

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, December 19, 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 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, December 19, 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 December 5, 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, John Cedillo, Antwanysha Berry, Aracely Rodriguez)
 - d. Subdivision Plats with Variance Requests (Petra Hsia, Aracely Rodriguez, Geoff Butler, and Devin Crittle,)
 - e. Subdivision Plats with Special Exception Requests (John Cedillo)
 - f. Reconsiderations of Requirement
 - 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 Fabian Esqueda)

- II. Establish a public hearing date of January 23, 2025**
 - a. Avondale Square partial replat no 3
 - b. Bacj Acres
 - c. Benders Landing Estates Sec 7 partial replat no 1
 - d. Dreyfus Green
 - e. England Grove
 - f. Milby Townsites replat no 1
 - g. Ojeman Trails
 - h. Ridgecrest Addition Sec 3 partial replat no 2

- III. Consideration of a Landscape Variance at 1905 Brittmore Road (Ed Buckley)**
- IV. Consideration of an Off-Street Parking Variance at 3200 S. Shepherd Drive (Ed Buckley)**
- V. Public Hearing and Consideration of a Special Minimum Lot Size Block Re-Establishment for Ordinance 2011-867 (Misty Staunton)**
- VI. Establish a public hearing date of January 23, 2025 for the Hotel at Hillcroft located at 6200 Hillcroft Avenue**
- 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
A-Consent			
1	Anniston Groves Way Street Dedication Sec 1	SP	
2	Anniston Sec 19	C3F	
3	Anniston Sec 20	C3F	
4	Bridgeland Central Reserve Sec 1	C2	
5	Bridgeland Creekland Village Sec 17	C3P	
6	Bridgeland Creekland Village Sec 18	C3P	
7	Caywood Place	C3F	
8	Champions Oak Sec 6	C3P	
9	City of Houston Reuse Warehouse	C2	
10	Creekmont Branch replat no 1	C3F	
11	Cypress Green Mason Road Street Dedication Sec 4 and Reserves	C3F	
12	Cypress Green Sec 20	C3F	DEF1
13	Cypress Green Sec 25	C3F	
14	Dice Duplexes partial replat no 1	C3F	
15	DS Skinner Enclave	C2	
16	Duru Estates	C3F	DEF1
17	Elyson Reserves Sec 8	C2	
18	Embry Heights	C2	
19	Equilent Washington	C3F	
20	Estates At Highland Heights	C3F	
21	Evergreen Cottages	C3F	
22	Fairbanks North Houston Warehouse	C2	
23	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	C3F	
24	Kingsland Homes	C3F	
25	Lifetime Harvest Green	C2	
26	Mansfield Meadows	C3F	
27	Nguyen and Pham Development at Brownie Campbell Road	C2	
28	Nguyen Highland Place (No Action Needed)	C3F	DEF2
29	Northpark Enclave	C3F	
30	Northpointe East Business Park	C3P	
31	Oakwood Sec 4	C3P	
32	Oates Meadow	C2	DEF1
33	PCRIF North Houston Commerce Park	C3P	
34	Plaza Estates at Eastwood	C3F	
35	Scott Street Plaza	C3F	
36	Sila Sec 4	C3F	
37	Sila Sec 6	C3F	
38	Spring Branch ISD Terrace Elementary School	C2	
39	Sundance Bend Drive Street Dedication Sec 1	SP	
40	Sunterra North Commercial Development	C2	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Synova Sec 9	C3F	
42	Tuscan Terrace Drive Street Dedication and Reserves Sec 2	C3F	
43	Wheels and Beers Food Truck Park	C2	

