

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

SECRETARY

Jennifer Ostlind

AGENDA

**Thursday, June 27, 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 27, 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 June 13, 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, Aracely Rodriguez, and Geoff Butler)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement
- 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 and Tammi Williamson)

II. Establish a public hearing date of July 25, 2024

- a. Adila Gardens replat no 1
- b. Balmoral Sec 27 partial replat no 1
- c. Houston Gardens Estates
- d. Maldonado Properties
- e. Residences at Amber
- f. Richmond Road Estates partial replat no 3
- g. Sidney Landing
- h. Telge Ranch North Sec 1 partial replat no 1
- i. Woodlake Manor

III. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street (Geoff Butler)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of Woodland Terrace & Woodland Heights Subdivisions – MLS 841 (Bennie E. Chambers III)

V. Public Comment

VI. Excuse the absence of Commissioner Lydia Mares

VII. 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	Blanco Estates	C3F	
2	Bridgeland Creekland Village Sec 13	C3P	
3	Bridgeland Creekland Village Sec 21	C3P	
4	Bridgeland Jack Road Street Dedication Sec 4	C3P	
5	Bridgeland Mason Road Street Dedication Sec 7	SP	
6	Bridgeland Pollinator Drive Street Dedication Sec 3	C3P	
7	Bridgeland Prairieland Village Sec 51	C3P	
8	Cohn Jones South	C2	DEF1
9	Covenant Kingwood	C2	DEF2
10	Creekwood Crossing Sec 2	C3F	
11	Cypress Grant Plaza	C3P	
12	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	C3P	
13	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	C3P	
14	Cypress Green Sec 12	C3P	
15	Cypress Green Sec 15	C3P	
16	Cypress Green Sec 16	C3P	
17	Cypress North Houston Nursery	C2	
18	Davis Square	C2	DEF1
19	Development at Telge Road	C2	
20	Dunham Pointe Mound Road Street Dedication and Reserve	C3P	
21	Grand Mason Detention Reserve E	C2	
22	Grand Mason Mason Road Street Dedication Sec 5	SP	
23	Grand Mason Mason Woods Road Street Dedication	SP	
24	Grand Oaks Village Sec 2	C3F	
25	Grand Park West Estate	C2	
26	Green Field Plaza	C2	
27	Green Oaks on Beckley replat no 1	C3F	
28	Hank Gardens	C3F	
29	Harvest Green Sec 53	C3F	
30	Hazel Cove	C3F	
31	Isabelle Estates	C2	
32	Jasek Farms Sec 1	C3P	
33	Jasek Farms Sec 2	C3P	
34	Jasmine Heights South Sec 1	C3P	
35	Jubilee Sec 10	C3P	
36	Jubilee Sec 11	C3P	
37	Jubilee Sec 12	C3P	
38	Jubilee Sec 13	C3P	
39	Katy Hockley Center	C2	
40	Kerala Hindu Society at Minetta Street	C3F	

Platting Summary**Houston Planning Commission****PC Date: June 27, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Lacey Estates	C2	
42	Midline Sec 3	C3P	
43	Midline Sec 4	C3P	
44	Native Meadow Drive Street Dedication	SP	
45	Newhaven Estates	C3F	
46	Northpointe East Sec 5	C3P	
47	Orange Grove Sec 2 partial replat no 1	C3F	
48	Pinehaven GP	GP	
49	Pinehaven Sec 2	C3P	
50	Pribyl Revocable Trust	C2	
51	Prose Peek	C2	
52	Ralston Lakes Sec 3	C3P	DEF1
53	Redbud Sec 2	C3F	
54	Reserve at Morton Creek Ranch	C2	
55	Reserve on Jensen	C2	DEF2
56	Richmond Med Center	C2	
57	Rosewood Crossing	C3F	
58	Rosewood Views	C3F	
59	Royal Manors at Alameda	C3F	
60	Sheldon ISD High School Sec 2	C3P	DEF1
61	Southland Villas	C3F	
62	Springbridge Residential	C3F	DEF2
63	Stockdick Iglesia Monte Hermon	C2	
64	Sundance Cove Detention Pond A	C2	
65	Sundance Cove Detention Pond E	C2	DEF1
66	Teamiddle Way Street Dedication Sec 1	SP	
67	Thornton Estates	C3F	
68	Trillium Sec 6 partial replat no 1	C3F	
69	Trinity Grove	C3F	
70	Veterans Memorial Business Park	C3F	
71	Vibe at Cuttler	C3F	DEF2
72	Vibe at McCleskey	C3P	

B-Replats

73	Alveranga Estates	C2R	
74	Anita Development	C2R	
75	Anita Estates	C2R	DEF1
76	Bluebonnet Homes	C2R	
77	Brae Acres Park	C2R	
78	Brandon Heights	C2R	
79	Bridgeland Central Sec 7	C3R	DEF1
80	Bridgeland Prairieland Village Sec 47	C3R	

