

# 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, July 25, 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](mailto: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](http://www.houstonplanning.com)

E-mail Planning and Development:  
[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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, July 25, 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 July 11, 2024, Planning Commission Meeting Minutes**

- I. July 2024 Draft Semi-Annual Report on the Capital Improvements Advisory Committee on Water/Wastewater Impact Fees** (Deidre VanLangen)
- II. July 2024 Draft Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Deidre VanLangen)
- III. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Ken Calhoun)
  - b. Replats (Ken Calhoun)
  - c. Replats requiring Public Hearings with Notification (John Cedillo, Aracely Rodriguez, and Devin Crittle)
  - d. Subdivision Plats with Variance Requests (James Tichy, Petra Hsia, Aracely Rodriguez, and Geoff Butler)
  - e. Subdivision Plats with Special Exception Requests
  - 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 (Ed Buckley)
- IV. Establish a public hearing date of August 22, 2024**
  - a. Briscoe Falls Sec 6
  - b. Clyburn Landing
  - c. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
    - a. Greenville Estates replat no 1
    - b. Idaho Park
    - d. Mansfield Living replat no 1
    - e. Misson of Yahweh Reserve
    - f. Sundus and Fatima Enterprises
    - g. Touchstone Estates
- V. Consideration of a Landscape Variance at 1905 Brittmore Road** (Ed Buckley)
- VI. Public Hearing and Consideration of a Special Minimum Lot Size Renewal -MLS 85REN** (Taylor Valley)
- VII. Excuse the Absence of Commissioners Michelle Colvard, Linda Porras Pirtle and Kevin S. Robins**
- VIII. Public Comment**
- IX. 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
<b>A-Consent</b>			
1	Avalon at Cypress Reserve Sec 2	C2	
2	Blue River Petcare Fairbanks Animal Clinic	C2	DEF1
3	Candela Flewellen Creek Reserves	C3F	DEF1
4	Candela Sec 18	C3F	DEF1
5	Cole Creek Crossing	C3F	
6	Creekmont at Garden Oaks	C3F	
7	Davis Square	C2	DEF3
8	Development at Telge Road	C2	DEF2
9	Enclave on Louetta	C2	
10	FL Tucker Long Drive	C3F	DEF1
11	Gomez Estates at Eastex	C2	DEF1
12	Grand Prairie Highlands Sec 12	C3F	
13	Greenwood Gardens	C3P	
14	Groves Landing	C3F	DEF1
15	Harvest Green GP	GP	DEF1
16	Harvest Green Sec 55	C3F	DEF1
17	Harvest Green Sec 56	C3F	DEF1
18	Harvest Green Sec 57	C3F	DEF1
19	Hockley Meadows Drive Street Dedication and Reserves	C3F	
20	Jasek Farms	GP	
21	Jubilee Sec 14	C3P	
22	Kentshire Estates	C3F	
23	Mansfield Proper	C3F	
24	McCauley Barndominium	C2	DEF1
25	Park Eight South	C3F	
26	Reserve at Anderson	C3F	DEF1
27	Riley Fuzzel Business Complex	C2	DEF1
28	Riviana GP	GP	
29	Riviana Water Treatment Plant no 1	C3P	
30	Riviana Sec 1	C3P	
31	Riviana Sec 3	C3P	
32	Spring Cypress Business Park	C2	
33	Springwoods Village District Sec 5	C3F	
34	Sundance Cove GP	GP	
35	Sunny Mallow replat no 1	C3F	
36	Synova Sec 5	C3F	
37	Synova Sec 10	C3P	
38	TC Jester Acres	C2	DEF1
39	Thornton Estates	C3F	DEF2
40	West Lane Annex partial replat no 7	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

