

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, MAY 2, 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](mailto: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](mailto: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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto: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 May 2, 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 \(https://plattracker.houstontx.gov/edrc/Login.aspx\) for agenda details.](https://plattracker.houstontx.gov/edrc/Login.aspx)

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 May 2, 2024 2:30 p.m.

### Call to Order

#### Director's Report

#### Consideration of the April 18, 2024 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 (Dorianne Powe-Phlegm, Devin Crittle, John Cedillo and Wilson Calvert)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo, Tammi Williamson, and 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 (Ed Buckley, Geoff Butler, and Ramon Jaime-Leon)

#### II. Establish a public hearing date of May 30, 2024

- a. Benders Landing Estates Sec 2 partial replat no 2
- b. Estates at England
- c. Foster Heights
- d. Hank Gardens
- e. Laboure Estates partial replat no 1
- f. Lomcrest Place
- g. Rosewood Crossing
- h. Rosewood Views
- i. Trillium Sec 6 partial replat no 1
- j. Vera Lou Homes
- k. West Lane Annex partial replat no 7
- l. Woodlands Village of Carlton Woods Sec 11 partial replat no 1

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

#### IV. Public Hearing and Consideration for designation of a Special Parking Area at Park Eight (Jose Mendoza)

#### V. Public Hearing and Consideration for designation of a Walkable Places Area at Park Eight (Jose Mendoza)

#### VI. Public Comment

#### VII. Adjournment

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>
<b>A-Consent</b>			
1	Basalt Rock Lane Street Dedication	SP	
2	Beamer Villas partial replat no 1	C3F	
3	Bridgeland Central Sec 2	C3P	
4	Bridgeland Central Sec 3	C3P	
5	Bridgeland Creekland Village Sec 12	C3F	DEF1
6	Bridgeland Mason Road Street Dedication Sec 8	SP	
7	CE King Self Storage	C2	
8	Century CC Holdings Place	C2	
9	Coastal Commerce Center	C2	DEF2
10	Cypress Rosehill Reserve	C2	
11	CyTex RV and Boat Storage	C2	
12	De Soto Landing	C3F	
13	District 184 Groundwater Plant	C2	
14	Foster Village	C3F	
15	Glen Loch Patio Homes Sec 1	C2	
16	Grand Mason Sec 7	C3F	DEF1
17	Grand Prairie Baethe Road Street Dedication Sec 1	SP	
18	Grand West Sec 4	C3F	
19	Home Plaza at Knox	C3F	
20	Kings River North	C3P	
21	KLN Properties Inc at Gulf Freeway	C2	DEF1
22	Lakes of Bella Terra Reserve Sec 11	C2	
23	Lauder Road Estates	C2	DEF1
24	Lee Commercial replat no 1 and extension	C3F	
25	Linda Vista Estates	C3F	
26	Mantra Business Park	C2	
27	Northpark South GP	GP	
28	Northwest 99 Business Park WWTP	C2	DEF1
29	Oak Forest Sec 1 partial replat no 6	C3F	
30	Paayal Reserve	C2	
31	Park at Greenbusch Commercial Park	C2	
32	Plaza Estates at Almeda Genoa	C3F	
33	Poundbury Sec 1 replat no 1	C3F	
34	Richland Drive Estates	C3F	
35	Sequoia ID Lift Station	C2	
36	Skyline Plaza	C2	
37	Sunterra Detention Reserve	C2	
38	Sunterra Remote Water Well and Reserve	C2	
39	Synova Drive Street Dedication and Reserves Sec 3	C3P	
40	Synova Sec 8	C3P	
41	Synova Sec 9	C3P	
42	Synova Sec 10	C3P	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Synova Sec 11	C3P	
44	Tidwell Lakes Sec 4	C3F	DEF1

