

HOUSTON PLANNING COMMISSION

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M. Sonny Garza, *Vice Chair*
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Linda Porras-Pirtle
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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.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, September 19, 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 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, September 19, 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 September 5, 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, John Cedillo, Antwanysha Berry, and Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Tammi Williamson)
- g. Extensions of Approval (Antwanysha Berry)
- h. Name Changes (Antwanysha Berry)
- i. Certificates of Compliance
- j. Administrative
- k. Development Plats with Variance Requests (Ramon Jaime-Leon)

II. Establish a public hearing date of October 17, 2024

- a. Caywood Place
- b. Chavez Estates at Red Robin
- c. Evergreen Cottages
- d. Jones Creek Reserve at McCrary Meadows Sec 2
- e. Mangum Square
- f. Park Street Views
- g. Plaza Estates at England
- h. Sunset Place partial replat no 2
- i. Villas on Sunbeam Sec 1 partial replat no 1

III. Excuse the Absence of Commissioner Mandapaka

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		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Avalon at Cypress West Sec 4	C3F	
2	Avalon Landing Lane Street Dedication Sec 2	SP	
3	Benders Creek GP	GP	DEF1
4	Benders Creek Sec 1	C3P	DEF1
5	Benders Creek Sec 2	C3P	DEF1
6	Blake Vista Reserves	C3F	
7	Bridgeland Jack Road Street Dedication and Reserve	C3F	
8	Clodine Residences	C3F	
9	Colonial Green	C3F	DEF1
10	Crosstimbers Reserve	C2	
11	Cypress Point Reserve	C2	
12	De Soto Heights	C3F	DEF1
13	Decker Prairie Rosehill GP	GP	
14	Decker Prairie Rosehill Sec 1	C3P	
15	Decker Prairie Rosehill Sec 2	C3P	
16	Elyson Sec 62	C3F	
17	Elyson Sec 63	C3P	
18	Falcon Ranch Preserve Sec 1	C3P	
19	Falcon Ranch Preserve Sec 2	C3P	
20	Falcon Ranch Preserve Sec 3	C3P	
21	Flex Business Park	C3F	
22	Harris County Municipal Utility District no 230 Water Plant	C2	
23	Harvard Green	C2	
24	Harvard Park	C2	
25	Harvest Green Sec 58	C3F	
26	Highland Heights Oaks	C3F	
27	Hogan Gardens Square	C3F	
28	Idaho Park	C3F	
29	Inwood Heights	C3F	DEF1
30	Jesselton Square at Creekmont	C3F	
31	Kuykendahl Village Sec 1	C3P	
32	Lacey Estates	C3F	
33	Mansfield Living replat no 1	C3F	
34	Maz Villas	C3F	DEF1
35	Morton Creek Ranch Sec 31	C3P	
36	New Caney Real Estate	C2	
37	Olympia Fields Sec 2	C3F	
38	Park at Anserra Sec 3	C2	
39	Ralston Lakes Sec 3	C3F	
40	Redbud Sec 5	C3F	DEF2

Platting Summary**Houston Planning Commission****PC Date: September 19, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Reserve at Jack Road	C2	
42	Riviera Pines Sec 4	C3P	
43	Rushmore Addition	C2	
44	Rusty Buckle Project	C2	DEF1
45	Sabo Plaza	C2	DEF1
46	SJS Reserve	C2	DEF1
47	Spring Creek RV Resort	C3F	
48	Stockdick Road Street Dedication and Reserve	C3F	
49	Sundance Cove Sec 12	C3P	
50	Tidwell Road CCSS	C2	DEF1
51	Westfield at the Square	C2	