**B-Replats**

41	Albright Estates	C2R	
42	Anita Development	C2R	DEF2
43	Binford Creek Sec 3	C3R	DEF1
44	Bluebonnet Homes	C2R	DEF2
45	Briarwest Apartments replat no 1	C2R	
46	Bridgeland Prairieland Village Sec 43	C3R	DEF1
47	Caplin Duo	C2R	
48	Central Transport Houston	C2R	DEF1
49	Concrete Reinforcements Inc	C2R	DEF1
50	Corder and Nathaniel Brown Manor	C2R	
51	Danfield Creek	C3R	DEF1
52	Davacol	C2R	DEF1
53	De Soto Heights	C3R	
54	DVB Development Estates at Channing Way	C2R	DEF2
55	East Hardy Reserve	C2R	DEF2
56	Enclave at Cypresswood	C3R	DEF1
57	Estates at Harrisburg	C2R	DEF1
58	Estates at Ireland Street	C2R	
59	Estates at Lanewood Street	C2R	
60	First Baptist Church Houston Heights	C2R	
61	Garza Estates on McNair	C2R	DEF1
62	Green Oaks on Anderson	C3R	DEF1
63	Gupa Townhomes	C2R	
64	Harris County ESD 17 Airline Drive replat no 1 and extension	C2R	DEF1
65	Highland Heights Trails	C3R	
66	Independence Heights partial replat no 1	C2R	DEF2
67	Lakeside Park Estates Sec 1 partial replat no 4	C2R	DEF1
68	Liberty Terrace Estates	C2R	DEF1
69	Liberty Terrace Place	C2R	
70	Lone Oak Villas	C2R	DEF1
71	McAllister Plaza	C2R	
72	Naomi Crossing	C2R	
73	Pitstop at Tidwell	C2R	
74	Quenby Landing	C2R	DEF1
75	Round Mountain Oaks	C2R	DEF1
76	San Juan Grove	C2R	
77	SEFL Tidwell	C2R	DEF1
78	TSG Business Park	C2R	DEF1
79	Valero Houston Refinery replat no 1	C2R	DEF2
80	Ventura Estates at De Soto Street	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	View of Alameda Genoa	C2R	DEF1
82	Woodlands Metro Center Sec 1 partial replat no 2	C2R	
83	Yeiss Estates	C2R	

**C-Public Hearings Requiring Notification**

84	Adila Gardens replat no 1	C3N	
85	Balmoral Sec 27 partial replat no 1	C3N	
86	Estates at Carey Street	C3N	DEF2
87	Houston Gardens Estates	C3N	
88	Laboure Estates partial replat no 1	C3N	DEF4
89	Maldonado Properties	C3N	
90	Northwood Crossing	C3N	DEF2
91	Northwood Views	C3N	DEF2
92	Residences at Amber	C3N	
93	Richmond Road Estates partial replat no 3	C3N	
94	Sidney Landing	C3N	
95	Telge Ranch North Sec 1 partial replat no 1	C3N	
96	Woodlake Manor	C3N	

**D-Variances**

97	Aldine Westfield Self Storage Sec 2 partial replat no 1	C2R	
98	Champions Oak East GP	GP	
99	Dane at Clarence Reserve	C2R	
100	Dane at Eastex Reserve	C2R	
101	Fairbanks Park	C3F	DEF4
102	Jones Creek Reserve at McCrary Meadows Sec 2	C3P	DEF1
103	Reserve at Tuam	C2R	
104	Riviana Sec 2	C3P	
105	Sundance Cove East Detention Pond F	C2	
106	Sundance Cove East Detention Pond G	C2	

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

107	Milby Skyline View Villas	C2R	
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**G-Extensions of Approval**

108	Archer Meadows	EOA	
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**Platting Summary****Houston Planning Commission****PC Date: July 25, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
109	Baraqah Business Park LLC	EOA	
110	Cardenas Storage	EOA	
111	Cypress Trails at Bauer Landing Sec 1	EOA	
112	Harris Group	EOA	
113	Hero Business Park	EOA	
114	Huffman Storage	EOA	
115	Irvington Center	EOA	
116	Jones Road Boutique Apartments	EOA	
117	Katy ISD Elementary No 48	EOA	
118	Kickapoo Estates	EOA	
119	Kuykendahl Business Center	EOA	
120	Little Ricefield Village	EOA	
121	New Caney 1485 Addition	EOA	
122	Porter Road Investments at US 59	EOA	
123	Van Zandt Place	EOA	
124	Vela Partners LLC	EOA	
125	Woodland Lakes Sec 8	EOA	

**H-Name Changes**

None

**I-Certification of Compliance**

126	23244 Andrew Lane	COC	
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

127	401 Goldenrod Street	DPV	
128	1103 W Cavalcade Street	DPV	

**Landscape Variance**

V.	1911 Brittmore Road	LV	DEF6
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