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# Houston Planning Commission Livable Places Action Committee



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Meeting Notes

**September 22, 2020**

### **Call to Order**

Recording started by Suvidha Bandi, Project Manager who called the meeting to order at 3:03 p.m. There were 115 participants in the meeting.

### **Director's report**

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department. Ms. Wallace Brown welcomed all the Committee members and introduced the Senior Managers of the Planning Department, Michael Kramer, Jennifer Ostlind and David Fields.

Ms. Wallace Brown also introduced the Project Manager, Suvidha Bandi, the Planning Commission Chair, Marty Stein, and the Co-Chairs of this Committee Sonny Garza and Lisa Clark.

### **Welcome & Introductions**

The welcome and introductions were given by the Co-Chairs, Sonny Garza and Lisa Clark. Ms. Clark requested each of the committee members to introduce themselves by giving their name, and organization or an interest group they represent and share a short memory about their neighborhood from when they were young.

Mr. Garza presented the speaker rules and the role of Committee members along with meeting dates.

### **Project Overview**

- The project overview was prefaced with a video about Houston's growth and its challenges.
- The goal of the Livable Place Action Committee is to implement some of the actions recommended in various plans for development in Houston through amendments to the Houston's development code
- This project is expected to take 18-24 months to complete.
- Minor technical amendments will be addressed and forwarded to City Council in 2021 as the first phase.
- Topics such as Parking, Housing and mobility will be studied with the help of outside consultants to identify best practices. These best practices will be used to develop ordinance amendment proposals in phase two of the project.
- Extensive public outreach and engagement will occur throughout.

### **Technical Amendments :**

Three proposed amendments were discussed. Committee members requested more time to consider them, so the items will be revisited, and discussion will continue at the October meeting.

- 1. Time for Submittal:** Staff would like to revise the ordinance language to match the Planning Commission approved meeting dates and amend the ordinance by referring to the adopted Planning Commission meeting dates.

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**Question:** Will that reference be made explicitly, or will the same language just be copied? Will the dates for the submittals, reference the dates for the Planning Commission?

**Answer:** Instead of the language saying that the submittal date is ten days before the Planning Commission, the language would be revised to say that the submittal dates and the Planning Commission Dates are approved by the Planning Commission and are available on the website.

**2. City Planning Letter (CPL):** Staff would like to amend the ordinance language to allow City Planning Letter (CPL) with all appropriate information to be used in place of a title report.

**Question:** *Does this mean that the Title Report must be done. Is the City Planning Letter in lieu of the Title Report?*

**Answer:** *The City Planning Letter can be submitted in lieu of the Title Report.*

**3. Street Width in Place:** Staff would like to amend the ordinance language to match the Street Ordinance boundary by adding the omitted language into Chapter 42.

**Question:** Does this only apply to Fourth Ward?

**Answer:** Only the area highlighted will be affected.

**Question:** *In reading the item Sec 42-123c, what I understand is that areas within this boundary are excluded from the requirement of dedicating additional right of way in excess of the 50 feet.*

**Answer:** *That is going to remain the same, the only proposed amendment is to add the omitted language to Chapter 42.*

**Question:** *Within this boundary will a developer be required to dedicate additional right of way?*

**Answer:** *No, they will not be required to dedicate additional right of way.*

**Question:** *Is there language elsewhere, that wasn't in this particular section, that states what the requirement is for areas outside of this boundary, because that is a consequence to our community, because that's an opportunity for others to come in just left or right of this area and insist that we have to have this expanded sort of right of way, which I am not sure how that lines up with how you have that 50 feet in one area, then when you cross gray street and it is not 50 feet. How do you intend to rectify the changes between the two or is that addressed somewhere else?*

**Question:** Where will this language be placed in the ordinance, so if we show this exclusion and someone sees it as if they will need to dedicate, they will know immediately that they don't, because the language is placed near the original language of the ordinance?

**Answer:** Yes, this is just a correction of 42-123. We are just adding the following language, "...including the right-of-way of Mason Street but excluding the rights-of-way of Heiner, West Gray

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and West Dallas Streets, shall hereafter be referred as “Fourth Ward” ...”, which got omitted from Chapter 42. It is just a correction.

### **Next Steps**

#### **Conservation District Focus Group**

Staff will form a Conservation District focus group starting in October. This group will draft the framework for the Conservation Districts program. If you would like to be a part of this group contact Roman McAllen, Roman.McAllen@houstontx.gov, 832-393-6600.

### **Homework**

- Participate in our first activity by logging into <http://www.letstalkhouston.org/Livable-Places> and posting a picture of a neighborhood that they like and describing what they like about that neighborhood. They will also ask their friends and family to participate the activity.
- Review articles posted and comment.

### **Next Meeting**

#### **October 20, 2020 – 3:00pm through 5:00pm**

- Staff will send the agenda and presentation materials 5-7 days prior to the Next Meeting.

### **Public Comments**

- **Stephen Payne** – Will the City Planning Letter be accepted in lieu of the Title Report?  
Answer – Yes. The City Planning Letter can be submitted in lieu of the Title Report.
- **Jenny Willis Beech** - A height restriction ordinance would be a great tool to give to communities.

**Meeting Adjourned at 4:53pm**