B-Replats

44	Anita Crossing	C2R	
45	Anita Gardens	C2R	
46	Asma Homes	C2R	
47	Blossom Plaza	C2R	
48	Bonnie Brae Townhomes	C2R	
49	Bridgeland Nature Preserve Way Street Dedication Sec 1	SP	DEF1
50	Buckingham Place Estates	C2R	
51	Calhoun Courtyard	C2R	
52	Clinton Gas Station Convenience Store replat no 2 and extension	C2R	
53	Dayco Heights Sec 1	C2R	
54	Delta Homes at W 23rd	C2R	
55	Development on Lyerly	C3R	
56	Flagg Stone Court	C2R	
57	FM 1960 Industrial Park	C2R	
58	Fulton Heights	C2R	
59	Guild Shop of the Church of St John the Divine replat no 1 and extension	C2R	
60	Harris County Municipal Utility District No 345 Water Well No 2	C2R	
61	Harvest Heights Place	C2R	
62	Highland Acre Village	C2R	DEF1
63	Hopkins Point	C2R	
64	Horton Heights	C3R	
65	James Estates	C2R	DEF3
66	Janisch Plaza	C2R	
67	Long Point Villas	C3R	
68	Maranello Estates	C2R	
69	Mazan Place	C2R	
70	Melbourne Duplex	C2R	
71	Modern Estates	C2R	DEF1
72	Northpark Garden Villas	C2R	
73	Park Properties	C2R	
74	Plaza Estates at Comal	C2R	
75	Prose Barker Cypress	C2R	
76	Ram Crossing	C3R	
77	Reserves at Fondren	C2R	
78	Reserves at Hercules	C2R	
79	Residences at Williamsdell	C2R	DEF1
80	Sama Estates at Dennis	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	SJS Heights	C2R	
82	Southside Real Estate Development Group at West Orem	C2R	
83	Spears Walters Square Investments	C2R	
84	Sunny Flea Market Gulf Bank Road Development	C2R	
85	Thirty Eight Heights Estates at Allum	C3R	DEF1
86	Vibe at Fuqua	C2R	
87	Wakefield Village	C2R	
88	Woodlands Village of Creekside Park Sec 41	C3R	DEF1
89	Zeus Center	C2R	DEF1

C-Public Hearings Requiring Notification

90	Airport Gardens partial replat no 2	C3N	
91	Dreyfus Grove	C3N	
92	Hammerly Estates	C3N	
93	Huldy Place	C3N	
94	Mangum Square	C3N	DEF1
95	Springbridge Residences	C3N	
96	Vazquez Place	C3N	DEF1
97	Villas on Mansfield	C3N	

D-Variances

98	Alliance Triple E Industrial	C2	
99	Baron Cypress Bend	C2	
100	Bridgeland Creekland Village GP	GP	
101	Bustamante Tract GP (No Action Needed)	GP	DEF2
102	Grand Parkway GP	GP	
103	Hardy at Ronquillo Development	C2R	
104	Harris County Emergency Service District no 7	C3P	DEF3
105	JDS Hopfe Road GP	GP	
106	Jubilee GP	GP	
107	Leeland at Emancipation Reserve	C2	
108	Oaks at Highland Heights	C3R	
109	Settegast Complex	C2	

E-Special Exceptions

110	Northfield Estates	C3R	
-----	--------------------	-----	--

F-Reconsideration of Requirements

111	Kieth Harrow Boulevard Street Dedication Sec 1	C3P	
112	Rosedale Plaza	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral

G-Extensions of Approval

113	Champions Oak Sec 5	EOA	
114	Crosby Car Wash	EOA	
115	Development at FM 529	EOA	
116	Development on Fairbanks North Houston	EOA	
117	FM 2100 Reserve	EOA	
118	Four Seasons at Clodine	EOA	
119	Garcia Gomez Reserve	EOA	
120	Huffmeister Reserve	EOA	
121	Kosmos Investments LLC	EOA	
122	Morton Creek Ranch Sec 30	EOA	
123	MRM Texas Builders LLC at Spring Cypress Road	EOA	
124	Naeem Place at Blossom on Memorial Park	EOA	
125	North Bridgeland Lake Parkway Street Dedication Sec 11	EOA	
126	Refuge Temple Ministries Sec 1	EOA	
127	Sundance Cove Detention Pond B	EOA	
128	Sundance Cove Detention Pond C and Recreation Center	EOA	
129	Trillium Sec 9	EOA	
130	West Little York Road at Grand Parkway Street Dedication Sec 1	EOA	

H-Name Changes

None

I-Certification of Compliance

131	20060 Red Oaks S	COC	
-----	------------------	-----	--

J-Administrative

None

K-Development Plats with Variance Requests

132	334 E 31st Street	DPV	
133	2247 North Boulevard	DPV	
134	3773 Southwest Freeway	DPV	

Landscape Variance

III	1905 Brittmoore Road	LV	
-----	----------------------	----	--

Item	Subdivision Plat Name	App	Type	Deferral
------	-----------------------	-----	------	----------

Off-Street Parking Variance

IV	3200 S. Shepherd Drive	PV	DEF 4
----	------------------------	----	-------