

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 2, 2023
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/3I1wC9n>

OR

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

CONFERENCE ID: 895 207 144#

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*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

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
Patrick Mandapaka, PhD, AICP
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 March 2, 2023 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/311wC9n>; or
- Phone: +1 936-755-1521 Conference ID: 895 207 144#

[Visit website \(https://plattracker.houstontx.gov/edrc/Login.aspx\) for agenda details.](https://plattracker.houstontx.gov/edrc/Login.aspx)

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

March 2, 2023 2:30 p.m.

Call to Order

Director's Report

Approval of the February 16, 2023 Planning Commission Meeting Minutes

- I. **Acres Home Mobility Study** (Muxian Fang)
- II. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arum Lee)
 - b. Replats (Arum Lee)
 - c. Replats requiring Public Hearings with Notification (Devin Crittle, Dorianne Powe-Phlegm, John Cedillo, Arum Lee, and Aracely Rodriguez)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle, John Cedillo, Petra Hsia, and Tammi Williamson)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Tammi Williamson)
 - g. Extensions of Approval (Petra Hsia)
 - h. Name Changes (Petra Hsia)
 - i. Certificates of Compliance (Petra Hsia)
 - j. Administrative
 - k. Development Plats with Variance Requests (Geoff Butler)
- III. **Establish a public hearing date of March 30, 2023**
 - a. Beall Street Development
 - b. Bria Place
 - c. FL Tucker Long Drive
 - d. Inwood North Self Storage
 - e. Irvinton partial replat no 1
 - f. Laboure Estates partial replat no 1
 - g. Park Street Green
 - h. Pinecrest Court Sec 3 partial replat no 2
 - i. Reed Terrace partial replat no 5
 - j. Ruth Street Estates
 - k. Rutland Estate
 - l. Weyburn Estates
- IV. **Consideration of an Off-Street Parking Variance at 347 W. 20th Street** (Devin Crittle)
- V. **Consideration of an Off-Street Parking Variance at 905 74th Street** (Geoff Butler)
- VI. **Public Hearing and Consideration of Daphne Hotel located at 347 W. 20th St.** (Devin Crittle)
- VII. **Consideration of Inn at Fondren Hotel/Motel located at 13831 Fondren Rd.** (Devin Crittle)
- VIII. **Consideration of Platinum Inn & Suites Hotel/Motel located at 9315 W FM 1960 Bypass Rd.** (Devin Crittle)
- IX. **Public Comment**
- X. **Adjournment**

No.	Subdivision Plat Name	App	
		Type	Deferral
A-Consent			
1	Aguilar Nola Court Development	C2	DEF1
2	Allison Park Sec 8	C3F	
3	Alpha and Omega International Ministry of Faith	C2	
4	Always Market	C2	DEF2
5	Apple Investment Group Inc	C2	
6	BKR Washington Center	C2	DEF1
7	Bridgeland Creekland Village Sec 8	C3F	DEF2
8	Bridgestone Retreat	C3P	DEF2
9	Dellrose Sec 17	C3P	
10	Diaz Residence	C2	
11	Divine Estates Addition	C2	
12	East Lake Houston Parkway and Reserves	C3P	DEF2
13	Ella Shopping Center	C2	DEF1
14	Estates At Wheatley Street	C3F	
15	Flatrock Kuykendahl	C3P	
16	Foster Place partial replat no 34	C3F	
17	Fuel Depot at Crosstimbers	C3F	
18	GPL Developments LLC	C2	
19	Grand Park West	C2	DEF2
20	HC MUD 566 Utility Reserve Sec 1	C2	
21	Huffman Estates	C2	DEF2
22	Indian Springs Sec 2	C3P	
23	International Life Change Ministries	C3F	DEF1
24	Jacquelyn Homes	C3F	
25	Katy Fort Bend Business Park GP	GP	
26	Kelly Estates	C3P	DEF2
27	Lifetime Harvest Green	C2	
28	Lockwood South GP	GP	
29	Magnolia Point Landing	C2	
30	Marvida Terrace Drive Street Dedication Sec 2 partial replat no 1	SP	
31	Moya Estates	C2	
32	Nelson St LLC	C3P	
33	Newport Pointe Sec 2	C3F	
34	Newport Pointe Sec 3	C3F	
35	Newport Pointe Sec 4	C3F	
36	Oak Forest Sec 1 partial replat no 5	C3F	
37	Oaklynn Place	C3F	
38	Park Eight	C3F	DEF1
39	Perry Road Development	C3F	
40	Premier Pump	C2	
41	Richards Road Business Park	C2	
42	Richards Road Industrial Park	C2	

