

HOUSTON PLANNING COMMISSION

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Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

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Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

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

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

SECRETARY

Jennifer Ostlind

AGENDA

Thursday, June 13, 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, 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

E-mail Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
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, June 13, 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 30, 2024 MTFP Workshop and Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (James Tichy)
- b. Replats (James Tichy)
- c. Replats requiring Public Hearings with Notification (John Cedillo, Devin Crittle, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Devin Crittle, Aracely Rodriguez, Geoff Butler, and Petra Hsia)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- 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

II. Establish a public hearing date of July 11, 2024

- a. Castlewood MUD Administrative Center
- b. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
- c. Harris County Municipal Utility District No 6 Wastewater Treatment Plant
- d. Kentshire Estates

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

IV. Consideration of an Off-Street Parking Variance at 4360 Alameda Genoa Road (Ed Buckley)

V. Consideration of an Off-Street Parking Variance at 3401 Canal Street (Ramon Jaime-Leon)

VI. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street (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.

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Airline Reserves GP	GP	
2	Anniston Sec 15	C3P	
3	Anniston Sec 18	C3P	
4	Ariunbaatar Truck Stop	C2	
5	Atascocita Community Church at West Lake	C3F	
6	Bauer Crossing	C2	DEF1
7	Belle Terre	C3F	
8	Bridges on Lake Houston Sec 10	C3F	
9	Candela Sec 15	C3F	
10	Cohn Jones South	C2	
11	Covenant Kingwood	C2	DEF1
12	Davis Square	C2	
13	Enclave at Federal Plaza Drive	C3F	
14	Estates at Bigwood Street	C3F	DEF2
15	Estates at England	C3F	
16	Fisk Enclave	C2	
17	Foster Heights	C3F	
18	Gosling Office Park	C2	
19	Grand Mason Sec 11	C3P	
20	Grand Mason Sec 12	C3P	
21	Grand Prairie Highlands Sec 10	C3F	
22	Hacienda Caney	C2	
23	Harvest Green Teamiddle Way Street Dedication	C3P	
24	Harvest Green Sec 52	C3F	
25	Harvest Green Sec 55	C3P	
26	Harvest Green Sec 56	C3P	
27	Harvest Green Sec 57	C3P	
28	Harvest Green Sec 58	C3P	
29	HCWCID No 109 WP No 2	C2	
30	Kings River South	C3F	
31	LaReserva Back Ranch Sec 1	C2	
32	LMC Collision	C2	
33	Loel Mason Estates	C3F	
34	Maz Villas	C3P	DEF2
35	Merinos Produce	C2	
36	Meyer Houston	C2	
37	North Lake Houston Parkway Street Dedication Sec 2	C3P	
38	Northpark South Reserve	C2	
39	Northpark South Sec 1	C3F	
40	NTN West Gosling	C2	DEF1
41	Quality Ocean Cypress	C3F	
42	Ralston Lakes Sec 3	C3P	

Platting Summary**Houston Planning Commission****PC Date: June 13, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Redbud Sec 2	C3P	
44	Redbud Sec 5	C3P	
45	Reserve on Jensen	C2	DEF1
46	Robles Verdes	C2	
47	Rolling Oaks Wastewater Treatment Plant	C2	
48	Rosewood Estates partial replat no 3	C3F	
49	Royal Independent School District Royal Elementary School No 2	C2	
50	Royal Pines Sec 5	C3P	
51	SAI SKC Louetta	C2	DEF1
52	Sequoia ID Lift Station	C3F	
53	Sheldon ISD High School Sec 2	C3P	
54	Sorella Sec 7	C3F	
55	Sorella Sec 8	C3F	
56	Sorella Sec 10	C3F	
57	Sorella Sec 11	C3F	
58	Springbridge Residential	C3F	DEF1
59	STNL Hawksview	C3F	
60	Sundance Detention Pond E	C2	
61	Townhomes on West Lake	C3F	DEF2
62	Trinity Gardens partial replat no 4	C3F	DEF2
63	Vibe at Cuttler	C3F	DEF1

