

# Livable Places Action Committee

Virtual Meeting

**Suvidha Bandi**

Principal Planner  
Planning & Development Department  
City of Houston

September 22, 2020



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Meeting Agenda

## Director's Welcome

Project Overview & Objectives

Public Engagement Strategy

Technical Amendments

Next Steps

Public Comments



**DIRECTOR  
MARGARET  
WALLACE BROWN**



**PROJECT MANAGER  
SUVIDHA BANDI**



**ASSISTANT DIRECTOR  
MICHAEL KRAMER**



**ASSISTANT DIRECTOR  
JENNIFER OSTLIND**



**Planning Commission  
CHAIR  
MARTY STEIN**



**Livable Places Action  
Committee CO-CHAIR  
SONNY GARZA**



**Livable Places Action  
Committee CO-CHAIR  
LISA CLARK**

# Committee Introductions

Please give your name,  
who you are representing  
and share a memory of your  
neighborhood when you  
were young.



# SPEAKER RULES

**Mute to Listen;  
Unmute to Speak**



(For dialing in, \*6 to mute/unmute)

**Request to Speak**



Teams Chat window

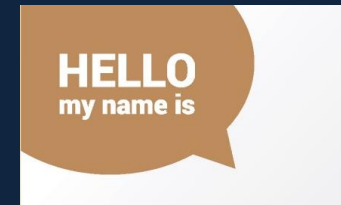


Call POD 832-393-6600

**Wait to be  
Recognized by Chair**



**State Full Name;  
Speak up Clearly**



**Public comments in the end**

# Committee Role and Responsibility

Engage and Respect

Beyond Boundaries

Compromise and Consensus

Outside The Box

Walkability, Affordability and Equity

Implementing Actions





# Committee Meeting Dates

## Virtual Meeting Dates - 2020

September 22<sup>nd</sup>

October 20<sup>th</sup>

November 17<sup>th</sup>

December 8<sup>th</sup>



# Contacts and Resources

## Livable Places

[LivablePlaces@houstontx.gov](mailto:LivablePlaces@houstontx.gov)

832.393.6600

## Suvidha Bandi

Jennifer Ostlind

Lynn Henson

[www.HoustonPlanning.com](http://www.HoustonPlanning.com)

[www.LetsTalkHouston.org](http://www.LetsTalkHouston.org)



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**VIDEO**

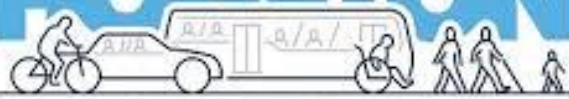
# PLAN HOUSTON

A comprehensive plan for Houston's growth.



