

# HOUSTON PLANNING COMMISSION

## **MEMBERS**

Lisa M. Clark, *Chair*  
M. Sonny Garza, *Vice Chair*  
Susan Alleman  
Bill Baldwin  
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Rodney Heisch  
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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.  
*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, October 17, 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](mailto: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](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, October 17, 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 October 3, 2024, Planning Commission Meeting Minutes**

- I. Presentation and consideration of the 2025 Planning Commission meeting dates** (Aracely Rodriguez)
- II. Presentation and consideration of the 2025 Chapter 26 submittal dates** (Aracely Rodriguez)
- III. Planning & Development Department Presentation of the Draft Amendment to Article XXII of the Chapter 40 Sidewalk Network Ordinance** (Hector Rodriguez)
- IV. Presentation on the Planning Commission/Public Comment Draft of revisions to Chapter 40, Article XXII Sidewalk Network requirements, opening the public comment period, and establishing a public hearing date of November 14, 2024**
- V. 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, and Antwanysa Berry)
  - d. Subdivision Plats with Variance Requests (Petra Hsia, Aracely Rodriguez, Geoff Butler, Devin Crittle, and John Cedillo)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (John Cedillo and Devin Crittle)
  - g. Extensions of Approval (Antwanysa Berry)
  - h. Name Changes (Antwanysa Berry)
  - i. Certificates of Compliance (Antwanysa Berry)
  - j. Administrative
  - k. Development Plats with Variance Requests (Ed Buckley)
- VI. Establish a public hearing date of November 14, 2024**
  - a. Bridgeland Prairieland Village Sec 35 partial replat no 1
  - b. Harvest Green Sec 51 partial replat no 1
  - c. Masonry at Dreyfus
  - d. Memorial Green Sec 2 replat and extension partial replat no 4
  - e. New Covenant Christian Ministry at Clay
  - f. Plaza Estates at Cleburne
  - g. Plaza Estates at White Rock
  - h. Shoby Jehan Estates
  - i. White Oak Terrace
- VII. Consideration of an Off-Street Parking Variance at 3200 S. Shepherd Drive** (Ed Buckley)
- 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	Archer Estates	C3F	
2	Baggett Green	C3F	
3	Blue Ridge Commerce Center Fondren Reserve	C3F	
4	Bridgeland Central Sec 7	C3F	DEF1
5	Bridgeland Creekbend View Crossing Street Dedication	SP	
6	Bridgeland Creekland Village Sec 14	C3P	
7	Bridgeland Creekland Village Sec 16	C3P	
8	Bridgeland Creekland Village Sec 19	C3P	
9	Bridgeland Prairieland Village Sec 45	C3P	
10	Bridgeland Stargazing Trail Street Dedication Sec 1	SP	
11	Briscoe Falls GP	GP	
12	Burkett Views	C3F	
13	Cedars Industrial Park	C2	
14	Clodine Residences	C3F	DEF2
15	Clyburn Landing	C3F	
16	Columbia Crossing partial replat no 1	C3F	
17	Cougar Estates	C3F	
18	Cypress Green Mason Road and Ponte Della Drive Street Dedication and Reserves	C3F	
19	Cypress Green Mason Road Street Dedication Sec 3 and Reserves	C3F	
20	East Lake Houston Parkway North Street Dedication Sec 2	SP	DEF1
21	Eden GP	GP	
22	Esperanza at Barker Cypress GP	GP	DEF1
23	Flagstone Sec 4	C3F	DEF1
24	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	C3F	
25	Hackberry Landing	C3F	
26	Hunters Creek Landing	C3F	
27	International Life Change Ministries	C3F	
28	Jensen Center	C2	
29	Jesselton Square at Creekmont	C3F	DEF2
30	Jubilee Sec 16	C3P	
31	Katy Gap Reserve	C3F	
32	Kentshire Place Views	C3F	
33	Kinghurst Homes	C3F	DEF1
34	Kings River North	C3F	
35	Kinman Estates	C1	DEF1
36	Lakeview Haven	C3P	
37	Masjidul Azeez Umah	C2	
38	Mill Ridge Village GP	GP	DEF1
39	Murdock Manor partial replat no 1	C3F	
40	Murray Villa	C2	

