

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, DECEMBER 15, 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/3FEHQ22>

OR

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

CONFERENCE ID: 574 543 838#

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
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 December 15, 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/3FEHQ22>; or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 574 543 838#

Visit website (<https://plattracker.houstontx.gov/edrc/Login.aspx>) 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

December 15, 2022 2:30 p.m.

Call to Order

Director's Report

Approval of the December 1, 2022 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (Arum Lee)
- Replats (Arum Lee)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo, and Arum Lee)
- Subdivision Plats with Variance Requests (Geoff Butler, Tammi Williamson, John Cedillo, and Aracely Rodriguez)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Aracely Rodriguez)
- Extensions of Approval (Petra Hsia)
- Name Changes (Petra Hsia)
- Certificates of Compliance (Petra Hsia)
- Administrative
- Development Plats with Variance Requests (Ramon Jaime-Leon, Jacqueline Brown and Nick Parker)

II. Establish a public hearing date of January 19, 2023

- Bringhurst Noble Majestic
- Eastwood Manor
- Hazard Place
- Houston Gateway Academy
- Kashmere Estates
- Mahsa Amini
- Mission Green North partial replat no 3 and extension
- Riverside Terrace Sec 6 partial replat no 5
- Talina Way Estates
- Three Pillars Townhomes
- Timber Lakes Fire Station
- West 12th Street Manors
- White Oak Crossing Sec 5 partial replat no 1

III. Public Hearing and Consideration of a Special Minimum Lot Size Block Renewal for the 1300 block of Edwards Street, south side – MLS 15REN (Abraham)

IV. Public Comment

V. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Alta Sunset Heights	C2	
2	American Legion Post no 490	C2	
3	Anniston Reserves Sec 2	C3F	
4	Anniston Sec 1	C3F	
5	Anniston Sec 4	C3F	
6	Anniston Sec 6	C3F	
7	Aurora Sec 3 partial replat no 1	C3F	
8	AW Building LLC	C2	
9	Baker Road Estates	C1	
10	Bleu Riviera Drive Street Dedication Sec 1	C3F	
11	Brazos Ridge	C2	
12	Bridgeland Creekland Village Sec 8	C3F	
13	Bridgeland Creekland Village Sec 9	C3F	
14	Bridgeland Creekland Village Sec 7	C3F	
15	Bridgeland Peek Road Street Dedication Sec 6	SP	
16	Bridgeland Prairie Refuge Crossing Street Dedication and Reserves	C3F	
17	Brook Cove	C3F	
18	Candela Sec 11	C3P	
19	City Place Sec 1	C3P	
20	City Place Sec 2	C3P	
21	Colonial Heights	C3F	
22	Community Fieldhouse	C2	DEF1
23	Cozy Med Enclave on Mainer	C3F	
24	Crossing at Cypress Lakes GP	GP	
25	Crossing at Grand Mason GP	GP	
26	Crossing at Grand Mason Sec 2	C3P	
27	Crossing at Grand Mason Sec 1	C3P	
28	Decker Farms Sec 3	C3F	
29	Deroloc Addition partial replat no 2	C3F	
30	Elyson Sec 51	C3F	
31	Enclave on Noel	C3F	
32	Fellows In and Out Investments at South Freeway	C2	DEF1
33	Gomez Acres	C2	
34	Grand Pines Water Plant	C2	
35	Grand Pines Sec 5	C3F	
36	Grand Prairie Sec 2	C3F	
37	Hamilton Industrial Park	C3P	
38	Harris County MUD no 406 Water Well no 3	C2	
39	Harris County MUD no 418 Wastewater Treatment Plant no 2	C2	
40	Haven at Kieth Harrow	C3F	
41	Indian Springs Sec 1	C3F	
42	Jhakaas at Meadowlake Court	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Joan Murray FM 1736 Development Sec 1	C3P	DEF1
44	Katy Heights	C3F	DEF1
45	Kingspoint Business Park	C2	
46	Kuykendahl Campus	C2	
47	Malakha Bissonnet Development	C2	DEF1
48	Maxroy Street Center at West 11th	C2	
49	Noble Street Homes	C2	
50	Norma Estates	C2	DEF1
51	Rankin Park	C2	DEF1
52	Richmond Villas	C3F	
53	RJJ Jones Property Management	C2	
54	Saint Tropez Sec 1	C3F	
55	Saint Tropez Sec 2	C3F	
56	Saint Tropez Sec 3	C3F	
57	Shepherd Oaks partial replat no 2	C3F	DEF1
58	Sky View GP	GP	
59	Sky View Sec 1	C3P	
60	Southland Terrace partial replat no 2	C3F	
61	Springwoods Village Parkway Street Dedication Sec 7	SP	
62	Steeplechase Sec 1 Partial Replat No 3	C3F	
63	Summer Street Reserve East	C2	
64	Summer Street Reserve West	C2	
65	Tejal and Jessica LLC at Kuykendahl	C2	
66	Terravista Lakes Reserves	C2	
67	Texcon Longenbaugh	C2	
68	Thornton Estates	C3F	
69	Tidwell Lakes Sec 4	C3F	DEF1
70	Tiva	C2	DEF1
71	Tropez Village Drive Street Dedication and Reserves	C3F	
72	Villas on Stearns	C3F	
73	West Little York Road at Grand Parkway Street Dedication Sec 1	C3F	