# HOUSTON VISION ZERO

OUR STREETS • OUR LIVES • OUR COMMITMENT



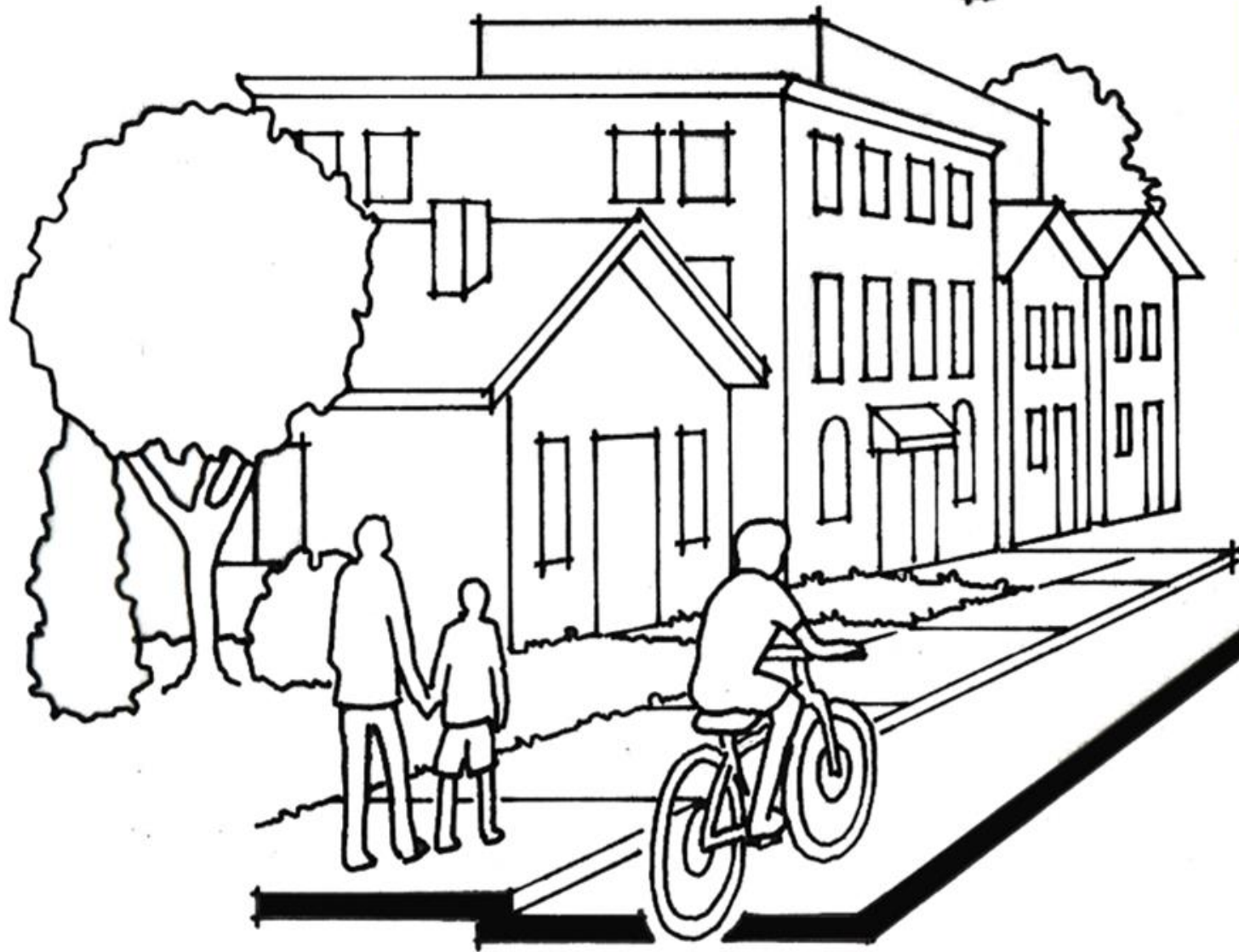
## Houston Complete Communities Initiative

## RESILIENT HOUSTON



## HOUSTON CLIMATE ACTION PLAN





# LIVABLE PLACES

HOUSTON



# Action Steps

## Plan Houston

- Grow responsibly
- Connect people and places
- Foster an affordable city
- Communicate clearly and with transparency

## Resilient Houston

- Protect and strengthen neighborhoods through infill development
- Review and amend lot-size and coverage-area requirements
- Make streets 100% safe for all Houstonians
- Provide transit options for affordable neighborhoods

## Climate Action Plan

- Reduce barriers for using multi-modal transportation
- Improve interconnectedness and safety of pedestrian
- Build and retrofit complete, transit-oriented neighborhoods



# Workflow





# Project Timeline



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**Public Engagement Strategy**

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Public Comments



**LYNN HENSON**



# NEIGHBORHOOD CHARACTER

Buffalo Bayou East Sector  
East End 2017-2020 EIS  
METRO Next  
Harrisburg Zone 1192 #23  
City of Houston CIP 2016-2023  
Houston Bike Plan (2017)  
HCO Consolidated Plan  
Houston Parks Plan  
Complete Communities

## SOURCE

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## PROJECTS/PROGRAMS/POLICIES

