

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 18, 2024
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/3O89PuM>

OR

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

CONFERENCE ID: 653 868 904#

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



Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
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

Jennifer Ostlind

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 April 18, 2024 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/3O89PuM>
or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 653 868 904#

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

April 18, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the April 4, 2024 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of May 16, 2024

- Baker Steel Properties
- Belle Terre
- Estates at Lynnfield Street
- Park Street Vista
- Rosewood Estates partial replat no 3
- Uptown District partial replat no 1

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

IV. Consideration of an Off-Street Parking Variance at 2003 Union Street (Geoff Butler)

V. Public Comment

VI. Adjournment

Item No.	Subdivision Plat Name	App	
		Type	Deferral
A-Consent			
1	Addicks Business LLC	C2	
2	Belfort Village	C3F	
3	Bridgeland Central GP	GP	
4	Bridgeland Creekland Village Sec 10	C3F	
5	Bridgeland Creekland Village Sec 11	C3F	
6	Bridgeland Creekland Village Sec 12	C3F	
7	Bridgeland Jack Road Street Dedication Sec 3	SP	
8	Bridgeland Prairieland Village GP	GP	
9	Bridgeland Prairieland Village Sec 40	C3F	
10	Bridgeland Prairieland Village Sec 41	C3F	
11	Bridgeland Spring Bloom Drive Street Dedication Sec 1	SP	
12	Coastal Commerce Center	C2	DEF1
13	Development on Piney Wood	C3P	
14	Dunham Pointe Sec 13	C3F	
15	Elyson Sec 56	C3P	
16	Elyson Sec 59	C3F	
17	Fife Lane Street Dedication Sec 1	C3P	
18	Gomez Acres	C2	
19	Grand Mason Sec 7	C3F	
20	Grand Prairie Highlands Sec 9	C3F	
21	Grand Prairie Sec 9	C3P	
22	Grand Prairie Sec 10	C3P	
23	JDS Hopfe Road Lift Station no 1	C2	
24	JDS Hopfe Road Sec 2	C3F	
25	JDS Hopfe Road Sec 3	C3F	
26	KBP Group II at Aldine Mail Route Road	C2	
27	KLN Properties Inc at Gulf Freeway	C2	
28	Lauder Road Estates	C2	
29	Lexington Place	C3F	
30	Manchester Business Park	C3F	
31	Martinez Estates at Weldon	C3F	
32	Midline Sec 1	C3P	
33	Midline Sec 2	C3P	
34	Newport Grove Sec 1	C3F	
35	NNC2022 Investment LLC at Lawndale	C2	
36	Northgrove Commercial Tract	C2	
37	Northwest 99 Business Park Sec 2	C3F	
38	Northwest 99 Business Park WWTP	C2	
39	Peek Road In Wisteria Street Dedication Sec 1	SP	
40	QuikTrip Store 7962	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Riverside Grove	C3F	
42	Robbins Estates at Riley Fuzzel Road	C2	DEF2
43	Rosemary Gardens	C3F	
44	Sheldon Ridge Sec 14	C3F	
45	Sorella Sec 7	C3P	
46	Sorella Sec 8	C3P	
47	Sorella Sec 9	C3P	
48	Sorella Sec 10	C3P	
49	Sorella Sec 11	C3P	
50	Sundance Cove East Sec 3	C3P	
51	Sundance Cove East Sec 4	C3P	
52	Supermax Self Storage	C2	
53	Telge Ranch North Sec 2	C3F	
54	Tidwell Lakes Sec 4	C3F	
55	TMJP McHard Road Development	C2	
56	Villa Greens Sec 1	C3F	
57	Willowcreek Ranch GP	GP	
58	Willowcreek Ranch South Detention	C2	
59	Wisteria Sec 1	C3P	
60	Wisteria Sec 2	C3P	
61	Wrenwood partial replat no 6	C3F	DEF2

