

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 Adrian Garcia
Harris County
The Honorable 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

Vonn Tran

AGENDA

Thursday, February 20, 2025
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 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

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, February 20, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of February 6, 2025, 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 and John Cedillo)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Petra Hsia, Tammi Williamson and Devin Crittle, John Cedillo)
- e. Subdivision Plats with Special Exception Requests (Petra Hsia)
- f. Reconsiderations of Requirement (John Cedillo)
- g. Extensions of Approval (Petra Hsia)
- h. Name Changes (Petra Hsia)
- i. Certificates of Compliance (Petra Hsia)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley, and Tammi Williamson)

II. Establish a public hearing date of March 20, 2025

- a. Avalon Place partial replat no 1
- b. Brandon Crossing replat no 1
- c. Candela South Sec 2 partial replat no 1
- d. Catalina Estates
- e. Caywood Estates
- f. Cordell Residential
- g. Fulton Place Townhomes replat no 1
- h. Laurel Place Reserves
- i. Orange Grove partial replat no 2
- j. Shadyvilla Addition no 1 partial replat no 5
- k. Southgate partial replat no 7
- l. Tweens
- m. Whispering Pines Townhomes

III. Consideration of an Off-Street Parking Variance at 3200 S Shepherd Drive (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 3400 White Oak Drive (Ed Buckley)

V. Establish a public hearing date of March 20th, 2025, for Hotel Daphne located at 302 W. 20th St.

VI. Establish a public hearing date of March 20th, 2025, for Reserve at Houston Heights Hotel located at 1311 ½ N. Shepherd Dr.

VII. Public Comment

VIII. 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
1	Andover Village	C2	
2	Avalon at Cypress Avalon Meadows Crossing Street Dedication	SP	
3	Avalon at Cypress Sec 14	C3F	
4	Avondale Square partial replat no 3	C3F	DEF1
5	BC Holdings Development	C2	
6	Benders Landing Estates Sec 7 partial replat no 1	C3F	
7	Bridgeland Jack Road Street Dedication Sec 4 and Reserve	C3F	
8	Champions Oak Sec 6	C3P	
9	Childrens Lighthouse at Jubilee	C2	DEF1
10	Davidson Manors	C3F	
11	Elyson Sec 66	C3F	
12	Elyson Sec 67	C3F	
13	Escher Acres	C2	
14	Everly Fields Boulevard Street Dedication Sec 1	C3F	
15	Everly Fields Boulevard Street Dedication Sec 2	C3F	
16	Extra Space Storage Main	C2	
17	Gamez Development	C2	
18	Hanover at Old Richmond	C2	DEF1
19	HCESD 3 Mueschke Road	C2	
20	Huldy Street Living	C3F	
21	Jasmine Heights South Sec 2	C3P	
22	Jett Business Park	C2	
23	Leon Place GP	GP	
24	Mesa Vista Sec 2	C3P	
25	Milby Townsites replat no 1	C3F	
26	Mueschke Real Estate LLC	C2	DEF1
27	Myco Business Park	C2	
28	Newport Grove Sec 2	C3F	
29	Nguyen Highland Place	C3F	
30	Northpark South Sec 2	C3P	
31	Northwest 99 Business Park Sec 3	C3P	
32	Olympia Falls Sec 6	C3F	DEF1
33	Park on Mansfield	C3F	
34	Polk Street Plaza	C2	
35	Ram Crossing	C3F	DEF1
36	San Jacinto Bay on Lake Houston Vacating Plat	VF	
37	Scott Street Commercial	C2	
38	Sila Sec 7	C3P	
39	Sila Sec 9	C3P	
40	Synova Sec 10	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Trillium Sec 14	C3P	
42	Tryco Machine Works	C2	
43	Tuskegee Heights	C3F	DEF1
44	Tuskegee Ranch	C3F	
45	Uptown Plaza	C2	
46	Villas on Mansfield	C3F	
47	Wayfarer Heights	C3P	
48	Windsor Knights	C2	
49	Woodlake Manor	C3F	
50	Woodland Lakes Estates Vacating Plat Sec 2	VF	
51	Woodland Lakes Estates Sec 1 Vacating Plat	VF	

