

# HOUSTON PLANNING COMMISSION

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Zafar "Zaf" Tahir  
Meera D. Victor  
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The Honorable Lina Hidalgo  
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Commissioner James Noack  
*Montgomery County*

## **ALTERNATE MEMBERS**

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Maggie Dalton  
*Fort Bend County*  
Patrick Mandapaka, PhD, AICP  
*Harris County*  
Scott Cain  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Richard Smith, P.E.  
Yuhayna H. Mahmud, AICP  
Tina Petersen, Ph.D., P.E.

## **SECRETARY**

Jennifer Ostlind

# AGENDA

Thursday, May 16, 2024  
2:30 p.m.

# 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:

1. Anyone wishing to speak before the Commission may 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. Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the chamber.
3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
4. All comments submitted 24 hours in advance in writing will be made part of the agenda under public comments.
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.
7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
8. Speakers will be allowed **one** minute each for all consent agenda items.
9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
10. 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.

11. Time limits will not apply to elected officials.
12. No speaker is permitted to accumulate speaking time from another person.
13. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
14. 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.
15. 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 832-393-6624 or 832-393-6600.

## 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 Planning and Development:  
[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)

## **SPEAKER GUIDELINES**

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act 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.

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.

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. 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 in stations at departure.

Beginning May 16, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

**COMMISSION OR GROUP:** Planning Commission

## **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**

*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**

Thursday, May 16, 2024 at 2:30 p.m.  
City Hall Annex, 900 Bagby St., Public Level, Houston TX

### **CALL TO ORDER**

#### **Director's Report**

#### **Consideration of the May 2, 2024 Planning Commission Meeting Minutes**

#### **Consideration of Speaker's Procedures and Guidelines**

### **I. Platting Activity (Subdivision and Development plats)**

- a. Consent Subdivision Plats (Suvidha Bandi)
- b. Replats (Suvidha Bandi)
- c. Replats requiring Public Hearings with Notification (Devin Crittle, John Cedillo, Dorianne Powe-Phlegm, and Wilson Calvert)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Tammi Williamson)
- g. Extensions of Approval (Antwanysha Johnson)
- h. Name Changes (Antwanysha Johnson)
- i. Certificates of Compliance (Antwanysha Johnson)
- j. Administrative (Antwanysha Johnson)
- k. Development Plats with Variance Requests (Ramon Jaime-Leon and Geoff Butler)

### **II. Establish a public hearing date of June 13, 2024**

- a. Amherst Springs
- b. Blanco Estates
- c. Fellowship Estate
- d. FL Tucker Long Drive
- e. Green Oaks on Beckley replat no 1
- f. Kerala Hindu Society at Minetta Street
- g. Newhaven Estates
- h. Rice Sterlingshire Avenue Development
- i. Southland Villas
- j. Sunny Mallow replat no 1
- k. Synova Sec 5
- l. Temple Terrace Addition partial replat no 3

### **III. Consideration of a Landscape Variance for 1905 Brittmore Road (Ed Buckley)**

### **IV. Consideration of an Off-Street Parking Variance at 201 Eastwood Street (Geoff Butler)**

### **V. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street (Geoff Butler)**

### **VI. Consideration of an Off-Street Parking Variance at 1201 Westheimer Road (Geoff Butler)**

### **VII. Public Comment**

### **VIII. Adjournment**

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>
<b>A-Consent</b>			
1	Barker Cypress MUD Water Plant no 2	C2	
2	Bergamo Sec 1	C3F	
3	Bonner Enclave partial replat no 1 and extension	C3F	
4	Bridgeland Central Sec 2	C3F	
5	Bridgeland Central Sec 3	C3F	
6	Cheerful Trail Street Dedication Sec 1	SP	
7	Creekwood Crossing Sec 2	C3P	
8	CyTex RV and Boat Storage	C2	DEF1
9	Dayco Heights	GP	
10	District 184 Groundwater Plant	C2	DEF1
11	DSR Investment at Foster	C3F	
12	East River Views	C2	
13	Elyson Sec 62	C3P	
14	Estates At Bigwood Street	C3F	
15	Exploring Minds Learning Center	C2	
16	Grand Mason Crossing Sec 1	C3F	
17	Grand Mason Crossing Sec 2	C3F	
18	Grand Prairie Baethe Road Street Dedication Sec 1	SP	DEF1
19	HCMUD no 200 WWTP	C2	
20	Heron Lakes Estates Wastewater Treatment Plant	C3F	
21	Hill Country Dairies Center	C3F	
22	IJMDB Investments LLC	C2	
23	JDS Hopfe Road Sec 4	C3P	
24	JDS Hopfe Road Sec 5	C3P	
25	Jubilee GP	GP	
26	Jubilee Recreation Center Sec 1	C2	
27	Katy Wellness Plaza	C3F	
28	Krystal Landing	C3P	
29	Magnolia Lakefront	C3F	
30	Mantra Business Park	C2	DEF1
31	Marvida Sec 18 partial replat no 1	C3F	
32	Newport Cove	C3F	
33	Oakwood Sec 3	C3P	
34	Pelota Padel Club	C2	
35	Plaza 290 Boulevard Place	C3F	
36	Plaza Estates at Simsbrook	C3F	
37	Poundbury Sec 1 replat no 1	C3F	DEF1
38	Redbud Sec 4	C3F	
39	Remi Houston at Generation Park	C2	
40	Reserve at Woodland Hills	C2	
41	Safstor Bammel	C2	
42	Schier Holdings LLC	C2	
43	Sequoia ID Lift Station	C3P	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
44	Springwoods Village Parkway Street Dedication Sec 5	SP	
45	Star Stop Mercury Center	C3F	
46	Sundance Cove Sec 10	C3P	
47	Sundance Prairie Drive Street Dedication Sec 1	SP	
48	Sunset Valley Sec 1	C3F	
49	Theiss Mail Townhomes	C2	
50	Tidwell Lakes Sec 4	C3F	DEF2
51	Trinity Gardens partial replat no 4	C3F	
52	Vibe at Cutler	C3P	
53	Views At Bigwood Street	C3F	
54	Villas At Bigwood Street	C3F	
55	Wilburforce Landing	C3F	
56	Winfield Lakes Sec 19	C3P	
57	Wycliffe Townhomes	C3F	

