

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, NOVEMBER 18, 2021
2:30 PM



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

VIRTUAL MEETING Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3mXTOKO> OR

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

CONFERENCE ID: 381 643 334##

#

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 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
Alan Black

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 November 18, 2021 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/3mXTOKO>; or
- Phone: +1 936-755-1521 Conference ID: 381 643 334#

[Visit website \(ftp://edrc.houstontx.gov/2021/2021-23_DraftAgenda.pdf\)](ftp://edrc.houstontx.gov/2021/2021-23_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

November 18, 2021 2:30 p.m.

Call to Order

Director's Report

Approval of the October 28, 2021 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 (Aracely Rodriguez, Dorianne Powe-Phlegm, John Cedillo, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, John Cedillo, Geoff Butler, Tammi Williamson, and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests (Geoff Butler)
- f. Reconsiderations of Requirement (Geoff Butler)
- 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 (Jose Mendoza)

II. Establish a public hearing date of December 16, 2021

- a. Agua Estates Commercial
- b. Art Colony at Museum District partial replat no 1
- c. Atwood Villas partial replat no 4
- d. Bayou Woods Sec 2 partial replat no 5
- e. June Gardens partial replat no 1
- f. Kipp Texas Houston Veterans Memorial
- g. Langham Creek Colony Sec 2 partial replat no 3
- h. Pelham Place Sec 3 partial replat no 1
- i. Westheimer Estates partial replat no 13

III. Public Hearing and Consideration of a Medical Center Inn located at 3622 Old Spanish Trail (Withdrawn)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Walton Street, east and west sides – SMLSB 789 (Davonte Caldwell)

V. Public Comment

VI. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
1	Anita Landing	C3F	
2	Bender Business Park	C2	
3	Bridgeland Copper Breaks Crossing Street Dedication	SP	
4	Bridgeland Prairieland Village Sec 11	C3F	
5	Bridgeland Prairieland Village Sec 22	C3P	
6	Bridgeland Prairieland Village Sec 23	C3P	
7	Comunidad de la Misericordia	C3F	
8	Costa Complex GP	GP	
9	Costa Complex Sec 1	C2	
10	Cypress Oaks North Sec 3	C3F	
11	Delano Station	C3P	
12	Dellrose Sec 14	C3F	DEF1
13	Elyson Sec 54	C3P	
14	Fort Bend County ESD no 7 Station no 52	C2	
15	Grand Mason Sec 3	C3F	
16	Hearts With Hope	C2	
17	Heatherloch Sec 1 partial replat no 1	C3F	
18	Highland Commons	C3F	
19	Jubilee Sec 3	C3P	
20	Jubilee Sec 8	C3P	
21	Lakes on Pederson	C3F	
22	Lamar CISD Bernard Clifton Terrell Jr Elementary School	C2	
23	Lincoln Park Farms partial replat no 1	C3F	
24	Magnolia Oaks	C3F	
25	Magnolia Park partial replat no 7	C3F	
26	Main Place at GreenBriar replat no 1 and extension	C3F	
27	Marvida Sec 22	C3P	
28	Marvida Sec 25	C3P	
29	Marvida Sec 26	C3P	
30	Neuen Manor partial replat no 22	C3F	
31	Northgrove Sec 10	C3P	
32	Northgrove Sec 11	C2	
33	Parchaus Katy	C2	
34	Perry Road Development	C3P	
35	Pineapple Park	C3P	
36	Pineapple Square	C3P	
37	Porter Mercado	C2	DEF1
38	Prose District West	C2	
39	Royal Brook at Kingwood Sec 17 replat no 1	C3F	
40	Sabine Place replat no 1	C3F	
41	Sundance Cove Sec 3	C3P	
42	Suns City Reserve	C2	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Tantara Bend Drive Street Dedication and Reserves	C3P	DEF1
44	Tidwell Market Court	C2	DEF1
45	Tidwell Townhomes on the Fountains GP	GP	
46	Towne Lake Sec 63	C3F	
47	Towne Lake Sec 65	C3F	
48	Westheimer Gardens partial replat no 6 and Westheimer Manor partial replat no 4	C3F	
49	Westheimer Manor partial replat no 5	C3F	
50	Willow Creek Manors	C3P	
51	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and extension	C3F	
52	Woods Road Industrial	C2	DEF1

