

**HOUSTON PLANNING AND
TOWER COMMISSION ETHICS TRAINING
VIRTUAL ELECTRONIC MEETING**

1:00PM

THURSDAY, APRIL 1, 2021

VIA: [JOIN MICROSOFT TEAMS MEETING](#)

WEB: <https://bit.ly/3spd3e>

OR

CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 158 339 120#



**HOUSTON PLANNING COMMISSION
VIRTUAL ELECTRONIC MEETING**

2:30PM

THURSDAY, APRIL 1, 2021

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3cnGgTh>

OR

CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 864 561 209#

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
Lydia Mares
Paul R. Nelson
Linda Porrás-Pirtle
Kevin S. Robins
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

J. Stacy Slawinski, P.E.
Maggie Dalton
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. Mahmud, AICP
Russ Poppe

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

The Planning Commission may alter the order of the agenda to consider special requests and 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 consent 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 for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance preferred.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted in writing or by phone will be read into the record by staff.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, 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 each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.
11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. 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.
13. 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 and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

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 Agenda packets, or can forward or distribute at the meeting.

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.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

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.**

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages www.houstonplanning.com. You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

Physical Meeting Rules: 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. 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.

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

DRAFT

HOUSTON PLANNING AND TOWER COMMISSION ETHICS TRAINING

April 1, 2021, 1 p.m. via Microsoft Teams

Due to health and safety concerns related to the COVID-19 coronavirus, the Houston Planning Commission and Tower Commission will conduct meetings by videoconference for the duration of social distancing restrictions. The Commission members will be participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission.

To join the training please see the following options:

- Join via Microsoft Teams by installing the Microsoft Teams app; or
- Join via Web Browser: (<https://bit.ly/3spd93e>) or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 158 339 120#

The Houston Planning Commission and Tower Commission will meet in a combined training session via Microsoft Teams links above, to discuss the items listed below on the Agenda.

AGENDA

Call to Order and Roll Call by Chairs

- I. Welcome – Director Margaret Wallace Brown
- II. Ethics, Procedural and Other Legal issues– Kim Mickelson, City Attorney’s Office
- III. Comments from Planning and Tower Commission members
- IV. Public Comment
- V. Adjournment

The Houston Planning Commission and Tower Commission each reserve the right to convene in Executive Session as authorized by the Texas Open Meetings Act, Texas Gov’t Code Chapter 551, under any applicable exception thereto, including but not limited to Sec. 551.071, Consultation with Attorney.

Due to health and safety concerns related to the COVID-19 coronavirus, the Houston Planning Commission will conduct meetings by videoconference for the duration of social distancing restrictions. The Commission will be participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission.

To join the April 1, 2021 Houston Planning Commission please see the following options:

- Join via Microsoft Teams by installing the Microsoft Teams app; or
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[Visit website \(ftp://edrc.houstontx.gov/2021/2021-7_DraftAgenda.pdf\)](ftp://edrc.houstontx.gov/2021/2021-7_DraftAgenda.pdf) for agenda details.

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

Houston Planning Commission

AGENDA

April 1, 2021 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the March 18, 2021 Planning Commission Meeting Minutes

- I. **Review and Consideration of the 10 year update of the Impact Fee Capital Improvement Plan, land use assumptions, maximum impact fee calculations, and recommended updates to Water and Wastewater Impact Fees** (Samir Solanki and Rudy Moreno, Jr.)
- II. **Presentation on extending certain provisions of Chapter 42 into the ETJ** (John Blount)
- III. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (John Cedillo)
 - b. Replats (John Cedillo)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe Phlegm, Lyndy Morris, Devin Crittle and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Muxian Fang, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez and Geoff Butler)
 - f. Reconsiderations of Requirement (Devin Crittle and Lyndy Morris)
 - g. Extensions of Approval (John Cedillo)
 - h. Name Changes (John Cedillo)
 - i. Certificates of Compliance (John Cedillo)
 - j. Administrative
 - k. Development Plats with Variance Requests(Jacqueline Brown and Jose Mendoza)
- IV. **Establish a public hearing date of April 29, 2021**
 - a. Almeda Genoa Place partial replat no 3
 - b. Arbor Multifamily
 - c. Craig Woods partial replat no 34
 - d. El Fenice Sec 1 replat no 2
 - e. Foster Place partial replat no 9
 - f. Houston Acreage Estates partial replat no 4
 - g. Houston Heights partial replat no 28
 - h. Houstons Skyscraper Shadows Sec 1 partial replat no 3
 - i. Knox Views
 - j. Riverside Terrace Sec 6 partial replat no 2
 - k. Southgate partial replat no 4
 - l. Yaupon Grove partial replat no 2
- V. **Public Hearing and Consideration of a Special Minimum Building Line Block Renewal for the 700 block of East 9th Street, north and south sides – SMLB 26REN** (Davonte Caldwell)
- VI. **Public Comment**
- VII. **Adjournment**