Platting Summary**Houston Planning Commission****PC Date: June 27, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Chabad Jewish Student Center of Houston	C2R	DEF2
82	Chapman Estate	C2R	
83	Commons at Cypress Lakes replat no 1	C2R	
84	Creekmont at Garden Oaks	C3R	
85	Cullen Hotel Beltway 8 South Development replat no 1	C2R	
86	Delafield Villas	C2R	DEF1
87	Dreamtigers	C2R	
88	Drew Estates	C2R	DEF1
89	DVB Development Estates at Channing Way	C2R	
90	East 43rd Villas	C2R	
91	East Hardy Reserve	C2R	
92	Elmwood Place	C2R	
93	Epsom Place	C2R	DEF1
94	Estates at Sandra	C2R	DEF2
95	GT Construction Estates at Angus Street	C2R	
96	Homies Little Acres	C2R	
97	Independence Heights partial replat no 1	C2R	
98	Jeffersonian at Betty Boop	C2R	DEF1
99	Junell Villas	C2R	
100	Kelly Addition	C2R	DEF1
101	Khan Estates at Hailey	C2R	
102	Kingdom Plaza	C2R	
103	Larios Rubio Estates	C2R	
104	Mansfield Landing	C3R	
105	Marcos Manor	C2R	
106	McDaniel Ventures Buschong	C2R	
107	Midline Sec 5	C3R	
108	Morales Plazita	C2R	
109	North Victory Villas	C2R	
110	Oaks Acres partial replat no 1	C2R	
111	Plaza Estates at Burkett	C2R	
112	Plaza Estates at Jewett	C2R	
113	Plaza Estates at Newberry	C2R	
114	Plaza Estates at Ringold	C2R	
115	Post Oak Central	C2R	DEF1
116	Reserve at Redbud	C2R	DEF2
117	Retail at Aldine	C2R	
118	Riverway on Thornton	C2R	
119	Scott Street Landing	C2R	
120	Settegast States at Birmingham	C2R	
121	Settegast States at Penrod	C2R	
122	Swift at Parker and Aldine	C2R	
123	Thibodeaux Square at Ritz	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
124	Tremper Court	C2R	
125	Valero Houston Refinery replat no 1	C2R	
126	Villas at Eastwood	C2R	
127	Villas on West Bell	C2R	

C-Public Hearings Requiring Notification

128	Amherst Springs	C3N	DEF1
129	Chong Manor	C3N	
130	Estates at Carey Street	C3N	
131	Express Mart 59	C3N	
132	Laboure Estates partial replat no 1	C3N	DEF2
133	Lomcrest Place	C3N	DEF2
134	Maldonado Properties	C3N	
135	Marvida Sec 19 partial replat no 1	C3N	
136	Northwood Crossing	C3N	
137	Northwood Views	C3N	
138	Rice Sterlingshire Avenue Development	C3N	DEF1
139	Southampton Place partial replat no 5	C3N	
140	Synova Sec 5	C3N	DEF1
141	Temple Terrace Addition partial replat no 3	C3N	DEF1
142	Vera Lou Homes	C3N	DEF2
143	West Lane Annex partial replat no 7	C3N	DEF2
144	Woodlands Village of Carlton Woods Sec 11 partial replat no 1	C3N	DEF2

D-Variances

145	Atascocita Road Campus Reserve	C2	DEF1
146	City Center Capital LLC at Cypress North Houston	C2	DEF2
147	Cullen Acres	C3P	DEF1
148	Cypress Green GP	GP	
149	Fairbanks Park	C3F	DEF2
150	LBK Properties LLC	C2R	
151	Yoakum Enclave replat no 1	C2R	

E-Special Exceptions

152	Pinehaven Sec 1	C3P	
-----	-----------------	-----	--

F-Reconsideration of Requirements

None

Item		App	
No.	Subdivision Plat Name	Type	Deferral

G-Extensions of Approval

153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	EOA	
154	Cypress Green Commercial Reserves Sec 3	EOA	
155	Davis World	EOA	
156	East Aldine Estates	EOA	
157	East Side Development	EOA	
158	Generation Shopping Plaza	EOA	
159	Holly Lockwood Properties LLC	EOA	
160	MBI LTD Properties	EOA	
161	Power Business Center	EOA	
162	Providence Place	EOA	
163	Saint Tropez Remote Water Well	EOA	
164	Saint Tropez Sec 2	EOA	
165	Southwest Wholesale Complex	EOA	
166	West Side Development	EOA	

H-Name Changes

167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	NC	
-----	---	----	--

I-Certification of Compliance

168	19645 Live Oak North	COC	
169	18558 Indigo Way	COC	

J-Administrative

None

K-Development Plats with Variance Requests

170	10726 Russett Drive	DPV	
171	910 Yale Stree	DPV	DEF1

Off-Street Parking Variance Requests

III	1414 Rosalie Avenue	PV	DEF3
-----	---------------------	----	------