

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JUNE 9, 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

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 Porrás-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, 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

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 at www.houstonplanning.com. 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

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 June 9, 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/2022/2022-12_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

June 9, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the May 26, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Tamara Fou)
- b. Replats (Tamara Fou)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Geoff Butler and Aracely Rodriguez)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Tamara Fou and Devin Crittle)
- g. Extensions of Approval (Fabian Esqueda)
- h. Name Changes (Fabian Esqueda)
- i. Certificates of Compliance (Fabian Esqueda)
- j. Administrative
- k. Development Plats with Variance Requests (Nick Parker, Ramon Jaime Leon, Jacqueline Brown)

II. Establish a public hearing date of July 7, 2022

- a. Cotton Oaks Estates replat no 1
- b. Dunvale Village partial replat no 1
- c. Glen Manor Sec 2 partial replat no 2
- d. McKenzie Park Sec 4 partial replat no 2
- e. Melody Oaks partial replat no 25 and extension
- f. Providence Reserve
- g. Sabana Prado replat no 1
- h. West Houston Addition partial replat no 2
- i. West Lane Place partial replat no 4
- j. Wrenwood Addition partial replat no 5

III. Public Comment

IV. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alicante	C3P	DEF2
2	Anniston Reserves Sec 3	C2	
3	Anniston Reserves Sec 4	C2	
4	Arzak	C2	
5	Aurora Sec 4	C3F	DEF1
6	Bauer Rd Tract GP	GP	DEF1
7	Blooming Daisies	C2	
8	Building Hope	C2	DEF1
9	Candela South Sec 1	C3F	
10	Candela South Street Dedication and Reserves	C3F	
11	Candela South Sec 2	C3F	
12	Champs Corner partial replat no 1	C3F	
13	Chapman Estates	C2	DEF1
14	Chevy Chase partial replat no 4	C3F	
15	Creekmont Branch	C3P	DEF2
16	Cypress Commerce Center	C2	
17	Elyson Sec 51	C3F	
18	Elyson Sec 55	C3P	DEF1
19	Elyson Sec 56	C3P	DEF1
20	Enclave at FM2920 GP	GP	DEF1
21	Foster Place partial replat no 28	C3F	
22	Foster Place partial replat no 29	C3F	
23	Four Seasons Boudreaux	C2	DEF2
24	Freeman Ranch Sec 5	C3F	
25	Goodhope Court	C2	
26	Grand Mission Estates Sec 31	C3P	DEF1
27	Grand West Sec 4	C3F	
28	Habel Estates	C2	DEF1
29	Harris County Department of Education Highpoint East Middle School	C2	
30	Haven Mission Trace GP	GP	DEF1
31	Iglesia Intimidad Con Dios	C2	
32	Jazzy Cove	C3F	
33	Jones Creek Reserve at McCrary Meadows Sec 1	C3F	DEF1
34	Klein ISD Klein Collins High School Complex Sec 1	C2	DEF1
35	Kolbe Square	C3F	
36	Lakeview Retreat Casitas	C2	
37	Lakewood Pines Sec 16	C3F	
38	Legacy Park on Spears Road South	C3P	
39	Lifetime Eyecare	C2	
40	Maple Reserve GP	GP	
41	Martin Park	C3F	
42	Mesa Road Business Park	C2	DEF1

Platting Summary**Houston Planning Commission****PC Date: June 09, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Morton Creek Ranch Sec 16	C3F	DEF1
44	Morton Creek Ranch Sec 28	C3F	DEF1
45	Pinecrest Sec 7	C3F	DEF1
46	Pinehills Plaza	C2	
47	Ralston Lakes Sec 1	C3F	DEF2
48	Schiel Road Residential	C3P	
49	Schiel Road Tract	C3P	
50	Stacy Capital	C2	
51	Sunterra Sec 32	C3P	DEF1
52	Sunterra Sec 33	C3F	
53	Sunterra Sec 51	C3F	DEF1
54	Sunterra Sec 52	C3F	DEF1
55	Telge Ranch West Sec 2	C3P	DEF2
56	Timmerman Place partial replat no 1	C3F	
57	Upside Wheatley	C3F	
58	Uptown District	C3F	
59	Villas on Janisch	C2	
60	Wolf Manor	C2	
61	Wolf Road Tract Sec 1	C3P	DEF1
62	Wolf Trail	C2	DEF2
63	Yocum Gardens partial replat no 1	C3F	

B-Replats

64	Amity at Victory	C2R	
65	Bauman Landing	C2R	
66	Bauman Vista	C2R	
67	Billal Shiloh Church	C2R	
68	Blueberry Residences	C2R	DEF1
69	Carol Estates	C3R	DEF1
70	Cherry Estates at Vera Lou	C2R	DEF2
71	Couch Cottages	C2R	
72	De Soto Village	C3R	
73	Desai Estates	C2R	
74	Dolly Square	C2R	DEF1
75	Earhart Estates	C2R	
76	Elmwood Estates	C2R	
77	Elyson Grand Central West Industrial Park	C3R	
78	Enclave at FM2920 Sec 1	C2R	DEF1
79	Estates of Ireland	C2R	
80	Estates Plaza at Ricky	C2R	
81	Fisher Street Court	C2R	
82	Foster View	C2R	
83	Freeport Green Plaza	C2R	
84	Furay Development	C2R	DEF2

