

HOUSTON PLANNING COMMISSION

AGENDA

JANUARY 8, 2015



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

PLANNING COMMISSION MEMBERS



Mark A. Kilkenny, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Keiji Asakura
Kenneth J. Bohan
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster, III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Mark Sikes
Martha Stein
Eileen Subinsky
Blake Tarrt III
Shaukat Zakaria

The Honorable Grady Prestage, P. E.
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P. E.
Clay Forister, P.E.
Fort Bend County
Raymond J. Anderson, 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

Patrick Walsh, P.E.

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 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
Suzy.Hartgrove@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

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): _____

Speakers Sign In Form

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Agenda Item Number: _____

Agenda Item Name: _____

Your Name (speaker): _____

How Can We Contact You? (optional): _____

Your Position Regarding the Item (supportive, opposed, undecided): _____

Houston Planning Commission

AGENDA

January 8, 2015

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

Call to Order

Director's Report

- **Approval of the December 18, 2014 Planning Commission Meeting Minutes**

- I. Presentation on the status of the General Plan and proposed amendments to Chapter 33 of the Code of Ordinances (Jennifer Ostlind)**
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Christa Stoneham)
 - b. Replats (Christa Stoneham)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Marlon Connley)
 - d. Subdivision Plats with Variance Requests (Mikalla Hodges, Dipti Mathur and Marlon Connley)
 - e. Subdivision Plats with Special Exception Requests (Mikalla Hodges)
 - f. Reconsiderations of Requirement (Mikalla Hodges)
 - g. Extension of Approvals (Christa Stoneham)
 - h. Name Changes (Christa Stoneham)
 - i. Certificates of Compliance (Christa Stoneham)
 - j. Administrative
 - k. Development Plats with Variance Requests (Kimberly Bowie and Christa Stoneham)
- III. Establish a public hearing date of February 5, 2015**
 - a. Colina Homes on West 24th Street replat no 1
 - b. Harvard Center
 - c. Honeycomb Ridge replat no 1
 - d. Shops at Cinco Spring Green
 - e. Treviso replat no 1
 - f. Towne Lake Sec 32 partial no 1
 - g. Woodland Heights partial replat no 3
- IV. Consideration of an Off-Street Parking Variance for a property located at 7504 Bissonnet Street (Sharptown High) – (Muxian Fang)**
- V. Consideration of an Off-Street Parking Variance for a property located at 3815 Gulf Freeway (Earl Hatcher Commons) – (Kimberly Bowie)**
- VI. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School) – (Kimberly Bowie)**
- VII. Consideration of an Off-Street Parking Variance for a property located at 1101 Quitman Street (Jeff Davis High) – (Mikalla Hodges)**
- VIII. Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on November 20, 2014 for a Certificate of Appropriateness for 605 Cortlandt St/3500 White Oak Drive - Houston Heights Historic District South (Diana DuCroz) (Appealed from December 18, 2014)**
- IX. Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 504 Avondale Street - Avondale West Historic District (Diana DuCroz)**

- X. Consideration of an Appeal of the Decision of the Houston Archaeological and Historical Commission on December 17, 2014 for a Certificate of Appropriateness for 734 Arlington Street - Houston Heights Historic District South (Diana DuCroz)**
- XI. Please excuse the absences of Commissioners Asakura, Bohan, and Edminster**
- XII. Public Comment**
- XIII. Adjournment**

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

December 18, 2014
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:36 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	Absent
Fernando Brave	
Kenneth Bohan	Absent
Antoine Bryant	Absent
Lisa Clark	Absent
Truman C. Edminster III	Absent
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	Absent
Blake Tartt III	Absent
Shaukat Zakaria	
Mark Mooney for	Absent
James Noack	
Clay Forister for	
The Honorable Grady Prestage	Absent
Raymond Anderson for	Absent
The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.