

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, APRIL 4, 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



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
Sami Khaleeq
Lydia Mares
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

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 4, 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 4, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the March 21, 2024 Planning Commission Meeting Minutes

- I. Consider and take action on election of Planning Commission Chair**
- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (James Tichy)
 - b. Replats (James Tichy)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm and Devin Crittle)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Devin Crittle, Petra Hsia, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Geoff Butler)
 - 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)
- III. Establish a public hearing date of May 2, 2024**
 - a. Bataan Estates
 - b. Bywood Oasis
 - c. Estates at Bigwood Street
 - d. Fellowship Estates
 - e. Gallegordillo Estates at Sam Brookins
 - f. Marvida Sec 18 partial replat no 1
 - g. Ocean Estates partial replat no 1
 - h. Orange Grove Sec 2 partial replat no 1
 - i. STNL Hawkview
 - j. Vazquez Estates on Alaska
 - k. Views at Bigwood Street
 - l. Villas at Bigwood Street
 - m. Wycliffe Townhomes
- IV. Consideration of an Off-Street Parking Variance at 201 Eastwood Street (Geoff Butler)**
- V. Consideration of an Off-Street Parking Variance at 201 Roberts Street (Tammi Williamson)**
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 4400 Block of Edison Street, east and west sides – MLS 850 (Eriq Glenn)**
- VII. Public Comment**
- VIII. Excuse the absence of Commissioner Rodney Heisch**
- IX. Adjournment**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
A-Consent			
1	Anniston Reserves Sec 5	C3F	
2	Anniston Sec 16	C3F	
3	Anniston Sec 17	C3F	
4	Augusta Creek Sec 3 partial replat no 1	C3F	
5	Bissonnet Street in Trillium Street Dedication Sec 3	C3P	
6	Bleu Riviera Drive Street Dedication Sec 2	SP	DEF2
7	Broze Road Tract Sec 2	C3P	
8	Coastal Commerce Center	C2	
9	Cresmere Place partial replat no 4	C3F	
10	Crosby Farms Recreation Center	C2	
11	De Soto Trails	C3F	
12	Dunham Pointe Sec 15	C3P	
13	Dunham Pointe Sec 16	C3F	
14	Dunham Pointe Sec 17	C3P	
15	East Lake Houston Parkway Street Dedication Sec 2	C3P	
16	East River Sec 3	C3F	DEF1
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	C3F	
18	Fontana Estates	C2	
19	Glenhaven Center	C3F	DEF1
20	Grand Oaks Village Sec 2	C3P	DEF1
21	Hufsmith Kohrville Business Park	C2	DEF1
22	Indian Springs Sec 3	C3F	
23	Indian Springs Sec 4	C3F	
24	Katy Kingsland	C2	
25	KJM 10 Investments	C2	
26	LK Pop Holdings LLC	C2	
27	Northwest 99 Business Park Sec 1	C3F	
28	Reserves at Morton Ranch	C3P	
29	Robbins Estates at Riley Fuzzel Road	C2	DEF1
30	Rosehill Center	C2	
31	Sagewood View Lane Street Dedication	SP	
32	Saint Augustine Landing	C3F	
33	Sandalwood Sec 1 partial replat no 1	C3F	
34	Sky View Sec 1	C3F	
35	Sundance Cove East Sec 1	C3P	
36	Sundance Cove East Sec 2	C3P	
37	Sundance Cove Sec 8	C3F	
38	Sundance Cove Sec 9	C3F	
39	Sundus and Fatima Enterprises	C3F	
40	Sunterra Sec 63	C3F	
41	Synova Sec 1	C3F	
42	Synova Street Dedication and Reserves Sec 2	C3P	

Platting Summary**Houston Planning Commission****PC Date: April 04, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Synova Sec 4	C3P	
44	Synova Sec 6	C3P	
45	Synova Sec 7	C3P	
46	Tidwell Lakes Sec 4	C3P	
47	Vikings Reserve	C2	
48	Villas at Highland Heights	C3F	
49	West Bend Sec 1 partial replat no 2	C3F	
50	Winfield Park	C3F	
51	Wrenwood partial replat no 6	C3F	DEF1