### \*\*Beautify the Neighborhood

Work in partnership with the City of Houston Solid Waste Department and Department of Neighborhoods to organize regular neighborhood cleanup events, and collaborate with area schools and organizations to form a neighborhood volunteer team

Partner with the City of Houston to ensure that heavy trash is collected as scheduled and that illegal dumping sites, graffiti, noise nuisances, and underpasses

Organize a 311 campaign to report illegal dumping sites, graffiti, noise nuisances, and underpasses

Partner with Trees for People to plant more trees in the neighborhood and residential land uses

Support additional area industries to reduce impacts from

### \*Celebrate and Preserve

Acquire and rehabilitate old buildings

Survey the historical buildings in the neighborhood since 1883

Recommended by 5 - 10

Recommended by 10 +

# GROUP MEMORY

Neighborhood character, Harvest, can walk residents through the process

- Smith Addition - a lot of seniors - this could be a good activity
- Schools close for the summer - gardens go die

↳ Neighborhood clean ups - deposit on tools needed, but you get it back

# Stakeholders

## Consumer

House resident

Multi-unit resident

Commercial owner

## Applicant

Architects

Builders

Developers

Engineers

Surveyors

Realtors

## Regulator

City departments

Governmental agencies

Surrounding jurisdictions

Planning Commission

City Council

# Activities and Methods



Inform

**Videos**



Consult

**Surveys**



Collaborate

**Engagement**



Update

**Social Media**

# Project Timeline







# Meeting Agenda

Director's Report

Welcome

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**Technical Amendments**

Next Steps

Public Comments

**ARACELY RODRIGUEZ**



# Technical Amendments Background

A clear benefit or need

Eliminate inconsistencies

“Touch-it-once” philosophy

Limited complexity

Committee leadership support

# Technical Amendments & Discussion

1. Time for Submittal
2. City Planning Letter
3. Street Width in Place
4. Nonresidential (Sec 42-193)
5. Variances for SMLS/SMBL
6. Temporary Access Easement for Utility Facilities

**TIME FOR SUBMITTAL**



# Time for Submittal Challenges

Ordinance language is not consistent with the approved  
Planning Commission meeting dates

# Time for Submittal

2020 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 23, 2019	Thursday, January 9, 2020 (3 wk cycle)
2	Monday, January 13, 2020	Thursday, January 23, 2020
3	Monday, January 27, 2020	Thursday, February 6, 2020
4	Monday, February 10, 2020	Thursday, February 20, 2020
5	Monday, February 24, 2020	Thursday, March 5, 2020
6	Monday, March 9, 2020	Thursday, March 19, 2020
7	Monday, March 23, 2020	Thursday, April 2, 2020
8	Monday, April 6, 2020	Thursday, April 16, 2020 (MTFP workshop 1)
9	Monday, April 20, 2020	Thursday, April 30, 2020
10	Monday, May 4, 2020	Thursday, May 14, 2020
11	Monday, May 18, 2020	Thursday, May 28, 2020
*A		Thursday, June 4, 2020 (MTFP Hearing)
12	Monday, June 1, 2020	Thursday, June 11, 2020
13	Monday, June 15, 2020	Thursday, June 25, 2020
14	Monday, June 29, 2020	Thursday, July 9, 2020
*B		Thursday, July 16, 2020 (MTFP Recommendations)
15	Monday, July 13, 2020	Thursday, July 23, 2020
17	Monday, July 27, 2020	Thursday, August 6, 2020
18	Monday, August 10, 2020	Thursday, August 20, 2020
19	Monday, August 24, 2020	Thursday, September 3, 2020
20	Tuesday, September 8, 2020	Thursday, September 17, 2020
21	Monday, September 21, 2020	Thursday, October 1, 2020
22	Monday, October 5, 2020	Thursday, October 15, 2020
23	Monday, October 19, 2020	Thursday, October 29, 2020
24	Monday, November 2, 2020	Thursday, November 12, 2020
25	Monday, November 16, 2020	Thursday, December 3, 2020 (3 wk cycle)
26	Monday, December 7, 2020	Thursday, December 17, 2020
1	Monday, December 21, 2020	Thursday, January 7, 2021 (3 wk cycle)

