

HOUSTON PLANNING COMMISSION

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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 Adrian Garcia
Harris County
The Honorable James Noack
Montgomery County

ALTERNATE MEMBERS

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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

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AGENDA

Thursday, January 9, 2025
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 must sign up using 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 in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance 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, January 9, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of the December 19, 2024, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

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

II. Establish a public hearing date of February 6, 2025

- a. ASI Homes replat no 1
- b. Huldy Street Living
- c. Navajo Place Sec 1 partial replat no 2
- d. Oulton Park
- e. Uhaul Moving and Storage of Hiram Clarke

III. Consideration of an Off-Street Parking Variance at 1126 W. Gray Street (Ed Buckley)

IV. Public Comment

V. 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	Ahrens Business Estate	C2	
2	Ashford Yard	C2	
3	Aurora at Peek	C2	
4	Bridgeland Creek Commercial Sec 3	C2	
5	Bridgeland Creek Bend View Crossing Street Dedication	SP	
6	Bridgeland Creekland Village Sec 17	C3P	DEF1
7	Bridgeland Peek Road Street Dedication Sec 6	SP	
8	Bucks East River	C3P	
9	Champions Oak Sec 6	C3P	DEF1
10	City of Houston Reuse Warehouse	C2	DEF1
11	Daigles Landing	C2	
12	Dice Duplexes partial replat no 1	C3F	DEF1
13	Dreyfus Grove	C3F	
14	DS Skinner Enclave	C2	DEF1
15	Elite Townhomes South	C3P	
16	Elyson Cy Fair Sec 2	C3P	
17	Elyson GCW	C2	
18	Elyson Sec 70	C3P	
19	Elyson Sec 71	C3P	
20	Equilent Washington	C3F	DEF1
21	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	C3F	DEF1
22	Forestwood Sage Sec 2	C2	
23	Grand Mason Mason Road Street Dedication Sec 6	SP	
24	Grand Parkway Sec 1	C3P	
25	Grand Parkway Sec 2	C3P	
26	Grand Parkway Sec 3	C3P	
27	Grant Road Development	C2	
28	Hammerly Estates	C3F	
29	Healer Haven	C3F	
30	Herzing Way	C2	
31	Hockley Meadows Sec 3	C3P	
32	Houston Heavy Machinery	C2	
33	Huldy Place	C3F	
34	Jubilee Sec 10	C3F	
35	Jubilee Sec 11	C3F	
36	Jubilee Sec 15	C3F	
37	Jubilee Sec 16	C3F	
38	Mangum Square	C3F	
39	Nguyen Highland Place	C3F	DEF3
40	NPO 1403	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Palmi	C3F	
42	PCRIF North Houston Commerce Park	C3P	DEF1
43	Pinehaven Sec 2	C3F	
44	Porter Business Park	C2	
45	Porter Community Development	C2	
46	San Jacinto Bay on Lake Houston Vacating Plat	VP	
47	Sila Sec 8	C3F	
48	Spring 2920	C2	
49	VK Concepts Villas	C2	
50	Woodland Lakes Estates Sec 1 Vacating Plat	VP	
51	Woodland Lakes Estates Sec 2 Vacating Plat	VP	

B-Replats

52	Channelview Reliability Project	C2R	
53	Clinton Gas Station Convenience Store replat no 2 and extension	C2R	DEF1
54	Dayco Heights Sec 1	C2R	DEF1
55	Elite at Ellington	C2R	
56	Emerald Cove	C3R	
57	Emmas Place	C2R	
58	Fulton Heights	C2R	DEF1
59	Gebhart Residence	C2R	
60	Grand Park partial replat no 4	C2R	
61	Grand West Sec 5	C3R	
62	Guild Shop of the Church of St John the Divine North Site	C2R	
63	Heights Pavilion	C2R	
64	HLB Homes on Carver Road	C2R	
65	Holiday Station	C2R	
66	Horizon Estates	C2R	
67	Horton Heights	C3R	DEF1
68	Katy Grand Village Sec 1	C3R	
69	Klein Estates	C2R	
70	Laurel Place Recreational and Landscape Reserves	C2R	
71	Main Course	C2R	
72	Maranello Estates	C3R	DEF1
73	Markie Estates	C2R	
74	Marroquin Property Extension	C2R	
75	Maybell Square	C2R	
76	Mazan Place	C2R	DEF1
77	Melbourne Duplex	C2R	DEF1
78	Park on Mansfield	C3R	
79	Park Properties	C2R	DEF1
80	Plaza Estates at Bonnie Brae	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Residences on Carmen	C2R	
82	Sama Estates at Dennis	C2R	DEF1
83	Southside Real Estate Development Group at West Orem	C2R	DEF1
84	TC Builders Estates	C2R	
85	Tejani Commercial Plaza	C2R	
86	Turner Square	C2R	
87	Vibe at Cullen	C2R	
88	Village at Dyer	C2R	
89	Villas at Walthall	C2R	
90	Walthall Homes	C2R	
91	Wo Estates	C2R	

C-Public Hearings Requiring Notification

92	Lozier Manor	C3N	
93	Park Place Fieldwood	C3N	
94	Springbridge Residences	C3N	DEF1
95	Threestone Villas	C3N	

D-Variances

96	Alliance Triple E Industrial	C3P	DEF1
97	Baron Cypress Bend	C2	DEF1
98	Bridgeland Creekland Village GP	GP	DEF1
99	Bustamante Tract GP	GP	DEF3
100	CG 7600 LP GP	GP	
101	Hardy at Ronquillo Development	C2R	DEF1
102	New Faith Village Senior Living	C2R	
103	Red Oak Estates GP	GP	
104	Settegast Complex	C2R	DEF1

E-Special Exceptions

105	Northfield Estates	C3R	DEF1
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F-Reconsideration of Requirements

None

G-Extensions of Approval

106	FBCMUD 142 District Park	EOA	
107	Gantz Properties	EOA	
108	Global New Millennium Reserve	EOA	

Platting Summary

Houston Planning Commission

PC Date: January 09, 2025

Item No.	Subdivision Plat Name	App Type	Deferral
109	Harris County MUD No 525 Lift Station no 2	EOA	
110	HCA North Cypress West	EOA	
111	JDS Hopfe Road Sec 1	EOA	
112	Parker Place Eighty One Zero One	EOA	
113	SCI Land Acquisitions	EOA	
114	Smart Living at Mykawa	EOA	
115	View at Millstone	EOA	

H-Name Changes

116	Oakhill Reserve (prev. Decker Prairie Rosehill GP)	NC	
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I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

117	1134 Bayland Avenue	DPV	
118	1734 Creek Drive	DPV	

Off-Street Parking Variance

III	1126 W Gray Street	PV	
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