**B-Replats**

45	Almeda Sports Complex replat no 1	C2R	
46	Carmen Homes	C2R	
47	Cheeves Estates	C2R	
48	Diego Estates at Harvard Street	C2R	
49	DSMTX at Cunningham Expansion	C2R	
50	Enclave at Federal Plaza Drive	C3R	
51	Estates On Bonaire Street	C2R	
52	Faith Gardens	C2R	
53	Faith Hope Garden	C2R	
54	Gitano Estates at Elkhart	C2R	
55	Harris County WCID No 36 Bandera Lift Station	C2R	
56	Hempstead Tire and Wheel	C2R	
57	Hope Estates	C2R	
58	Hub at Harvest Green replat no 1 and extension	C2R	
59	Ivyridge Springs	C2R	DEF1
60	Jasmine Estates	C2R	
61	Jose Palaces	C2R	
62	LBK Properties LLC	C2R	
63	LRE Reserve	C2R	
64	McGregors Garden Complex	C2R	
65	McIlhenny Estates	C2R	
66	Meadows Reserves	C2R	
67	Myacadia Estates	C2R	
68	Newport Cove	C3R	
69	Nexgen Properties At Allen Genoa	C2R	
70	Northampton MUD Water Plant No 3 replat no 1	C2R	
71	Orchid Square	C2R	
72	Park Place Apartments	C2R	DEF2
73	Pinemont Meadows	C2R	DEF1
74	Plaza Estates at Margaret	C2R	DEF1
75	Plaza Estates at Sidney	C2R	DEF2
76	Rachel Reserve	C2R	
77	Rebecca Landing	C2R	
78	Reserve on Wallisville	C2R	
79	Sunset Valley Lift Station	C2R	
80	Tierra Nueva Produce	C2R	DEF1
81	Tommys Express Aliana	C2R	
82	Trillium Westmoor Drive Reserve Sec 1	C2R	
83	Trinity Gardens Place	C2R	
84	Views on Delz	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Villas on Heaney	C2R	
86	York District	C2R	

**C-Public Hearings Requiring Notification**

87	Bataan Estates	C3N	
88	Bywood Oasis	C3N	
89	Estates At Bigwood Street	C3N	
90	Fellowship Estates	C3N	
91	Gallegordillo Estates at Sam Brookins	C3N	
92	Marvida Sec 18 partial replat no 1	C3N	
93	Ocean Estates partial replat no 1	C3N	
94	Orange Grove Sec 2 partial replat no 1	C3N	
95	STNL Hawksview	C3N	
96	Vazquez Estates on Alaska	C3N	
97	Views At Bigwood Street	C3N	
98	Villas At Bigwood Street	C3N	
99	Wycliffe Townhomes	C3N	

**D-Variances**

100	Build Development	C2R	DEF1
101	Campos at Sundown	C2	DEF2
102	E and E Aviation	C2	
103	Gruller	C2	
104	Lacey Estates	C2	
105	Mansfield Terrace	C3R	DEF3
106	Park 3A Development	C2	
107	San Jacinto River and Rail Power Facility	C2	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

108	Elyson GP	GP	
109	Elyson Sec 59	C3F	DEF1
110	Gated Rentals Crosby	C2	
111	Heights Eats	C2R	DEF1
112	Jasek Farms GP	GP	DEF1

**G-Extensions of Approval**

113	Bauer Hockley Road Street Dedication Sec 1	EOA	
114	Bissonnet Street in Trillium Street Dedication and Reserves	EOA	



Item No.	Subdivision Plat Name	App	
		Type	Deferral
115	Corner at Greens	EOA	
116	Cypress Green Mason Road Street Dedication Sec 2	EOA	
117	Gardens of Troy	EOA	
118	Greenhouse Road Street Dedication Sec 8	EOA	
119	Hermann Logistics	EOA	
120	Imperial Retreat Townhomes	EOA	
121	JER Properties	EOA	
122	Klein ISD Doerre Intermediate School Complex	EOA	
123	Palladium Houston Ella	EOA	
124	Safe Rescue	EOA	
125	Saint Tropez Lift Station no 1	EOA	
126	Saint Tropez WWTP no 1	EOA	
127	San Romero	EOA	
128	Schiel Road Tract	EOA	
129	Terminal Expansion Sec 3	EOA	

**H-Name Changes**

130	Phillips Estates at Fillmore Street (prev. Phillips Estates at Filmore Street)	NC	
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**I-Certification of Compliance**

131	20030 Ravenwood Dr	COC	
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

132	1818 Holly Street	DPV	
133	3505 N. Main Street	DPV	
134	2210 Sabine Street	DPV	DEF1

**Off-Street Parking Variance**

III	201 Eastwood Street	PV	DEF4
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**Special Parking Area**

IV	Park Eight		
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**Walkable Places Area**

V	Park Eight		
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