Meeting Number	PLAT SUBMITTAL DATES (closing)	PLANNING COMMISSION DATES
1	Monday, December 23, 2019	Thursday, January 9, 2020 (3 wk cycle)
2	Monday, January 13, 2020	Thursday, January 23, 2020
3	Monday, January 27, 2020	Thursday, February 6, 2020

24	Monday, November 2, 2020	Thursday, November 12, 2020
25	Monday, November 16, 2020	Thursday, December 3, 2020 (3 wk cycle)
26	Monday, December 7, 2020	Thursday, December 17, 2020
1	Monday, December 21, 2020	Thursday, January 7, 2021 (3 wk cycle)

**Location and Time:** Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby Street, Houston TX 77002, beginning at 2:30 p.m., unless otherwise noted.

**Biweekly:** Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

**Three Week Meeting Schedule:** Three-week cycles can occur around the City's adopted holidays such as for: 1) Thanksgiving, and 2) Christmas/New Year.

**Submittal Periods:** Submittal periods open at 6:00 a.m. on Fridays, following Commission meetings.

The submittal period is extended for an additional (fifth) day for city holidays on Monday. All submittal periods close at 11:00 a.m. Monitor the Department's media outlets for any updates.

**MTFP:** Major Thoroughfare and Freeway Plan meetings (\*) are typically held during the summer months, on alternate Thursdays from the Planning Commission meeting dates, and as noted.

**Date of Document:** Adopted by Planning Commission 11-14-2019

# Time for Submittal

2020 November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19

2020 December

Cycles

Submittal Dates

Meetings

Holidays



# Time for Submittal

2020 November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19

2020 December

Cycles

Submittal Dates

Meetings

Holidays

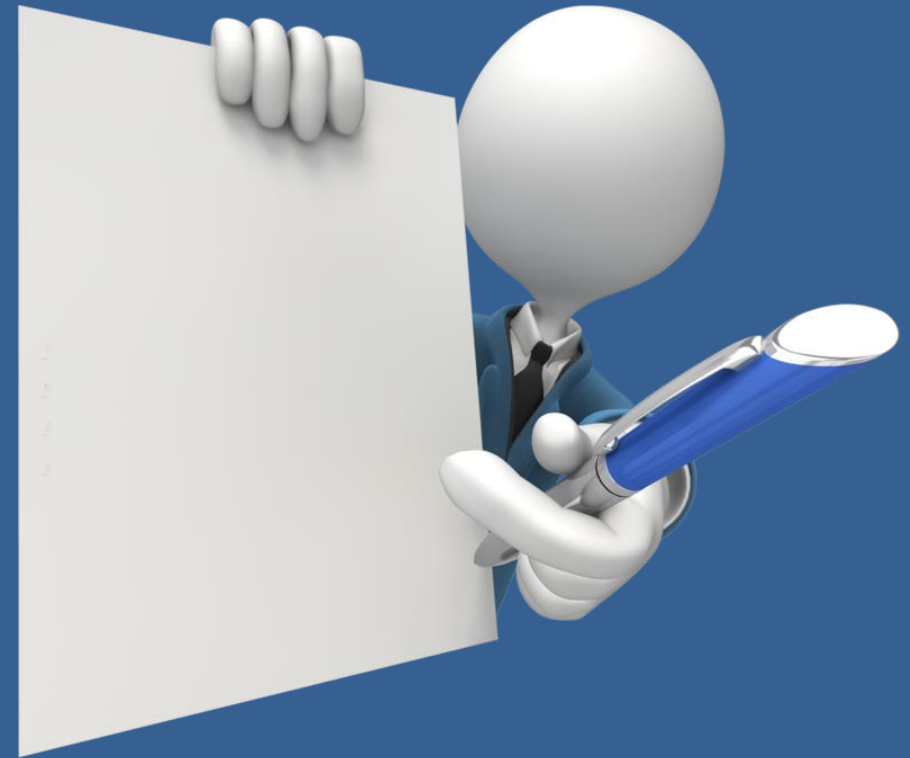
# Time for Submittal

## Approach

- Amend the ordinance by referring to the adopted Planning Commission meeting dates
- Reasonable time to perform all administrative procedures
- Flexibility to account for holidays
- Submittal deadlines can be found online