B-Replats

52	Allyn Song Enclave	C2R	
53	Andrade Landholdings Estates at Luthe Road East	C2R	DEF1
54	Andrade Landholdings Estates at Luthe Road West	C2R	DEF1
55	Auroras Place replat no 1	C2R	DEF1
56	Bahar Parking Lot	C2R	
57	Carr Village	C2R	
58	Castone Estates	C2R	DEF2
59	Champion Villas	C2R	
60	City Church Houston	C2R	
61	Constellation Rosslyn	C2R	
62	Cordell Views	C2R	
63	Corner at Kirby and Airport	C2R	
64	Delano Villa	C2R	
65	Dennis Place	C2R	
66	Dorchester Terrace	C2R	
67	Emanhughes	C2R	
68	Estates At Denmark	C2R	
69	Estates At Emma Lou Street	C2R	
70	Estates On Jackson	C2R	DEF1
71	Estates on Sexton	C2R	
72	Fannin Foundation	C2R	DEF1
73	FlaggStone Plaza	C2R	
74	Home Investments at Wooding	C2R	DEF1
75	Homes on Tampico	C2R	DEF2
76	Lincoln City Place	C2R	
77	Madden Estates	C3R	
78	Maklai Investments at Dupont Street	C2R	
79	Malone Estates	C2R	
80	Merry Homes Estates	C2R	DEF1

Platting Summary**Houston Planning Commission****PC Date: September 19, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Moonbeam Homes	C2R	
82	Nguyen Highland Place	C3R	DEF2
83	Oak Lawn Vista	C2R	DEF1
84	Oakberry Trails Sec 3	C3R	DEF1
85	Palmi	C3R	DEF1
86	Plaza Estates at Retta	C2R	DEF2
87	Quenby Landing	C2R	
88	Reserve at Yorkshire	C2R	
89	Sabana Prado replat no 2	C2R	
90	Sheldon Woods Sec 1 partial replat no 2	C2R	DEF2
91	Tampico Homes	C2R	DEF2
92	University Gardens	C2R	
93	Villas at Lakeview	C3R	
94	West Chase Plaza	C2R	
95	Winbern Trails	C2R	

C-Public Hearings Requiring Notification

96	Baggett Green	C3N	
97	Caris Villa (No Action Needed until 10/3/2024)	C3N	DEF3
98	Clyburn Landing	C3N	DEF2
99	Cougar Estates	C3N	
100	Express Mart 59	C3N	
101	Fairwoods at Furman	C3N	
102	Houston Electric Vehicle Montrose partial replat no 1	C3N	DEF1
103	Hunters Creek Landing	C3N	
104	Isaac Estates at Nordling	C3N	
105	Lynnfield Development	C3N	
106	McDonalds at Meadows of Clear Creek	C3N	
107	Residences at Amber	C3N	DEF4

D-Variances

108	Fulton Station Apartments	C2R	DEF2
109	Houston Heavy 249 GP	GP	
110	Longenbaugh Estate	C2	
111	Quail Cove Commons	C2R	
112	Quartet Development	C3P	
113	Riverway on Lehman	C3P	DEF1
114	Riviera Pines Sec 3	C3P	
115	White Oak Commercial	C2	DEF2

E-Special Exceptions

Item No.	Subdivision Plat Name	App	
		Type	Deferral
116	HC MUD 566 Utility Reserves Sec 2	C3P	

F-Reconsideration of Requirements

117	Reserve at Broze Road	C2	DEF1
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G-Extensions of Approval

118	Benmar Reserve	EOA
119	Cappadonna Hills	EOA
120	Champion Life Centre Sec 2	EOA
121	Crosby Farms Detention Reserves Sec 1	EOA
122	Horizon at Cypress	EOA
123	Iglesia Evangelica Palabra De Restauracion	EOA
124	Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	EOA
125	Peachleaf Commercial Center	EOA
126	Rivera Best Produce	EOA
127	Roberts Ranch	EOA
128	Sugarland Point	EOA
129	West Little York Corner	EOA

H-Name Changes

130	QuikTrip Store 4622 (prev. QuikTrip Store 7962)	NC
131	QuikTrip Store 4623 (prev. QuikTrip Store 7963)	NC

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

132	2301 Addison Road	DPV
133	7725 Hoffman Street	DPV