B-Replats

52	Avenue Place	C2R	
53	Blessings on Sauer	C2R	
54	Bridgeland Prairieland Village Sec 57	C3R	
55	Bridgeland Prairieland Village Sec 92	C3R	
56	Bridgeland Prairieland Village Sec 93	C3R	
57	Bridgeland Prairieland Village Sec 94	C3R	
58	Bridgeland Prairieland Village Sec 95	C3R	
59	Bringhurst Park Estates	C2R	
60	Brooks Chapman Enclave	C2R	
61	Cardona Estates at Golfcrest	C2R	
62	Castillo Estates at Charles	C2R	
63	City Haven at McGowen	C2R	
64	Creation Jackrabbit Industrial Park Sec 1 replat no 1	C2R	
65	Desoto Homes	C3R	DEF1
66	Dow Addition	C2R	DEF2
67	Estates at Fields Street	C2R	
68	Estates at Senior Street	C2R	
69	Garden Homes on 34th	C2R	
70	Godos Foods	C2R	
71	H P Herzog Sec 2 partial replat no 1	C2R	
72	Harris County Municipal Utility District no 189 WWTF replat no 1 and extension	C2R	
73	Heights at Thicket Park	C2R	
74	Highland Acre Homes partial replat no 2	C2R	DEF1
75	Hinton Estates	C2R	
76	Houze Builders LLC Homes	C2R	
77	Ideal Homes at Paul Quinn	C2R	
78	Las Fuentes Ball Room Plaza	C2R	DEF2
79	Lavender Terrace	C2R	DEF2
80	Leon Place Sec 1	C3R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Lucky Stone Estates	C2R	
82	Mimosa Landing	C2R	
83	Morgan Estates at Freedonia	C2R	
84	Natchez Homes	C2R	
85	Nordo Square	C2R	
86	Park Eight partial replat no 1	C3R	
87	Penrod Place	C2R	
88	Providence Plaza	C2R	
89	Providence Villas	C2R	
90	Reserve at Lockwood	C2R	
91	Reserve at Park Row	C3R	
92	Residences at Calhoun	C2R	
93	Ridge Crest Estates partial replat no 1	C2R	
94	South Hill Storage	C2R	
95	West Road Industrial Land	C2R	DEF2

C-Public Hearings Requiring Notification

96	Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication	C3N	
97	Conley Place	C3N	
98	Conley Retreat	C3N	
99	Eastwood Park	C3N	
100	HLB Homes on Brinkley	C3N	
101	HLB Homes on Knoll Street	C3N	
102	Langston Place Sec 1 partial replat no 2	C3N	
103	Oulton Park	C3N	DEF1
104	WALIPP Senior Residence Expansion	C3N	
105	Wang Wang Investment LP at Redbud Street	C3N	

D-Variances

106	Beamer Business Park	C2R	
107	Bridge Creek Village Sec 1	C3P	
108	Griffin Airport and 288 Industrial Property Sec 1	C2R	
109	Icon M Tower	C2R	
110	Indigo Trails Water Plant	C2	
111	Kuykendahl Village GP	GP	DEF1
112	Kuykendahl Village Sec 1	C3P	DEF1
113	Manifestation Addition	C2R	
114	Neighborhood Shepherds Garden	C2R	DEF2
115	Sheldon Road Industrial Park replat no 1 and extension	C2R	
116	Thomas Complex replat no 1	C2R	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
-----------------	------------------------------	-----------------	-----------------

E-Special Exceptions

117	Crestwood Lakes GP	GP	
-----	--------------------	----	--

F-Reconsideration of Requirements

118	Bridgeland Prairieland Village Sec 52	C3R	
119	Fuqua Manor	C3R	DEF1

G-Extensions of Approval

120	Bauer Reserve	EOA	
121	Bridgeland Jack Road Street Dedication Sec 3	EOA	
122	Crosby Village Acres	EOA	
123	Enclave at Newport	EOA	
124	HCMUD 583 Water Plant no 1	EOA	
125	Pagewood Houston Mosielee Investors	EOA	
126	Sila Sec 11	EOA	
127	Sundance Cove East Sec 1	EOA	
128	Sundance Cove East Sec 4	EOA	
129	Willow Terrace	EOA	

H-Name Changes

130	Blue Creek Trails GP (prev. Grand Parkway GP)	NC	
131	Buybite (prev. Buy Rite Katy Hockley)	NC	

I-Certification of Compliance

132	26460 Blackberry Lane	COC	
-----	-----------------------	-----	--

J-Administrative

None

K-Development Plats with Variance Requests

133	1002 W 11th Street (DEF 2)	DPV	
134	8403 Sunnyhill Street	DPV	
135	3010 Havel Street	DPV	

Off-Street Parking Variance

III	3200 S Shepherd Drive (DEF 5)	PV	
IV	3400 White Oak Drive (DEF 1)	PV	