B-Replats

64	Airline Reserves Sec 1	C2R	
65	Amrina Apartments	C2R	
66	Anita Estates	C2R	
67	Barclay Place Views	C2R	
68	Bella Reed	C2R	DEF1
69	Bridgeland Central Sec 7	C3R	
70	Bridgeland Prairieland Village Sec 39	C3R	
71	Chabad Jewish Student Center of Houston	C2R	DEF1
72	Daimler Terrace	C2R	DEF2
73	Delafield Villas	C2R	
74	Drew Estates	C2R	
75	Duff Place	C2R	DEF2
76	End Hunger Network replat no 1 and extension	C2R	
77	Epsom Place	C2R	
78	Estates at Brandon	C2R	
79	Estates at Griggs Plaza	C2R	
80	Estates at Sandra	C2R	DEF1
81	Estates on Bacher Street	C2R	
82	Fortune Place	C2R	
83	Galway Estates	C2R	DEF1
84	Hazel Cove	C3R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Jeffersonian at Betty Boop	C2R	
86	Kelly Addition	C2R	
87	Kings River North	C3R	
88	Knox Street Crossing	C2R	DEF2
89	Main Course	C2R	
90	Midland Estates	C2R	
91	Northcourt Distribution Center	C2R	
92	Peden Street Living	C2R	DEF2
93	Plaza Estates at Porto Rico	C2R	
94	Post Oak Central	C2R	
95	Reserve at Redbud	C2R	DEF1
96	Royal Manors at Alameda	C3R	
97	Seabrook Garden Estates	C2R	
98	Sherwin Place	C2R	
99	Summerfield Estates	C2R	
100	Velazquez Estates at N Victory	C2R	DEF1

C-Public Hearings Requiring Notification

101	Amherst Springs	C3N	
102	Benders Landing Estates Sec 2 partial replat no 2	C3N	DEF1
103	Blanco Estates	C3N	
104	Fellowship Estate	C3N	
105	FL Tucker Long Drive	C3N	
106	Green Oaks On Beckley Replat No 1	C3N	
107	Hank Gardens	C3N	DEF1
108	Kerala Hindu Society at Minetta Street	C3N	
109	Laboure Estates partial replat no 1	C3N	DEF1
110	Lomcrest Place	C3N	DEF1
111	Newhaven Estates	C3N	
112	Rice Sterlingshire Avenue Development	C3N	
113	Rosewood Views	C3N	DEF1
114	Southland Villas	C3N	
115	Sunny Mallow replat no 1	C3N	
116	Synova Sec 5	C3N	
117	Temple Terrace Addition partial replat no 3	C3N	
118	Trillium Sec 6 partial replat no 1	C3N	DEF1
119	Vera Lou Homes	C3N	DEF1
120	West Lane Annex partial replat no 7	C3N	DEF1
121	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3N	DEF1

D-Variances

122	Atascocita Road Campus Reserve	C2	
123	City Center Capital LLC at Cypress North Houston	C2	DEF1
124	Cullen Acres	C3P	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
125	Fairbanks Park	C3F	DEF1
126	LeNguyen Estates	C2	
127	Mantra Business Park	C2	

E-Special Exceptions

128	Dunham Pointe Sec 19	C3P	DEF1
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F-Reconsideration of Requirements

129	Highland Crossing	C2	
130	Mansfield Proper	C3P	

G-Extensions of Approval

131	Beagle Acres	EOA	
132	Briarcraft Meadows	EOA	
133	Clodine Road Tract	EOA	
134	Cordoba Estates	EOA	
135	Development at Mitchell Road	EOA	
136	Diamond SM 21 LLC	EOA	
137	Katy ISD Elementary no 47	EOA	
138	Labrada Distribution Center	EOA	
139	Oak Forest Villas	EOA	
140	Reserves at Harvest Green	EOA	
141	Sunterra Commercial Development Sec 1	EOA	

H-Name Changes

None

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

142	2405 Ralph Street	DPV	
143	910 Yale Stree	DPV	

Landscape Variance

III	1905 Brittmoore Road	LV	DEF3
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Item No.	Subdivision Plat Name	App Type	Deferral
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Off-Street Parking Variance

IV	4360 Almeda Geona Road	PV	DEF1
V	3401 Canal Street	PV	DEF1
VI	1414 Rosalie Avenue	PV	DEF1