

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MARCH 21, 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

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

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 March 21, 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

March 21, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the March 7, 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, John Cedillo, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Petra Hsia, Tammi Williamson, John Cedillo, Geoff Butler, and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests (Geoff Butler)
- 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 (Geoff Butler)

II. Establish a public hearing date of April 18, 2024

- a. DSR Investment at Foster
- b. Foster Village
- c. Linda Vista Estates
- d. Magnolia Lakefront
- e. Oak Forest Sec 1 partial replat no 6
- f. Plaza Estates at Almeda Genoa
- g. Poundbury Sec 1 replat no 1

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

IV. Public Comment

V. Adjournment

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Anniston Sec 13	C3F	
2	Anniston Sec 14	C3F	
3	Baethe Road in Grand Prairie Street Dedication Sec 1	C3P	
4	Bleu Riviera Drive Street Dedication Sec 2	SP	DEF1
5	Brookfield Groundwater Plant	C2	DEF1
6	BW Interests	C3F	
7	Cadence Creek Cottages	C2	
8	Chateaux at Northwood	C3F	DEF1
9	Cullen Hotel Beltway 8 South Development	C2	
10	Cypress Trails at Bauer Landing Sec 2	C3F	DEF1
11	Dellrose Sec 20	C3F	
12	Eagle Landing Townhomes West Sec 2	C3P	DEF1
13	East River Sec 3	C3F	
14	Eastgate Center	C2	
15	Elmax GP	GP	
16	Elmax Sec 1	C2	DEF1
17	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	C3P	
18	Enclave at Newport	C3F	
19	Equilent Main	C2	
20	Estates at Polk Street	C2	DEF1
21	Expedia Towing	C2	
22	FL Tucker Long Drive	C3F	
23	Furay Development	C3F	
24	Generation Plaza	C2	
25	Gianake Estates at Adkins Road	C3F	
26	Glenhaven Center	C3F	
27	Grand Oaks South Sec 2	C3P	
28	Grand West Sec 3	C3F	
29	Greenville Estates	C3F	DEF1
30	Haro Business Park	C3F	
31	Hufsmith Kohrville Business Park	C2	
32	Huynh Estates partial replat no 6	C3F	
33	Kathy Lane Business Park	C2	
34	Katy Lakes Sec 6	C3F	
35	Kelly Lane Plaza	C2R	DEF1
36	Kinsman Grove	C3F	
37	Lawndale Commercial	C2	DEF2
38	Mansfield Oaks	C3F	
39	Marvida Gardens	C2	
40	Mission West Plaza	C2	DEF1
41	New Caney Pioneer Crossing	C2	
42	Providence Northeast	C3F	

Platting Summary**Houston Planning Commission****PC Date: March 21, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Replat of Benignus Acres partial replat no 1 and extension	C3F	
44	Reserve at Mound Road	C2	
45	Riviera Pines Sec 1	C3P	
46	Robbins Estates at Riley Fuzzel Road	C2	
47	RRansom Complex	C2	
48	Santa Rosa	C3F	
49	Shamrock Manor partial replat no 5	C3F	
50	Shaw Road Office Condos	C2	DEF1
51	Sunterra Lift Station No 6	C2	
52	Sunterra South Development Commercial Development	C2	
53	Tenfold Properties	C2	

B-Replats

54	Bamboo Estates	C2R	
55	Beamer Business Park	C2R	
56	Ceballos Homes	C2R	DEF1
57	Cullen Villas	C2R	
58	Cypress Gardens partial replat no 2	C2R	DEF2
59	Dashford Heights	C2R	DEF1
60	De Soto Trails	C3R	
61	East Adventure at Amber	C2R	
62	Equilent Tuam	C2R	
63	Equilent West 23rd	C2R	
64	Estates at Paul Quinn Street	C3R	
65	Garden Oaks Storage	C2R	
66	Greystone Manor	C2R	
67	Hadley Street Townhomes	C2R	
68	Hardway Street Development	C2R	
69	Holman Annex	C2R	DEF1
70	Ion District Graduate Student Housing	C2R	
71	JMP Development replat no 1	C2R	
72	Lincoln City Sec 2 partial replat no 3	C2R	
73	Lincoln City Sec 4 partial replat no 3	C2R	
74	Mount Houston Plaza	C2R	
75	Nadan Farm	C2R	
76	New Commandment Missionary Baptist	C2R	
77	Orizzonte Estates	C2R	
78	Palacio Townhomes	C2R	DEF3
79	Plaza Estates at Cheswood	C2R	DEF2
80	Plaza Estates at Cork	C2R	
81	Plaza Estates at Simbrook	C2R	
82	Plaza Estates at Wayne	C2R	DEF1
83	Pollard Greens	C2R	DEF1
84	Providence Atascocita	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Residence at the Fairmont	C2R	
86	Sheffield Apartments	C2R	
87	Soltanian Properties	C2R	
88	Springbridge Residential	C3R	DEF1
89	Trinity Gardens Crossing	C2R	DEF2
90	Van Fleet Investment on Aldine Westfield	C2R	
91	Villas at Highland Heights	C3R	
92	Vincent Meadows	C3R	
93	Warwick Estate	C2R	
94	West Clay Homes	C2R	DEF1
95	West Road Commons	C2R	
96	Westbrook Skyline Homes	C2R	
97	Wilburforce Landing	C3R	
98	Winfield Park	C3R	DEF1

C-Public Hearings Requiring Notification

99	Martinez Estates at Weldon	C3N	DEF2
100	Oak Forest Sec 1 partial replat no 6	C3N	
101	Richland Drive Estates	C3N	
102	Riverside Grove	C3N	
103	Saint Augustine Landing	C3N	
104	Sundus and Fatima Enterprises	C3N	
105	Wycliffe Townhomes	C3N	

D-Variances

106	Briley Estates	C2R	DEF1
107	Cali Trucks Xpress	C2R	DEF2
108	Hockley Meadows GP	GP	
109	Hockley Meadows Street Dedication and Reserves	C3P	
110	Hockley Meadows Sec 1	C3P	
111	Hockley Meadows Sec 2	C3P	
112	Mansfield Terrace	C3R	
113	Solis Estate	C2	
114	St Johns United Methodist Church partial replat no 1	C2R	
115	Star Windows Business Center	C2R	DEF1
116	Stassen Views	C2R	
117	Sundance Cove East GP	GP	

E-Special Exceptions

118	Avalon at Cypress West Sec 4	C3P	
119	Trillium Sec 10	C3P	

Item		App	
No.	Subdivision Plat Name	Type	Deferral

F-Reconsideration of Requirements

120	Paloma Water Plant Site	C2R	
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G-Extensions of Approval

121	Broze Road Sec 1	EOA	
122	Crosby Farms Sec 2	EOA	
123	Elyson Reserves Sec 7	EOA	
124	Forestwood Sage Sec 3	EOA	
125	Grand Boudreaux Business Park	EOA	
126	Greenhouse Apartments	EOA	
127	Hill Country Dairies Center	EOA	
128	Lee Commercial replat no 1 and extension	EOA	
129	Self Road Place	EOA	
130	Union Park Place	EOA	
131	Williams Landing	EOA	

H-Name Changes

132	Plaza Estates at Esparza (prev. Plaza Eatates at Esparza)	NC	
133	Rosewood Estates Sec 2 partial replat no 6 (prev. Rosewood Estates 2 partial replat no 6)	NC	

I-Certification of Compliance

134	20260 Forest Dr W	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

135	1901 Lexington Street	DPV	
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Off-Street Parking Variance

III	201 Eastwood Street	PV	DEF1
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