# CITY PLANNING LETTER



# City Planning Letter Challenges

- Ordinance language does not specify CPL
- CPL provides the same information as the title report
- Long-standing policy to accept CPL

# Title Report

**Charter Title Company**  
600 Main Street, Suite 4325, Houston, TX 77002

The attached life insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains said title plants for various Texas counties. Title Data created its title plants through the investment of substantial time, labor, and money. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and confidential information.

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can review and/or use a Title Insurance commitment which is listed, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached life insurance commitment for limited use and distribution only. Specifically, you are authorized to deliver, exhibit, or furnish the attached life insurance commitment (or any copies thereof) ONLY to your bona fide employees and a third party who is playing a bona fide role in the proposed real estate transaction, including a lender, a broker, a surrogate, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying the life insurance commitment (whether such copying be by means of a photocopier, facsimile machine, scanner, electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached life insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our obligations to you. Your furnishing of the attached life insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached life insurance commitment, you specifically agree to limit its use to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached life insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached life insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

**A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.**

Commitment Cover Sheet Standard Rev. 05/01/15

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# City Planning Letter

*Charter Title Company*  
609 Main Street, Suite 4325, Houston, Texas 77002  
(713) 222-6060

**CITY PLANNING SEARCH REPORT**

April 25, 2019

City of Houston Planning Commission  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, TX 77002

We, Charter Title Company, duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of April 17, 2019 insofar as they pertain to:

**Being a 7.4199 acre (323,211 square feet) parcel of land situated in the Thomas S. Lubbock Survey, Abstract 508, in Harris County, Texas, and being out of Restricted Reserve F, Block 2, of East Aldine Town Center, Section 1 Subdivision as recorded under Film Code Number 682883 of the Map records of Harris County and more particularly described in Exhibit "A" attached hereto:**

And find the following:

**RECORD TITLE APPEARS TO BE VESTED IN:  
EAST ALDINE MANAGEMENT DISTRICT**

**EASEMENTS / OTHER:**

All easements, building set back lines as reflected by plat recorded under Film Code No. 682883 of the Map Records of Harris County, Texas.

Landscape and Maintenance Easement granted to East Aldine Management District as recorded under Harris County Clerk's File No. RP-2017-40948.

Terms, conditions and stipulations contained in Correction Shared Access Easement Agreement as recorded under Harris County Clerk's File No. RP-2017-173074.

Easement granted to CenterPoint Energy Houston Electric, LLC and CenterPoint Energy

Order No. 1076551500285  
Title Search - City Planning  
Page 1 of 2  
Rev. 05/04

Date

Description

Owner

Easements

Resources Corp., d/b/a/ CenterPoint Energy Texas Gas Operations by instrument recorded under Harris County Clerk's File No. RP-2017-215652.

Interest in and to all oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Harris County Clerk's File No. Z062903. No further search of tie has been made as to the interest evidenced by this instrument and the Company makes no representation as to the ownership or holder of such interest.

Annual assessments and or maintenance charges payable to East Aldine Management District as set forth in instrument recorded under Harris County Clerk's File No. 20150156628.

Easement granted to CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a/ CenterPoint Energy Texas Gas Operations by instrument recorded under Harris County Clerk's File No. RP-2018-636808.