B-Replats

62	Artdale Kitchen	C2R	
63	Bamboo Estates	C2R	DEF2
64	Beamer Road Street Dedication Sec 1	C3R	
65	Corder Estates	C2R	DEF1
66	Cornell Plaza Estates	C2R	DEF1
67	De Soto Landing	C3R	
68	Downtown Eastwood District	C2R	
69	Elkhart Reserve	C2R	
70	Energy Park South partial replat no 3	C2R	
71	Estates at Polly Street	C2R	
72	Estates on Wavell Street	C2R	
73	Fairbanks Park	C3R	
74	Guzman Center	C2R	
75	Ivyridge Springs	C2R	
76	Lew Briggs Business Park replat no 1	C2R	
77	Lincoln City Sec 2 partial replat no 3	C2R	DEF2
78	Navigation Complex	C2R	
79	NECI Villages	C2R	
80	Nolda Enclave	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Park Place Apartments	C2R	DEF1
82	Peraza Landing	C2R	DEF1
83	PFL Supply replat no 1	C2R	
84	Pinemont Meadows	C2R	
85	Plaza Estates at Gibson	C2R	
86	Plaza Estates at Margaret	C2R	
87	Plaza Estates at Sidney	C2R	DEF1
88	Plaza Estates at Simsbrook	C2R	DEF2
89	Plaza Estates at Wayne	C2R	
90	Porter MUD Lift Station no 1	C2R	
91	Providence Manor	C2R	
92	Rods Campus on The Pond	C2R	
93	Sanford Farms Sec 1	C3R	
94	Sanford Farms Sec 2	C3R	
95	Sanford Farms Street Dedication Sec 1 and Reserves	C3R	
96	Sanford Farms Street Dedication Sec 2 and Reserves	C3R	
97	South Lake Houston EMS replat no 1 and extension	C2R	
98	Sul Ross Green	C2R	
99	Sunset Valley Water Plant	C2R	
100	Thornton Estates	C3R	DEF1
101	Tierra Nueva Produce	C2R	
102	Townhomes on West Lake	C3R	
103	Ventura Estates at Ferguson Way	C2R	DEF1
104	Views at Polly Street	C2R	
105	Vivendi Homes at Liberty Road	C2R	
106	Warwick Crossing	C2R	DEF1
107	West 26th Garden Homes	C2R	
108	Woodlands Car Care replat and extension no 2	C2R	DEF1
109	Yes Square	C2R	

C-Public Hearings Requiring Notification

110	DSR Investment at Foster	C3N	
111	Foster Village	C3N	
112	Linda Vista Estates	C3N	
113	Magnolia Lakefront	C3N	
114	Oak Forest Sec 1 partial replat no 6	C3N	
115	Plaza Estates at Almeda Genoa	C3N	
116	Poundbury Sec 1 replat no 1	C3N	

D-Variances

117	Build Development	C2R	
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Item No.	Subdivision Plat Name	App	
		Type	Deferral
118	Campos at Sundown	C2	DEF1
119	Elyson Cy Fair Sec 1	C3P	
120	La Quinta Luna	C2R	
121	Mansfield Terrace	C3R	DEF2
122	Riviera Pines Sec 2	C3P	
123	Saint Jonah Orthodox Church	C2R	
124	St Johns United Methodist Church partial replat no 1	C2R	DEF2
125	Wildhorse	C3P	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

126	Heights Eats	C2R	
127	Jasek Farms GP	GP	
128	Redbud Sec 4	C3P	
129	Wilburforce Landing	C3R	

G-Extensions of Approval

130	Acostas at Waldon Place partial replat no 1	EOA	
131	Checkout North Eldridge	EOA	
132	Foster Place partial replat no 35	EOA	
133	Nassar West Bellfort Center	EOA	
134	Peek Land Friends	EOA	

H-Name Changes

135	Midline GP (prev. Clearfield GP)	NC	
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I-Certification of Compliance

136	20990 S Sabine Drive	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

137	1207 Bethlehem Street	DPV	
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Platting Summary

Houston Planning Commission

PC Date: April 18, 2024

Item		App	
No.	Subdivision Plat Name	Type	Deferral
138	2210 Sabine Street	DPV	DEF1
139	8303 Venus Street	DPV	

Off-Street Parking Variance Requests

III	201 Eastwood Street	PV	DEF3
IV	2003 Union Street	PV	