

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, FEBRUARY 22, 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

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. 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 February 22, 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

February 22, 2024 2:30 p.m.

Call to Order

Director's Report

Consideration of the February 8, 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, Tammi Williamson, Devin Crittle and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Petra Hsia)
- 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 and Ramon Jaime-Leon)

II. Establish a public hearing date of March 21, 2024

- a. Oak Forest Sec 1 partial replat no 6
- b. Richland Drive Estates
- c. Riverside Grove
- d. Saint Augustine Landing
- e. Sundus and Fatima Enterprises
- f. Wycliffe Townhomes

III. Public Comment

IV. Excuse the absences of Commissioner Alleman and Porras-Pirtle

V. 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	Ade Ark Properties	C3F	
2	Anniston Reserves Sec 5	C3P	
3	Asrr Business on Gosling	C2	
4	Ayatt Hidden Village	C3P	
5	Bauer Reserve	C2	DEF1
6	Bradford Estates replat no 1	C3F	
7	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	C3P	DEF1
8	Bridges on Lake Houston Sec 10	C3P	DEF1
9	Cotton Oaks Estates replat no 1	C3F	
10	Crosby Village Acres	C2	
11	Depelchin Volunteer Center GP	GP	
12	Depelchin Volunteer Center Sec 1	C2	
13	Dunham Pointe Sec 14	C3F	
14	Ellerden Sec 3	C3F	
15	Elyson Sec 57	C3F	
16	FBCMUD 142 District Park	C2	DEF1
17	Freeland Tract GP	GP	
18	Freeland Tract Sec 1	C3P	
19	Freeland Tract Sec 2	C3P	
20	Freeland Tract Sec 3	C3P	
21	Gated Rentals Crosby	C3F	
22	Gauge Southgate	C2	
23	Glen Manor Estates	C3F	
24	Golden Tree Estates at Locke Lane	C3F	
25	Harris County Emergency Service District no 7	C3F	
26	Harris County MUD no 171 Lift Station no 6	C2	
27	Hazard Grove	C3F	
28	HCMUD 583 Water Plant no 1	C2	
29	Holderrieth Road Street Dedication Sec 6 and Reserves	C3F	
30	Hollister Breen Tract Sec 2	C3P	DEF2
31	Holmes Road Estates	C2	
32	Home Plaza at Knox Street	C3P	
33	Indian Shores Commercial	C2	DEF2
34	Indian Springs Sec 1	C3F	DEF2
35	Inwood Pines Village partial replat no 1	C3F	
36	JDS Hopfe Road Botkins Road and Recreation Center	C3F	DEF1
37	JDS Hopfe Road Sec 1	C3F	
38	Kobs Acre	C1	DEF2
39	Lawndale Commercial	C2	
40	Madison Estate	C3F	
41	Mansfield Proper	C3P	DEF1
42	Neyland Heights	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
43	Noel Place	C3F	
44	Penelope Place	C2	DEF1
45	Porkchop Investments	C2	
46	Quarry on Grant Sec 2	C3P	
47	Riverside Terrace Sec 1 partial replat no 9	C3F	
48	Robins Landing Sec 3	C3F	
49	Saint Augustine Manor	C3F	
50	Sandpiper Trail	C2	
51	Shotwell Center	C3F	
52	Springdales Homes	C3F	
53	Ventura Estates at Riverside Terrace	C3F	
54	West Little York Road at Grand Parkway Street Dedication Sec 1	C3F	
55	Westhaven Manor Sec 3	C3P	DEF1
56	Willow Terrace	C3P	DEF1
57	Wolf Complex GP	GP	
58	Wolf Complex Sec 1	C2	
59	Woolworth Estates	C3F	
60	Ziki Court	C3F	