**RESTRICTIONS:**

**Recorded under Film Code No. 682883 of the Map Records of Harris County, Texas and under Harris County Clerk's File No. 20150156628.**

**LIENS:**

Deed of Trust and Security Agreement dated November 8, 2012, filed on November 9, 2012, recorded under Harris County Clerk's File No. 20120523938, executed by East Aldine Management District, to David Zalman, Trustee, securing the payment of one note in the amount of \$3,218,574.75, payable to the order of Prosperity Bank.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:  
Charter Title Company

BY: *Yolanda Mercado*  
Yolanda Mercado, Examiner  
April 25, 2019

Restrictions

Liens

Signature

# City Planning Letter

## Approach

Amend the ordinance language to allow City Planning Letter (CPL) with all appropriate information to be used in place of a title report





# STREET WIDTH IN PLACE



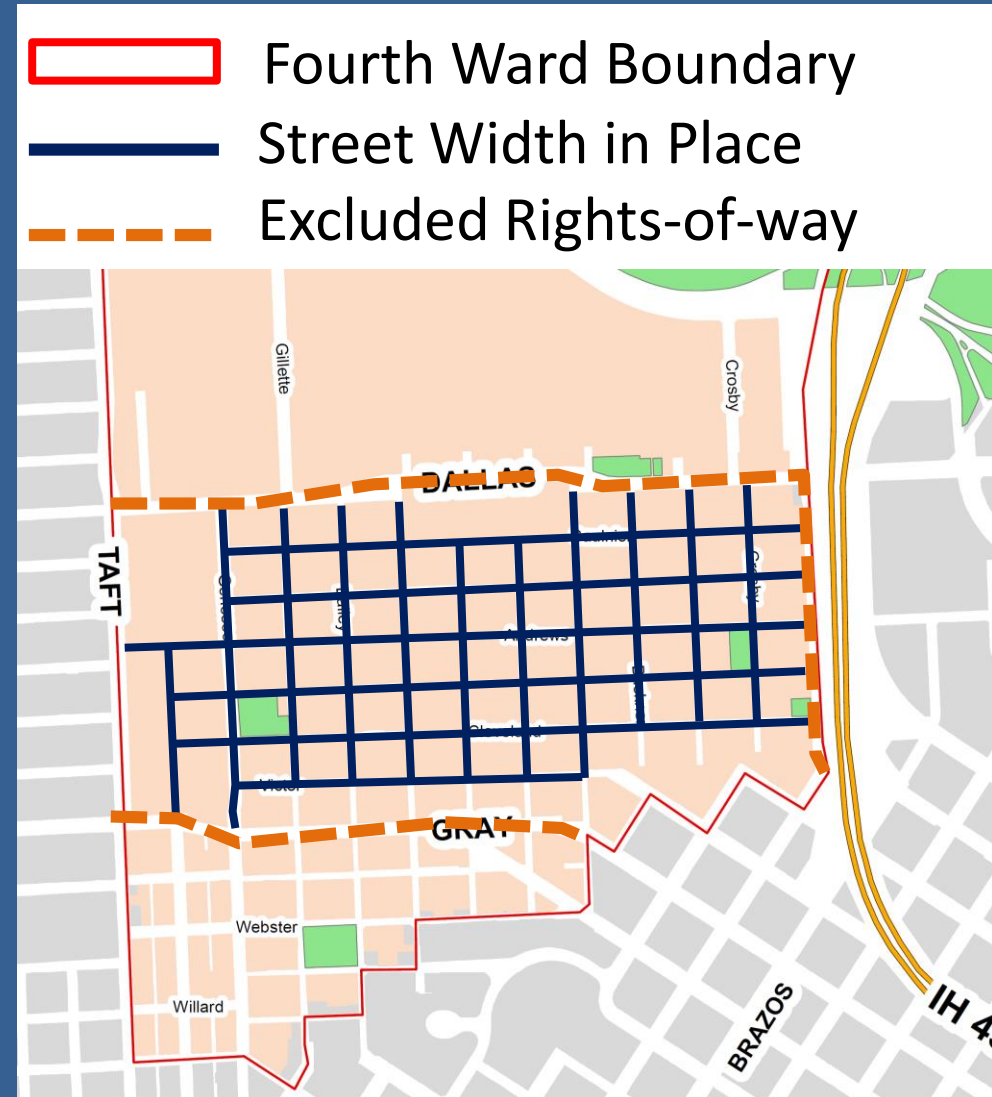
# Street Width in Place Challenges

Ordinance language doesn't completely match the 1999-1344  
Street Ordinance boundary