B-Replats

53	Airline Plaza 7817	C2R	
54	Anderson Plaza Estate	C2R	
55	Arthington Donuts	C2R	
56	Brandon Street Luxury Homes	C2R	
57	Calumet Green	C2R	
58	Canal Landing	C2R	
59	Cathedral Lakes partial replat and extension	C3R	
60	Citrine Estates	C3R	DEF1
61	Cochran Heights	C2R	
62	Colquitt Residences	C2R	
63	Cordell Crossing	C2R	
64	Cordell Meadows	C2R	
65	DDN Properties Hambrick Road Development	C2R	DEF1
66	DeReal Place	C2R	DEF1
67	Edmont Place	C2R	DEF1
68	Emma Lou Landing	C2R	DEF1
69	Ester Estates at Roland	C2R	
70	Everton Oaks	C2R	
71	Ferguson Manor Park	C2R	DEF1
72	First Oasis	C2R	
73	Foster Green	C2R	
74	Fulton Crossing	C3R	
75	Golpa	C2R	
76	Grand Pines Sec 3	C3R	DEF1
77	Hardy Crossing	C2R	
78	Harvard Court Place	C2R	DEF1
79	Hickory Estates	C2R	DEF1
80	Hoffman Crossing	C2R	
81	Homes at Kewanee	C2R	
82	Living Word Chapel	C2R	
83	Lynnfield Street homes	C2R	
84	Mallow Landing	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Mayo Villas	C2R	
86	Morocco Estates	C2R	
87	Nest at Brewster	C2R	
88	Partners Group at Mykawa	C2R	DEF1
89	Paul Quinn Heights	C3R	DEF1
90	Pleasant Estates	C2R	
91	Princeton Heights Place	C2R	
92	Prose Deerbrook	C2R	
93	Rachel Manor	C2R	
94	Rosalie Green	C2R	
95	Saint Gregorios Malankara Orthodox Syrian Church replat no 1 and extension	C2R	
96	Sidney Grove	C2R	
97	Swift at Telephone	C2R	
98	Terrace on White Oak	C2R	
99	Tex Mex Produce	C2R	
100	Villas of Wilmington	C2R	
101	Ward Paris Homes	C2R	DEF1
102	Wheatley Villas	C3R	
103	Willadale Landing	C2R	
104	Wilmer Residences	C2R	DEF1
105	Wolf Den	C2R	
106	Wroxton Gardens	C2R	
107	Yale Terrace	C2R	

C-Public Hearings Requiring Notification

108	Amended Plat Of Almeda Place partial replat no 12	C3N	
109	Crestwood partial replat no 2	C3N	
110	Foster Place partial replat no 19	C3N	
111	Foster Place partial replat no 21	C3N	
112	Martin partial replat no 5	C3N	
113	Princeton Manor	C3N	
114	Reedwoods partial replat no 1	C3N	
115	Villages at Tour 18 Sec 3 partial replat no 1	C3N	

D-Variances

116	CWE Houston Shepherd North	C2R	
117	CWE Houston Shepherd South	C2R	
118	Ella Grovewood	C3P	
119	Ella Timbergrove	C3P	
120	Enclave at Rosehill GP	GP	
121	Encompass Health Houston	C2R	
122	Fairbanks Industrial	C3P	
123	Glendale partial replat no 1	C2R	
124	Heights Haven	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Katy Lakes GP	GP	
126	Ly Liquor on Navigation	C2	
127	Northeast Crossing	C2R	DEF1
128	Northpark South GP	GP	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

129	Decker Prairie GP	GP	
130	Dimora Heights	C3R	DEF1
131	Martin Park	C3R	
132	Minnetex Place partial replat no 3	C2R	DEF1

G-Extensions of Approval

133	Cypress Green Commercial Reserves Sec 1	EOA	
134	Cypress Green Commercial Reserves Sec 2	EOA	
135	Cypress Green Commercial Reserves Sec 3	EOA	
136	Cypress Green Commercial Reserves Sec 4	EOA	
137	HCESD 60 and Sheldon Community Fire	EOA	
138	HFBECD 100 Communications Center	EOA	
139	Imperial Forest Sec 6	EOA	
140	Oxford Estates	EOA	

H-Name Changes

None

I-Certification of Compliance

141	19852 S Plantation Estates Drive	COC	
142	311 Shady Lane	COC	
143	24240 and 24226 W Terrace Drive	COC	
144	18923 Iris Lane	COC	
145	23339 US 59	COC	

J-Administrative

None

K-Development Plats with Variance Requests

146	4360 Faculty Lane	DPV	
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