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Harrington Estates	C2R	
86	Highland Court	C3R	DEF1
87	Hurlplan Addition partial replat no 1	C2R	
88	Mansfield Manor	C3R	DEF1
89	Midgeley Villas	C2R	DEF2
90	Noah Plaza	C2R	
91	Northtown Homes	C2R	
92	Oak Lawn partial replat no 4	C2R	
93	Osorto Estates	C2R	
94	Park Ten County Court	C2R	DEF2
95	Parkhurst Villas	C2R	DEF1
96	Plaza at Glen Estates	C2R	
97	Plaza Estates at Beckley	C2R	
98	Plaza Estates at Dreyfus	C2R	
99	Plaza Estates at Marnel	C2R	
100	Rachel Landing Development	C2R	DEF1
101	Richmond Villas	C3R	DEF1
102	Rosedale Heights	C3R	
103	Rue Place	C2R	
104	Rue Villas	C2R	
105	Rutland Villas	C2R	
106	Onyx Estates	C2R	
107	Smith Goodhope Townhomes	C2R	DEF2
108	Sunnyside Court partial replat no 3	C2R	
109	Tatooine Terrace	C2R	DEF1
110	Telge Ranch West Sec 1	C3R	DEF1
111	Vietnamese Martyrs Church Kingspoint	C2R	
112	View of Millstone	C2R	
113	Villas at Weston	C2R	DEF1
114	Wall Estates	C2R	
115	Woodrock Heights	C2R	DEF1
116	WSSA Houston Va replat no 1	C2R	DEF1

C-Public Hearings Requiring Notification

117	Allendale Townsite Section A partial replat no 8	C3N	DEF1
118	Amended Golfcrest Addition partial replat no 4	C3N	
119	Bradbury Forest Sec 9 partial replat no 1	C3N	DEF1
120	Brinkman Place	C3N	DEF1
121	Castlewood Addition Sec 3 partial replat no 1	C3N	
122	Cetti Gardens replat no 1	C3N	
123	Chapman Cove Place	C3N	
124	Golfview Manor partial replat no 1	C3N	
125	Levit Green Sec 3	C3N	DEF1
126	Manors at Woodland Heights partial replat no 1	C3N	

Platting Summary**Houston Planning Commission****PC Date: June 09, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
127	Nantucket Residences	C3N	DEF1
128	Pine Trails Sec 9 partial replat no 1	C3N	DEF1
129	Pine Trails Sec 9 partial replat no 2	C3N	DEF1
130	Rosewood Estates Sec 2 partial replat no 5	C3N	
131	Spring Branch Acres Sec 1 partial replat no 3	C3N	
132	Wilfran Place partial replat no 1	C3N	

D-Variances

133	Alabama Court Tract	C3P	DEF1
134	Estates on Stockdick GP	GP	
135	Estates on Stockdick Sec 1	C2	
136	Everstead at Grand Parkway	C3P	
137	Highland Meadows Mobile Home Park GP	GP	
138	Marigny Heights	C3R	DEF1
139	Solar Street Plaza	C2R	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

140	Grand Pines GP	GP	
141	Trillium Sec 3	C3P	

G-Extensions of Approval

142	Balmoral East Sec 1	EOA	
143	Balmoral East Sec 2	EOA	
144	Candela Water Plant no 1	EOA	
145	Empire Business Center	EOA	
146	Freeport Property LLC	EOA	
147	Friendswood Hariom	EOA	
148	Katy Christian Ministries	EOA	
149	Kindred Estates	EOA	
150	Kindred Moreno	EOA	
151	Newtechwood America Headquarters	EOA	

H-Name Changes

None

I-Certification of Compliance

152 25197 Virginia Ln

Item No.	Subdivision Plat Name	App Type	Deferral
-----------------	------------------------------	-----------------	-----------------

J-Administrative

None

K-Development Plats with Variance Requests

153	16003 Hilltop Oak Drive	DEF 2
154	16005 Hilltop Oak Drive	DEF 2
155	16007 Hilltop Oak Drive	DEF 2
156	16009 Hilltop Oak Drive	DEF 2
157	16105 Hilltop Oak Drive	DEF 2
158	16107 Hilltop Oak Drive	DEF 2
159	16109 Hilltop Oak Drive	DEF 2
160	16111 Hilltop Oak Drive	DEF 2
161	16113 Hilltop Oak Drive	DEF 2
162	16115 Hilltop Oak Drive	DEF 2
163	1602 Kipling St	DEF 2
164	4012 Meadow Lake Ln	DEF 2
165	6904 Van Etten St	DEF 2
166	800 Walton St	DEF 2