No.	Subdivision Plat Name	App	
		Type	Deferral
43	Richmond Islamic Community Center	C2	
44	Robins Landing Sec 2	C3F	DEF1
45	Safstor Bammel	C2	DEF1
46	Silver Falls by Roberts Homes	C3F	DEF1
47	Spring Branch Villa partial replat no 4	C3F	
48	Spring Creek Trails Sec 1	C3P	
49	Spring Creek Trails Sec 2	C3P	
50	St James Episcopal Southmore	C2	
51	Tavola West Sec 4	C3F	
52	Trails Sec 5	C3F	
53	Trails Sec 6	C3F	
54	Trails Sec 7	C3F	
55	Trails Sec 8	C3F	
56	Trails Sec 9	C3F	
57	Urbana Spring	C3F	
58	Vecino Homes at Armada Street	C2	
59	West Donovan Court	C3F	DEF2
60	Wrenwood partial replat no 5	C3F	

B-Replats

61	Aris South	C2R	
62	Bartlett Road Corner Reserve	C2R	DEF1
63	BB Place at Elysian	C2R	
64	Blue House	C2R	DEF1
65	Brittmoore Founders District	C2R	
66	Buck Residence	C2R	
67	Burress Heights	C3R	
68	Christus St Catherine Hospital Reserve A partial replat no 1	C2R	
69	Clay Vista	C2R	
70	Danford Estates	C2R	
71	East Rogers Landing	C3R	
72	Ellington Place	C2R	DEF2
73	Fuqua Estates	C3R	DEF2
74	Groves at Madera Reserves	C2R	
75	Hamish Estates	C2R	
76	Harris County Sheriffs Office Complex on Navigation	C2R	DEF2
77	Hartwood at Spring Shadows	C3R	
78	Homes at Nielan Street	C2R	
79	Homes at Trinity Gardens	C2R	
80	Homes of Clairmont Place	C2R	
81	Kings Terrace	C2R	
82	Longenbaugh Road Street Dedication and Reserves partial replat no 1	C2R	
83	Luna Estates	C2R	
84	Martinez Place at Nordling Street	C2R	DEF1

No.	Subdivision Plat Name	App	
		Type	Deferral
85	Norwood at Canal	C2R	DEF2
86	Olympia Manor	C2R	
87	Peachtree Homes	C2R	DEF1
88	QueensDrive Brandon Estates	C2R	
89	QueensDrive Comal Estates	C2R	
90	Radcliff Grove	C2R	DEF2
91	Reserve at Grand Parkway partial replat no 1	C2R	
92	Residences at the Medical Center LP	C2R	DEF2
93	Serrano Addition	C2R	
94	Southland Addition partial replat no 3	C2R	
95	Springs Meadow	C2R	
96	Stella Mar	C2R	DEF1
97	Swift International	C2R	
98	Taylor Estates	C2R	
99	Telge Ranch West Sec 1	C3R	
100	Trifecta Oats	C2R	
101	Vecino Homes at Market Street	C2R	
102	Warwick Enclave North	C2R	
103	Warwick Enclave South	C2R	
104	Wentworth Villas	C2R	DEF2
105	Winfield Road Acres	C2R	DEF1
106	Wrenwood Estates	C2R	DEF2
107	Wylie Row	C2R	

