Tract – META Planning + Design

Presenter: Daniel Valdez, META Planning + Design

1. Baethe Road

The public hearing was opened and closed.

Speakers: None

2. Kermier Road

The public hearing was opened and closed.

Speakers: None

C. Miller-Wilson Road & Unnamed Collector – LJA Engineering

Presenter: Matt Stoops, LJA Engineering

The public hearing was opened and closed.

Speakers: Luis Alvarez and John Moore – opposed.

D. Mound Road – LJA Engineering

Presenter: Matt Stoops, LJA Engineering

The public hearing was opened and closed.

Speakers: Elisa Donovan and Mary Anne Piacentini – opposed.

E. Russell Drive – LJA Engineering

Presenter: George Dewey, LJA Engineering

The public hearing was opened and closed.
Speaker: Denise Aaron – undecided

F. Street A (Pecan Estates) – LJA Engineering

Presenters: Matt Stoops, LJA Engineering
Peter Eccles, Assistant Planner, City of Houston Planning and
Development Department

The public hearing was opened and closed.
Speakers: Sharon Cotton and Gage Adams – opposed.

G. South Wayside – Knudson LP

Presenters: Patti Knudson, Knudson LP
Melissa Beeler, Assistant Planner, City of Houston Planning and
Development Department.

The public hearing was opened and closed.
Speaker: Mark Ellis - Supportive

H. Valley Ranch Bend Drive – META Planning + Design

Presenters: Daniel Valdez, META Planning + Design
Melissa Beeler, Assistant Planner, City of Houston Planning and
Development Department.

The public hearing was opened and closed.
Speakers: None

III. MAJOR THOROUGHFARE AMENDMENT REQUESTS – Public Sector

I. City of Houston Planning and Development Department

I-1. Southeast Houston Mobility Plan

Presenter: Melissa Beeler, Assistant Planner, City of Houston Planning and
Development Department

The public hearing was opened and closed.
Speakers: Tashauna Drake, Jeffrey Drake, Verna Brown, Mary Thomas, Nereida
Martinez, Matthew Davis, C. Lewis and Johnathan Benjamin – no position stated.

Commissioner Mares left the meeting at 5:05 pm

I-2. Downtown/Midtown Streets

Presenter: Peter Eccles, Assistant Planner, City of Houston Planning and
Development Department

The public hearing was opened and closed.
Speakers: James Holston – no position stated.

Lonnie Hoogeboom – supportive.

IV. NEXT STEPS

July 16 is the next MTFP meeting for recommendations.

V. PUBLIC COMMENT

NONE

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:24 p.m.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary