

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, MAY 12, 2022  
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX  
OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

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

OR

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

CONFERENCE ID: 414 556 887#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

MAKE COMMENTS BY PHONE AT: 832-393-6624

(24 HOURS IN ADVANCE)

# PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*  
M. Sonny Garza, *Vice Chair*  
David Abraham  
Susan Alleman  
Bill Baldwin  
Lisa Clark  
Rodney Heisch  
Daimian Hines  
Randall L. Jones  
Lydia Mares  
Paul R. Nelson  
Linda Porras-Pirtle  
Kevin S. Robins  
Ileanna Rodriguez  
Ian Rosenberg  
Megan R. Sigler  
Zafar "Zaf" 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  
Tina Petersen, Ph.D., P.E.

## **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](mailto:Speakercomments.pc@houstontx.gov), 24 hours in advance.
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 24 hours in advance in writing will be made part of the agenda under- public comments.
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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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 at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto: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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of 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 who choose to attend virtually.

To join the May 12, 2022 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or  
Web Browser: <https://bit.ly/3JqJsrK>; or
- Phone: +1 936-755-1521 Conference ID: 414 556 887#

**Visit website ([ftp://edrc.houstontx.gov/2022/2022-10\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2022/2022-10_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 official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

## Houston Planning Commission

### AGENDA

May 12, 2022 2:30 p.m.

#### Call to Order

##### Director's Report

##### Approval of the April 28, 2022 Planning Commission Meeting Minutes

- I. **Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Arum Lee)
  - b. Replats (Arum Lee)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo, and Geoff Butler)
  - d. Subdivision Plats with Variance Requests (Geoff Butler and Aracely Rodriguez)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement
  - g. Extensions of Approval (Tamara Fou)
  - h. Name Changes (Tamara Fou)
  - i. Certificates of Compliance (Tamara Fou)
  - j. Administrative
  - k. Development Plats with Variance Requests (Nick Parker, Ramon Jaime Leon, Jacqueline Brown)
  
- II. **Establish a public hearing date of June 9, 2022**
  - a. Amended Golfcrest Addition partial replat no 4
  - b. Castlewood Addition Sec 3 partial replat no 1
  - c. Cetti Gardens replat no 1
  - d. Chapman Cove Place
  - e. Golfview Manor partial replat no 1
  - f. Manors at Woodland Heights partial replat no 1
  - g. Rosewood Estates Sec 2 partial replat no 5
  - h. Spring Branch Acres Sec 1 partial replat no 3
  - i. Wilfran Place partial replat no 1
  
- III. **Excuse the absence of Commissioners Lisa Clark and Ileana Rodriguez.**
  
- IV. **Public Comment**
  
- V. **Adjournment**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>
<b>A-Consent</b>			
1	Alicante	C3P	
2	Almeda Genoa Place partial replat no 4	C3F	
3	Anderson Villas	C3F	DEF1
4	Avalon at Cypress West Sec 2	C3F	DEF1
5	Belfort Farms Sec 2	C3P	DEF1
6	Billal Tech	C2	
7	Blooming Daisies	C2	DEF1
8	Bridgeland Prairieland Village Sec 20	C3F	
9	Bridgeland Prairieland Village Sec 21	C3F	
10	Chesterfield Mews	C3F	
11	Circle B Veterinary Clinic	C2	
12	City Park Gardens	C2	
13	Clairmont Place Sec 1 partial replat no 6	C3F	
14	Cornejo Plaza	C2	
15	Creekmont Branch	C3P	
16	Delta Development	C2	
17	Devonshire Place partial replat no 2	C3F	DEF1
18	Elyson Sec 50	C3F	
19	Elyson Sec 52	C3F	
20	Elyson Sec 53	C3F	
21	Estates on Ojeman	C3F	DEF2
22	Excel Electromechanical	C2	
23	Fair Contractors	C2	
24	Foster Place partial replat no 22	C3F	
25	Four Seasons Boudreaux	C2	
26	Freeman Ranch Sec 5	C3P	
27	Goertz Addition	C2	DEF1
28	Gray Wood Estates	C3P	
29	Greenhouse Homes	C2	
30	Haden Terrace partial replat no 3	C3F	
31	Haden Terrace partial replat no 2	C3F	
32	Harris County MUD No 539 Wastewater Treatment Plant no 1	C2	
33	Highland Gardens replat no 1	C3F	
34	Ivy Kids Elyson	C2	DEF1
35	Ivy Point Cinco Ranch	C2	
36	Katy Outdoors	C2	DEF1
37	La Reserva Back Ranch	C2	
38	Morton Creek Ranch Sec 25	C3F	DEF1
39	Newhaven Place partial replat no 3	C3F	
40	Ralston Lakes Sec 1	C3F	
41	Red Oak Estates New Application	C3P	
42	Riverside Terrace Sec 11 partial replat no 3	C3F	

**Platting Summary****Houston Planning Commission****PC Date: May 12, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Shipra at Emancipation	C2	DEF1
44	Shipra Tower	C2	DEF1
45	Stebbie Homes	C3F	DEF1
46	Telge Ranch West Sec 2	C3P	
47	Trillium Sec 6	C3P	
48	Victoria Parking Truck	C3F	DEF1
49	Views at Abernathy Street	C2	
50	Viking Complex	C2	
51	Villas at Danna	C2	DEF1
52	Villas on Sylvester GP	GP	
53	White Oak Terrace Estates	C2	
54	Wilburforce Villas	C3F	DEF1
55	Willowbend Point	C3P	
56	Winward Sec 11	C3F	DEF1
57	Wolf Trail	C2	
58	Woodland Lakes Sec 6	C3F	
59	Wrenwood partial replat no 4	C3F	
60	Yale Homes	C3F	

**B-Replats**

61	A2N Holdings LLC Development	C2R	DEF1
62	Alani Homes at Shreveport	C2R	
63	Ashland Estates	C2R	
64	Ashley Park at Green Meadow Lane	C2R	DEF1
65	Beall Landing Development	C2R	
66	Bertellis Landing Development	C2R	
67	Blue Sky Estates	C2R	
68	Brick and Stone at Dreyfus	C2R	
69	Brick and Stone at Paris	C2R	
70	Brick and Stone at Seabrook	C2R	
71	Brun Views	C2R	
72	Buckingham Place Sec 1 partial replat no 1	C2R	
73	Buenos Aires replat no 1	C2R	
74	Channelside Grove	C2R	
75	Cherry Estates at Vera Lou	C2R	
76	Colonial Gardens partial replat no 2	C2R	DEF2
77	Crocket Villas	C2R	
78	Cullen Plaza at Swingle	C2R	
79	Dolly Wright Homes	C2R	
80	Easthaven Estates	C2R	
81	Ele Invest LLC	C2R	
82	Estates at Arvin Street	C2R	DEF2
83	Fennell Park	C3R	
84	Firnat Heights	C2R	

**Platting Summary****Houston Planning Commission****PC Date: May 12, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Furay Development	C2R	
86	Goodhope Street	C2R	
87	Hardy Skyline	C2R	
88	Hardy Views	C2R	
89	Harper Landing replat no 1	C2R	
90	Hearthstone On Sampson	C2R	
91	Highland Point	C3R	DEF1
92	Holman Outlot 38 partial replat no 1	C2R	DEF2
93	Houston Suburban Heights replat no 1	C3R	
94	Intervale Estates	C2R	
95	Katy Heights	C3R	DEF1
96	Lanewood Heights	C2R	
97	Manchester Grove	C3R	
98	Mansen Estates	C2R	
99	McCartney Oaks	C2R	
100	Midgeley Villas	C2R	
101	Noble Plaza	C2R	
102	Paloma Sec 1	C3R	
103	Paloma Sec 2	C3R	
104	Paloma Sec 3	C3R	
105	Park Place Extension	C2R	
106	Park Ten County Court	C2R	
107	Passive Meadows	C2R	
108	Plaza Estates at Carver	C2R	
109	Plaza Estates at Mansfield	C2R	
110	Plaza Estates at Noah	C2R	
111	Portman Center Street West	C2R	
112	Redbluff Service	C2R	
113	Regency Green Gardens	C2R	
114	Rye Park	C3R	
115	Saltus Estates	C2R	
116	Salty Donut Houston TX	C2R	DEF1
117	Settegast on Alamo	C2R	
118	Sondos Development	C2R	
119	Songwood Park	C3R	
120	Southwest B33	C2R	DEF1
121	Sur	C3R	DEF1
122	TM Spring Cypress	C2R	
123	Twenty Third Street Square	C2R	DEF1
124	Upside Wheatley	C3R	
125	West 21st Townhomes	C2R	
126	Westgate Business Park Sec 1 partial replat no 1	C2R	
127	Wheatley Court	C2R	
128	Wilmington Terrace	C2R	