B-Replats

74	Ace Yale	C2R	
75	Alanis Estate	C2R	
76	Alexander Townhomes	C2R	DEF1
77	Allison Park Sec 8	C3R	
78	Arkala Heights Village	C2R	
79	Beall Village Homes	C2R	
80	Beez Knezz	C2R	
81	Bringhurst Noble Bleker	C2R	
82	Carverdale Sec 1 partial replat no 1	C2R	
83	Center for Pursuit North	C2R	
84	Charlesmont Manor	C2R	

Platting Summary**Houston Planning Commission****PC Date: December 15, 2022**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Charlesmont Estates	C2R	
86	Coffee Place	C2R	
87	Cortlandt Landing	C2R	
88	Curtis Landing	C3R	
89	Enclave on Retta	C2R	
90	Evelyn Home Estates	C2R	
91	Fed Ex Drive Street Dedication Sec 1	SP	DEF1
92	Fellowship Estate	C2R	DEF1
93	Fulton 7100 Storage	C2R	DEF1
94	Gano Home Estates	C2R	
95	Giddy Up replat no 2 and extension partial replat no 1	C2R	
96	Grace Terrace	C2R	
97	Harkness Estates	C2R	
98	Heights Sanctuary at 22 Street	C2R	
99	Hessed Development no 13	C3R	
100	House of David Church Estate	C2R	
101	Infinity Infinity	C2R	
102	Julianah Estates	C2R	
103	Manriquez Estates at Wavell Street	C2R	
104	Medina Plaza	C2R	
105	Mpower Auto Fondren Road Development	C2R	DEF1
106	Papingo Court	C2R	
107	Park at Glass	C2R	DEF1
108	Parvins Estate	C2R	
109	PHHN Brook Haven	C2R	
110	Plainview Park	C2R	
111	Plaza Estates at Ellington	C2R	
112	Plaza Estates at Fuqua	C2R	
113	Roc Homes Plaza	C2R	DEF1
114	Rose on Calhoun	C2R	
115	Rutland Estate	C2R	
116	Silver Falls By Roberts Homes	C3R	
117	Solanna Parkland Drive and Marvelous Place Street Dedication	SP	DEF1
118	South Houston Nissan	C2R	
119	Southland Terrace partial replat no 3	C2R	DEF1
120	Squared Estates	C2R	
121	Standard Morgan Partners at Tavenor Lane replat no 1	C2R	
122	Terry Home Estates	C2R	
123	Truong Castle	C2R	
124	United Home Steffani Lane Development	C2R	
125	Upper Kirby Terraces	C2R	
126	Wavell McKinley	C2R	
127	Wavell Rincon	C2R	
128	West Clay Green	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
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C-Public Hearings Requiring Notification

129	Blalock Square	C3N	DEF1
130	Elberta Villa	C3N	
131	Estates at Randolph Street	C3N	DEF1
132	Foster Crossing	C3N	
133	George Heights replat no 1	C3N	
134	Gulick Place	C3N	
135	Hyde Park Main Addition partial replat no 3	C3N	
136	Lakeview Retreat Sec 1 partial replat no 1	C3N	
137	Langham Creek Colony Sec 2 partial replat no 4	C3N	DEF1
138	Oak Forest Sec 1 partial replat no 5	C3N	
139	Reed Terrace partial replat no 4	C3N	
140	Weyburn Estates	C3N	

D-Variances

141	Cypress Trails at Bauer Landing GP	GP	DEF1
142	Janisch Street Development	C2R	
143	McClain Manufacturing	C2R	DEF1
144	Powell Court	C3P	
145	Residences at 1934 West Gray	C2	DEF1
146	Shoppes at Shepherd	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

147	Blake Vista	C2R	
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G-Extensions of Approval

148	Amira Sec 22	EOA	
149	Amira Sec 23	EOA	
150	Amira Sec 24	EOA	
151	Avalon at Cypress West Sec 1	EOA	
152	Avalon Landing Lane Street Dedication Sec 1	EOA	
153	Commons at Cypress Lakes	EOA	
154	Cypress Green School Reserve	EOA	
155	Doka Tomball	EOA	
156	Enclave at Lexington Woods	EOA	
157	Everstead at Windrose	EOA	
158	Generation Park West Sec 8	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
159	Invision Business Center	EOA	
160	Invision Commerce Park	EOA	
161	Mueschke Road and Mound Road Street Dedication	EOA	
162	Peachtree Court	EOA	
163	Queenston Business Center	EOA	
164	Shops at Bauer Landing	EOA	
165	Squirrel Oaks	EOA	
166	TDL Golden Investment Inc Development	EOA	
167	Willow Creek Manors	EOA	

H-Name Changes

168	Tomball Parkway Center South (prev. Tomball Parkway Center)	NC	
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I-Certification of Compliance

169	21618 Russell Drive	COC	
170	22061 Russell Drive	COC	
171	22715, 22728, 22736, 22743, 22787 Maple Street	COC	
172	27524 Saddle Rock Lane	COC	
173	21412 Dunn Street	COC	

J-Administrative

None

K-Development Plats with Variance Requests

174	9303 Firnat Street	DPV	DEF1
175	3581 Merrick Street	DPV	DEF1
176	1114 Stude Street	DPV	DEF1