**Platting Summary****Houston Planning Commission****PC Date: October 17, 2024**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	New Caney Real Estate	C2	DEF2
42	Oakwood GP	GP	
43	Olympia Fields Sec 3	C3P	DEF1
44	Petro Tech at Dogwood	C2	DEF1
45	Rayford Park	C2	
46	Red Oak Center	C2	
47	Reserve at Bridge Creek Terrace	C2	
48	Rockwell Telephone Places	C2	
49	Sampson Heights	C2	
50	Sanford Farms Drive Street Dedication Sec 1 and Reserves	C3F	
51	Sanford Farms Drive Street Dedication Sec 2 and Reserves	C3F	
52	Sheldon Ridge GP	GP	
53	Sundance Cove Sec 11	C3F	
54	Sunterra Sec 58 partial replat no 1	C3F	
55	Touchstone Estates	C3F	
56	Zyra Telge Development	C2	

**B-Replats**

57	Allyn Song Enclave	C2R	DEF2
58	Barclay Place Crossing	C2R	
59	Barclay Place Homes	C2R	
60	Bridgeland Prairieland Village Sec 42	C3R	DEF1
61	Coronado Oaks	C2R	DEF1
62	DeZavala Properties	C2R	
63	Discovery Center Reserve	C2R	
64	Dorchester Terrace	C2R	DEF2
65	Eastex Fire Department Maintenance and Logistics Building	C2R	
66	Effie on Hughes	C2R	
67	Elysian Junction	C2R	
68	Elysian Place	C2R	
69	Estates at Mable Grove	C3R	
70	Estates at Seabrook	C2R	
71	Farrington Place Village	C2R	DEF1
72	Fins at the Woodlands	C2R	DEF1
73	Green Estates	C2R	DEF1
74	Harlow District West Clay	C2R	
75	JL Landco	C2R	
76	Kern Village	C2R	
77	Latitudinal Quarter	C2R	DEF1
78	Lenore Homes	C2R	
79	Lorraine West Park	C2R	DEF1
80	Oaks Development in the Heights	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Oasis on Denmark	C2R	
82	Olympia Place	C2R	DEF1
83	Parkhurst Cove	C2R	
84	Peden Gardens	C2R	
85	Pederson Estates	C2R	
86	Pine Hill Place	C3R	
87	Ramos Estates	C2R	DEF1
88	Residence on Emancipation	C2R	DEF1
89	Rosalie Corner	C2R	DEF1
90	Rosedale Plaza	C2R	
91	Sunnyside Crossing	C2R	
92	Swift Fairbanks	C2R	DEF1
93	Thornton Living	C2R	
94	Triangle Gardens Estates	C2R	
95	Views at Baton Rouge Street	C2R	
96	Village at East Maxroy	C2R	
97	Vinson Heights	C2R	DEF1
98	Voight Street Views	C2R	DEF1
99	West 21st Residences	C2R	DEF1
100	West Chase Plaza	C2R	DEF2
101	Wycliffe Reserve	C2R	

**C-Public Hearings Requiring Notification**

102	Caywood Place	C3N	
103	Dice Duplexes partial replat no 1	C3N	DEF1
104	Estates at West 43rd	C3N	DEF1
105	Evergreen Cottages	C3N	
106	Jones Creek Reserve at McCrary Meadows Sec 2	C3N	
107	Lockwood Commercial Plaza	C3N	DEF1
108	Mangum Square	C3N	
109	Park Street Views	C3N	
110	Plaza Estates at England	C3N	
111	Sunset Place partial replat no 2	C3N	
112	Villas on Sunbeam Sec 1 partial replat no 1	C3N	

**D-Variances**

113	Bridgeland Creekland Village GP	GP	
114	New Caney Municipal Utility District Water Plant no 4 GP	GP	
115	New Caney Municipal Utility District Water Plant no 4	C3P	
116	Quail Cove Commons	C2R	DEF2
117	Vibe at Rankin	C2R	
118	Wormhole East	C2	

<b>Item</b>		<b>App</b>	
<b>No.</b>	<b>Subdivision Plat Name</b>	<b>Type</b>	<b>Deferral</b>

**E-Special Exceptions**

None

**F-Reconsideration of Requirements**

119	Peden Street Living	C2R	
120	Springbridge Residential	C3R	DEF1

**G-Extensions of Approval**

121	Endecott Acres	EOA	
122	Four Seasons Business Park Tomball	EOA	
123	Garfam Industries Industrial Park	EOA	
124	Global Football Innovations Academy	EOA	
125	Grand Northwest MUD Water Plant	EOA	
126	Turnkey Business Park Sec 1 partial replat no 1 and extension	EOA	
127	Woodland Lakes Sec 10	EOA	

**H-Name Changes**

128	Gosling Office Parks (prev. Gosling Office Park)	NC	
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**I-Certification of Compliance**

129	25927 Pine Drive	COC	
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

130	5157 Airport Boulevard	DPV	
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**Off-Street Parking Variance**

VII.	3200 S. Shepherd Drive	PV	
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