<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>
<b>C-Public Hearings Requiring Notification</b>			
129	Ayrshire Addition Sec 1 partial replat no 2	C3N	DEF1
130	Bayou Woods Sec 2 partial replat no 4 and extension	C3N	
131	Champs Corner partial replat no 1	C3N	
132	Clairmont Place Sec 1 partial replat no 7	C3N	
133	Clairmont Place Sec 1 partial replat no 8	C3N	
134	Clayton Woods Sec 1 partial replat no 1	C3N	
135	Crawford Place replat no 1 and extension	C3N	
136	Deroloc Addition partial replat no 2	C3N	
137	Lakewood Pines Sec 15	C3N	
138	Lakewood Pines Sec 16	C3N	
139	Ruburfield no 66 partial replat no 9	C3N	
140	Shamrock Manor partial replat no 2	C3N	DEF1
141	Spring Branch Estates no 2 partial replat no 14	C3N	
142	Woodland Square	C3N	
143	Yocum Gardens partial replat no 1	C3N	

**D-Variances**

144	Bridgeland Creekland Village Sec 9	C3P	
145	Chavez Ranch	C2	
146	Midtown Central Square	C2R	DEF1
147	Richmond Apartments	C3P	
148	Riegle Manor	C2	
149	Shaw Road BTR	C3P	DEF1
150	Travis Partners Capital replat no 1	C2R	DEF1

**E-Special Exceptions**

151	Venterra Fulshear Church GP	GP	
152	Venterra Fulshear Church Apartments	C2	

**F-Reconsideration of Requirements**

153	Azalea District GP	GP	
154	Old Spanish Trail Lofts	C2R	

**G-Extensions of Approval**

155	Blue Creek partial replat no 1 replat no 1	EOA	
156	Chatterton Oaks	EOA	
157	DML Grand Mission Plaza	EOA	
158	Dolly Wright Estates	EOA	
159	Enclave at the Woodlands	EOA	
160	Fannin Station South	EOA	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
161	Generation Park Management District Detention Pond 3	EOA	
162	Glen Highland Sec 1	EOA	
163	Harris County MUD 418 Wastewater Treatment Plant no 3	EOA	
164	Katy ISD Northwest Facility	EOA	
165	Knight Station South	EOA	
166	Lakewood Pines Sec 12	EOA	
167	Lakewood Pines Sec 13	EOA	
168	Marvida Sec 14	EOA	
169	Pecan Estates Sec 3	EOA	
170	Riverside Terrace Sec 6 partial replat no 2	EOA	
171	Urban Logistics Square	EOA	
172	Villa Robles Sec 1	EOA	

**H-Name Changes**

173	BB Place at Glass (prev. B and B Development Place)	NC	
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**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

174	7818 Buffalo Speedway	DPV	
175	1827 Colquitt St	DPV	
176	16003 Hilltop Oak Drive	DPV	
177	16005 Hilltop Oak Drive	DPV	
178	16007 Hilltop Oak Drive	DPV	
179	16009 Hilltop Oak Drive	DPV	
180	16105 Hilltop Oak Drive	DPV	
181	16107 Hilltop Oak Drive	DPV	
182	16109 Hilltop Oak Drive	DPV	
183	16111 Hilltop Oak Drive	DPV	
184	16113 Hilltop Oak Drive	DPV	
185	16115 Hilltop Oak Drive	DPV	
186	1602 Kipling St	DPV	
187	4012 Meadow Lake Ln	DPV	
188	800 Walton St		