**Consent from May 2 Agenda**

7	CE King Self Storage	C2	
8	Century CC Holdings Place	C2	
9	Coastal Commerce Center	C2	DEF2
10	Cypress Rosehill Reserve	C2	
11	CyTex RV and Boat Storage	C2	
12	De Soto Landing	C3F	
13	District 184 Groundwater Plant	C2	
14	Foster Village	C3F	

**B-Replats**

58	Abe Fry Reserves	C2R	
59	Ashland Commercial	C2R	
60	Creekmont Landing	C2R	
61	Daimler Terrace	C2R	
62	Dennis Landing	C2R	
63	Diego Estates at Harvard Street	C2R	DEF1
64	Dreyfus Crossing	C2R	
65	Duff Place	C2R	
66	East 14th Street Living	C2R	
67	Enclave at Federal Plaza Drive	C3R	DEF1
68	Esplanade On Live Oak	C2R	
69	Estates at Bacher	C2R	
70	Estates at Knoll Street	C3R	
71	Eve Homes at Lydia	C2R	
72	Feagan Estate	C2R	
73	Gomez Estates at Clarence Street	C2R	
74	Gomez Estates at Curry	C2R	
75	Gomez Estates at Riner	C2R	
76	Jose Palaces	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
77	Katy Fort Bend Business Park Sec 1 Replat and Extension	C2R	
78	Keel Villas	C2R	
79	Khan Plaza	C2R	
80	Knox Street Crossing	C2R	
81	Knox Street Development	C2R	
82	Legacy Park on Nanes Road Sec 4	C3R	
83	LRE Reserve	C2R	DEF1
84	Milby Skyline View Villas	C2R	
85	Millan Court	C2R	
86	Milwaukee Place	C2R	
87	Naousa LP	C2R	
88	Nexgen Properties At Allen Genoa	C2R	DEF1
89	Noble Berry Estates at King Street	C2R	
90	Peden Street Living	C2R	
91	Pinemont Meadows	C2R	DEF2
92	Plaza Estates at Cora	C2R	
93	Rebecca Landing	C2R	DEF1
94	Southland Crossing	C2R	
95	Southwood Landing	C2R	
96	Stein Estates	C2R	
97	Stem Cell Reserve replat no 1	C3R	
98	Tierra Nueva Produce	C2R	DEF2
99	Townhomes on West Lake	C3R	
100	Uptown Heights	C2R	
101	Views on Delz	C2R	DEF1
102	Witte Forest Estates	C2R	
103	York District	C2R	DEF1

**C-Public Hearings Requiring Notification**

104	Baker Steel Properties	C3N	
105	Belle Terre	C3N	
106	Bywood Oasis	C3N	DEF1
107	Estates at Lynnfield Street	C3N	
108	Orange Grove Sec 2 partial replat no 1	C3N	DEF1
109	Park Street Vista	C3N	
110	Rosewood Estates partial replat no 3	C3N	
111	STNL Hawksview	C3N	DEF1
112	Uptown District partial replat no 1	C3N	
113	Vazquez Estates on Alaska	C3N	DEF1

**D-Variances**

114	Bridgeland Central Sec 7	C3P	
115	Bridgeland Central Sec 9	C3P	
116	Lacey Estates	C2	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
117	Mansfield Terrace	C3R	DEF4
118	Park 3A Development	C2	DEF1
119	Retreat at Gummert	C3P	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

120	Heights Eats	C2R	DEF2
121	Holman Annex	C2R	
122	Jasek Farms GP	GP	DEF2

**G-Extensions of Approval**

123	Bourgeois Warehouses	EOA	
124	Crosby Farms Sec 4	EOA	
125	Dellrose Sec 19	EOA	
126	Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension	EOA	
127	Garden Trails	EOA	
128	Greensbrook Sec 1 partial replat no 1	EOA	
129	Hemmat Kuykendahl Road Development	EOA	
130	Hidayah Properties LLC	EOA	
131	Mills Branch Drive Street Dedication and Reserves	EOA	
132	Pastelitos Cafe	EOA	
133	Polk Park	EOA	
134	Precision Glass Industries Campus	EOA	
135	Reserves at Ella	EOA	
136	Territory at Spring Stuebner	EOA	
137	Views at Abernathy Street	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

138	3505 N. Main Street	DPV	DEF1
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**Platting Summary**

**Houston Planning Commission**

**PC Date: May 16, 2024**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>
139	8127 Venus Street	DPV	

**Landscape Variance**

III	1905 Brittmoore Road	LV	
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**Off-Street Parking Variance**

IV	201 Eastwood Street	PV	DEF5
V	1414 Rosalie Avenue	PV	
VI	1201 Westheimer Road	PV	