# Street Width in Place

## Ordinance No. 1999-1344

“...including the right-of-way of Mason Street **but excluding the rights-of-way of Heiner, West Gray and West Dallas Streets**, shall hereafter be referred as “Fourth Ward” ...”



# Street Width in Place

## Approach

Amend the ordinance language to match the Street Ordinance boundary by adding the omitted language



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Technical Amendments

**Next Steps**

Public Comments

# Next Steps

Form Focus Group

Homework Activities

Expectations for Next Meeting



**ROMAN MCALLEN**



# Form Conservation Districts Focus Group

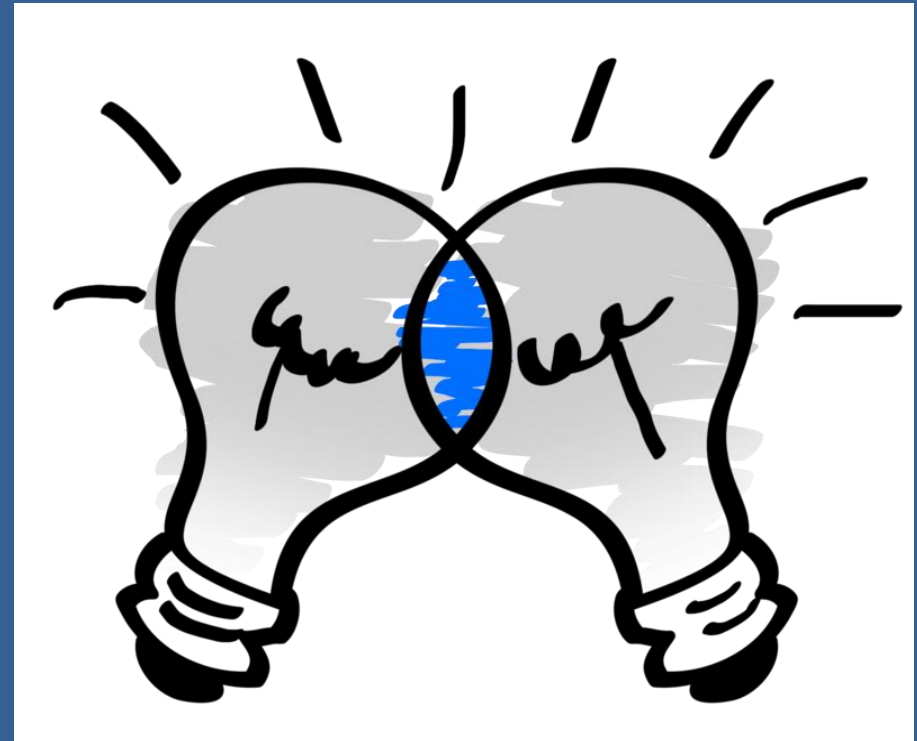
Begins work in October

Will draft framework for  
Conservation Districts program

Contact Roman McAllen

[Roman.McAllen@houstontx.gov](mailto:Roman.McAllen@houstontx.gov)