B-Replats

52	Airline Mitchell Development	C2R	
53	Allston Heights	C2R	
54	Bamboo Estates	C2R	DEF1
55	Ceballos Homes	C2R	DEF2
56	Central Park West Sec 4 replat no 1	C2R	
57	Church of Christ in Fidelity	C2R	
58	Corder Estates	C2R	
59	Cornell Plaza Estates	C2R	
60	Creston Place Views	C2R	
61	Dashford Heights	C2R	DEF2
62	Donovan Hangars	C2R	
63	Enclave at Stevens	C2R	
64	Estates at Plaag Street	C2R	
65	FL Tucker Long Drive	C2R	DEF1
66	Generation Plaza	C2R	DEF1
67	Genoa at Ringold	C2R	
68	Genoa at South Lane	C2R	
69	Lincoln City Sec 2 partial replat no 3	C2R	DEF1
70	Lindsey Interests replat no 1 and extension	C2R	
71	Little York partial replat no 4	C2R	
72	Lovers Cove	C2R	
73	Maddicks Corner	C2R	
74	Midtown Smith Retail	C2R	
75	Mills Branch Commercial replat no 1 and extension	C2R	
76	New Commandment Missionary Baptist	C2R	DEF1
77	Palacio Townhomes	C2R	DEF4
78	Park Place Apartments	C2R	
79	Peraza Landing	C2R	
80	Plaza Estates at Cork	C2R	DEF1
81	Plaza Estates at Sidney	C2R	
82	Plaza Estates at Simbrook	C2R	DEF1
83	Porter 494 Property LLC	C2R	
84	Record Street Plaza	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Shiloh Reserve	C2R	
86	Spaulding Villas	C2R	
87	Thornton Estates	C3R	
88	Tidwell Apartments	C2R	
89	Townhomes on Fisher	C2R	
90	Trinity Garden Villas	C2R	
91	Urban Heights Homes	C2R	
92	Valley Ranch Town Center North East Replat Sec 1	C2R	
93	Ventura Estates at Ferguson Way	C2R	
94	Views at Plaag Street	C2R	
95	Warwick Crossing	C2R	
96	Woodlands Car Care replat and extension no 2	C2R	

C-Public Hearings Requiring Notification

97	Belfort Village	C3N	
98	Katy Gaston Retail Center	C3N	
99	Lexington Place	C3N	
100	Manchester Business Park	C3N	
101	Riverside Grove	C3N	DEF1
102	Rosemary Gardens	C3N	

D-Variances

103	Briley Estates	C2R	DEF2
104	Campos at Sundown	C2	
105	Chamon Power Sec 1	C2	
106	Concept Neighborhood Trail Village	C2R	
107	Hockley Meadows GP	GP	DEF1
108	Hockley Meadows Drive Street Dedication and Reserves	C3P	DEF1
109	Hockley Meadows Sec 1	C3P	DEF1
110	Hockley Meadows Sec 2	C3P	DEF1
111	Mansfield Terrace	C3R	DEF1
112	St Johns United Methodist Church partial replat no 1	C2R	DEF1
113	Veterans Memorial Self Storage	C2	
114	Wild Horse Sec 1	C3P	
115	Wisnbaker Reeveston	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

116	Paloma Water Plant Site	C2R	DEF1
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Item No.	Subdivision Plat Name	App	
		Type	Deferral

G-Extensions of Approval

117	Bridgeland Prairieland Village Sec 34	EOA	
118	Elyson Sec 55	EOA	
119	Flatrock Kuykendahl	EOA	
120	High Tech Machine	EOA	
121	Kelly Estates	EOA	
122	Lofts on West 12th	EOA	
123	Parker Hobby	EOA	
124	Retail at Telge	EOA	
125	Ruth Street Estates	EOA	
126	Spring Homes	EOA	
127	Zone Ventures LLC	EOA	

H-Name Changes

128	Grand Mason Crossing GP (prev. Crossing at Grand Mason GP)	NC	
129	Grand Mason Crossing Sec 1 (prev. Crossing at Grand Mason Sec 1)	NC	
130	Grand Mason Crossing Sec 2 (prev. Crossing at Grand Mason Sec 2)	NC	
131	Residences at the Fairmont (prev. Residence at the Fairmont)	NC	

I-Certification of Compliance

132	26348 Peach Creek Drive	COC	
133	25665 Peach Creek Drive	COC	
134	26672 Spanish Oaks Drive	COC	
135	20020 Ravenpark Drive	COC	
136	25997 Drowsy Pine Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

137	1901 Lexington Street	DPV	DEF1
138	2210 Sabine Street	DPV	

Off-Street Parking Variance

IV.	201 Eastwood Street	PV	DEF2
V.	201 Roberts Street	PV	