C-Public Hearings Requiring Notification

108	Artisans Westheimer	C3N	
109	Ashland Patio Homes partial replat no 1	C3N	DEF1
110	Brandon Street Luxury Homes replat no 1	C3N	DEF1
111	Briarcraft Meadows	C3N	DEF1
112	Brun Point	C3N	
113	Caprock Cottages	C3N	
114	Dimora Heights replat no 1	C3N	
115	Forest West Homes	C3N	
116	Homes at Schneider Street	C3N	
117	Jackson Hill Kids R Kids	C3N	
118	Madera Estates	C3N	DEF1
119	Mahsa Amini	C3N	
120	Pamplex Gardens	C3N	
121	QuikTrip Store no 7951	C3N	DEF1
122	Randolph in Lincoln replat no 1	C3N	
123	Roc Homes Plaza	C3N	
124	Sunterra Sec 25 partial replat no 1	C3N	
125	Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1	C3N	
126	Townhomes on Indiana	C3N	

No.	Subdivision Plat Name	App	
		Type	Deferral
127	West Knoll Place	C3N	

D-Variances

128	Broze Road GP	GP	DEF1
129	Khoury Landing	C2	
130	Caney Crossing North	C2	
131	Daphne	C2R	DEF1
132	Garfam Industries Industrial Park	C2R	DEF2
133	Grand at Aliana Sec 2	C3P	
134	Highland Heights Davidson	C2R	DEF2
135	Linn Street Estates	C3P	
136	Lone Star Archery LLC	C2R	DEF1
137	Mitek Bammel	C2	DEF1
138	New Life Community Center	C2	DEF1
139	Victory Cottage	C3R	
140	Views at Wheatley	C3R	
141	Views of Downtown	C2	
142	Westpark Oaks GP	GP	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

143	Greenville Estates	C3R	DEF1
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G-Extensions of Approval

144	AME Telge Business Park	EOA	
145	Avalon Cypress Reserve	EOA	
146	Breckenridge Forest North Sec 3	EOA	
147	Bridgeland Central Sec 2	EOA	
148	Bridgeland Central Sec 3	EOA	
149	Bridgeland Mason Road Street Dedication Sec 8	EOA	
150	Candela Sec 12	EOA	
151	Candela Sec 13	EOA	
152	Candela Sec 15	EOA	
153	Capital RV and Boat Tomball	EOA	
154	Elyson Sec 51	EOA	
155	Fairbanks North Houston Center Sec 1	EOA	
156	FM 1464 Retail	EOA	
157	Generation Park South Sec 1	EOA	
158	Goedecke Business Park	EOA	
159	Harris County Improvement District no 14 Lift Station no 2	EOA	

No.	Subdivision Plat Name	App	
		Type	Deferral
160	Huffman Interests Sec 1	EOA	
161	Peppervine Sec 2	EOA	
162	Perez CFP East Beltway 8	EOA	
163	School of Science and Technology Sugar Land Middle School	EOA	
164	Senegal Square	EOA	
165	Sundance Cove Sec 1	EOA	
166	Sundance Cove Sec 3	EOA	
167	Sunterra Sec 47	EOA	
168	Tavola West Sec 2	EOA	
169	Tavola West Sec 3	EOA	
170	Town and Country Town Centre partial replat no 2	EOA	
171	Willowcreek Ranch Sec 11	EOA	

H-Name Changes

172	Heights Sanctuary at 22nd Street (prev. Heights Sanctuary at 22 Street)	NC	
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

None

Off-Street Parking Variance Requests

IV.	347 W. 20th Street	PV	
V	905 74th Street	PV	

Hotel/Motel Variance Requests

VI.	Daphne Hotel located at 347 W. 20th Street	HMV	
VII.	Inn at Fondren located at 13831 Fondren Road	HMV	
VIII.	Platinum Inn and Suites located at 9315 W FM 1960 Bypass Rd.	HMV	