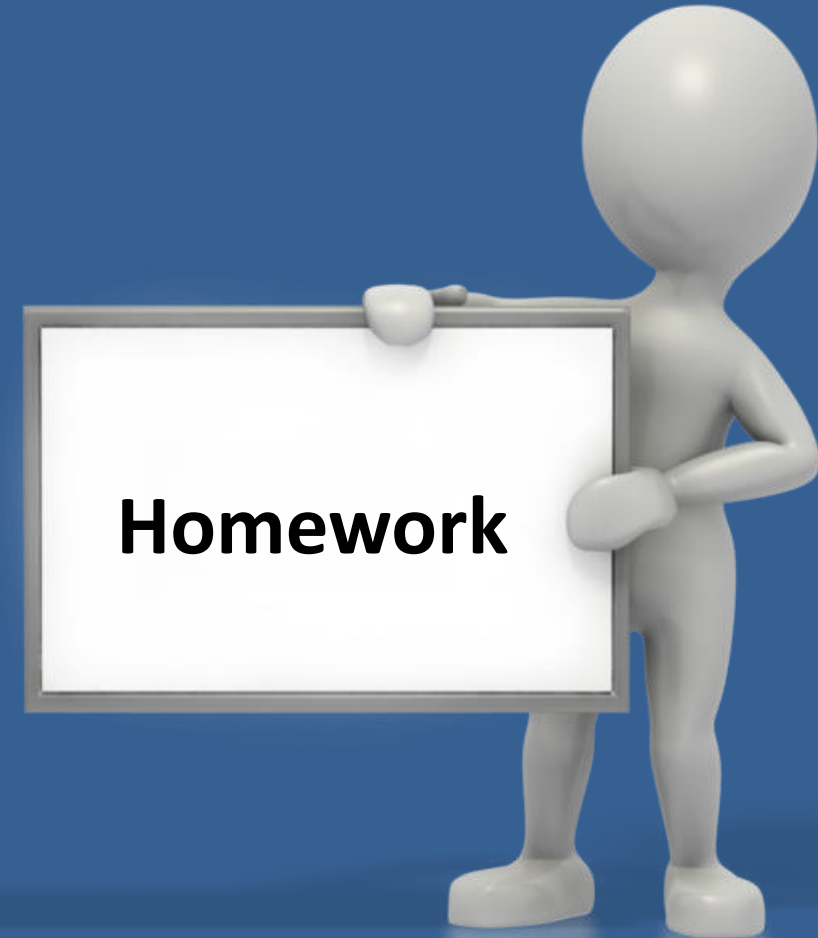
832-393-6600



# Homework Activities

[www.LetsTalkHouston.org](http://www.LetsTalkHouston.org)

- Articles
- What would you want to ask stakeholders?
- Post a picture



# Let's Talk Houston!



[www.LetsTalkHouston.org/Livable-Places](http://www.LetsTalkHouston.org/Livable-Places)

PLANNING & DEVELOPMENT DEPARTMENT

Home Sign In | Register

**LIVABLE PLACES HOUSTON**

SHARE YOUR IDEAS  
GET NEWS  
UPLOAD IMAGES  
ASK QUESTIONS

Sign Up to get involved!

Project Contact

UPLOAD FAVORITE PIC ARTICLES COMMENT/QUESTION

Post a pic of something you like about a neighborhood!

12 days ago  
Post a picture on the board or leave a comment via SMS by texting 833-408-2362! Sort by 'new' if you want to see the most recent comments first.


**Coolynn**  
5 days ago  
An attractive 8-plex building  
I loved this building. It is an 8-plex but doesn't really look like 8 units. There is enough permeable space to have trees, shrubs and plants. All  
1 Comment 1

**Suvidha B**  
5 days ago  
Apartment in midtown  
I used to love living in this apartment as it was close to work. At that time we owned one car and had no kids. It was little expensive but very  
0 Comment 0

Major Milestones

- Public Engagement  
Be a part of the Ideas that will help shape Houston's Future. Participate in the public engagement throughout the Livable Places Initiative. #LivablePlacesHouston
- Minor Technical Amendments
- Code(s) Study
- Development Code Recommendations

TEXT @ 833-408-2362



**Next meeting**  
**October 20<sup>th</sup>**  
**3-5pm**

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**Public Comments**

# Instructions for Public Comments

2 minutes per speaker

Press \*6 if connected on phone

Click on the microphone button

State your full name & spell your last name