B-Replats

61	Allum Place	C2R	DEF1
62	Amundsen Villas	C2R	
63	Autumn Place Estates	C2R	
64	Belt Junction replat no 1	C2R	
65	Catalyst Trading Complex	C2R	DEF1
66	CLUMC Green Space	C2R	
67	Cypress Gardens partial replat no 2	C2R	
68	Davidson Place	C3R	DEF1
69	Eldridge Preserve	C3R	
70	Enclave at Newport	C3R	
71	Estates at Betty Boop	C2R	
72	Estates on Dan Street	C2R	
73	Farrington Place Estates	C2R	DEF1
74	Forrest Lee Estates	C2R	
75	Harden Estates	C2R	
76	HCA North Cypress West	C2R	
77	Iglesia Evangelica Breen Road	C2R	
78	Inker Estates at Cottage Grove	C2R	
79	Kothamas Villas	C2R	DEF1
80	Lusko Project Estates	C2R	DEF2
81	MAR Wayside Complex	C2R	DEF1
82	MCMUD no 88 WWTP	C2R	
83	Meadowshire Valley	C2R	DEF1
84	Memorial Town Square	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
85	Milano on Milby	C2R	
86	Nordling	C2R	
87	Northcourt Distribution Center	C3R	
88	Pagewood Houston Mosielee Investors	C2R	
89	Palacio Townhomes	C2R	DEF1
90	Paloma Water Plant Site	C2R	DEF1
91	Paloma Wastewater Treatment Plant	C2R	DEF2
92	Patio Homes on West 24th	C2R	
93	Patricks Place	C2R	
94	Peachtree Court	C2R	
95	Plaza Estates at Cheswood	C2R	
96	Plaza Estates at Gregg	C2R	
97	Plaza Estates at Wakefield	C2R	
98	Preserve at Friendswood Sec 1 replat no 1 and extension	C2R	
99	QuikTrip Store 7963	C2R	
100	Quimby Place	C2R	DEF2
101	SCI Land Acquisitions	C2R	
102	Skyline Villas at Drew	C2R	DEF1
103	Solis Estates	C2R	
104	Trinity Gardens Crossing	C2R	
105	Village at East Orem	C2R	DEF2
106	XAG Group HQ	C2R	

C-Public Hearings Requiring Notification

107	Castanie Freedmantown replat no 1	C3N	
108	Claiborne Estates	C3N	
109	Folkstone Court	C3N	
110	Martinez Estates at Weldon	C3N	
111	Providence Northeast	C3N	
112	Rosewood Estates Sec 2 partial replat no 6	C3N	
113	Star Plus Center	C3N	

D-Variances

114	Bauer Business Park	C2R	
115	Cali Trucks Xpress	C2R	
116	Mesa Vista GP	GP	
117	Washington Silver	C2	DEF1

E-Special Exceptions

None

F-Reconsideration of Requirements

Item No.	Subdivision Plat Name	App	
		Type	Deferral
118	Northpark South GP	GP	DEF1
119	Northpark South Sec 1	C3P	DEF1

G-Extensions of Approval

120	Bartlett Road Corner Reserve	EOA
121	Boudreaux Business Park	EOA
122	Bridgeland Prairieland Village Sec 29	EOA
123	Buffalo Bayou Lighthouse	EOA
124	Carpenters Logistics Center	EOA
125	Christus St Catherine Hospital Reserve A partial replat no 1	EOA
126	Fort Bend ISD Madden School	EOA
127	Indian Springs Sec 2	EOA
128	Katy Fort Bend Business Park Sec 1	EOA
129	Khoury Landing	EOA
130	Mach Industrial Park	EOA
131	Madeer Enterprises Doerre	EOA
132	Primrose Aliana	EOA
133	Trails Sec 5	EOA
134	Trails Sec 6	EOA
135	Trails Sec 7	EOA
136	Trails Sec 8	EOA
137	Trails Sec 9	EOA

H-Name Changes

None

I-Certification of Compliance

138	25251 Sorters Road	COC
139	25220 Blue Jay Lane	COC

J-Administrative

None

K-Development Plats with Variance Requests

140	1701 Haver Street	DPV
141	1951 Lexington Street	DPV
142	3841 Meadow Lake Lane	DPV
143	5803 Navigation Blvd	DPV