

HOUSTON PLANNING COMMISSION

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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

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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, February 6, 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 6, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of the January 23, 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)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo and Petra Hsia)
- 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 (Fabian Esqueda, Ed Buckley, and Ramon Jaime-Leon)

II. Establish a public hearing date of March 6, 2025

- a. Elmwood Park
- b. Emerald Meadows Sec 2
- c. Fulton Place Townhomes replat no 1
- d. Highland Village partial replat no 3
- e. Padok Silver
- f. Parkway at Eldridge Sec 2 Amending plat no 3 replat no 1
- g. Poundbury Sec 1 replat no 1
- h. Red Terrace partial replat no 3
- i. Uhaul Moving and Storage of Hiram Clarke

III. Consideration of an Off-Street Parking Variance at 1002 W 11th Steet (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 1126 W Gray Street (Ramon Jaime-Leon)

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

VI. Excuse the Absence of Commissioner Martha L. Stein

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	Avondale Square partial replat no 3	C3F	
2	Bridge Creek Village GP	GP	
3	Bridgeland Central Sec 2	C3F	
4	Bridgeland Central Sec 3	C3F	
5	Bridgeland Central Sec 7	C3F	
6	Bridgeland Creekland Village Sec 22	C3P	
7	Bridgeland Mason Road Street Dedication Sec 7	SP	
8	Bridgeland Stargazing Trail Street Dedication Sec 2	SP	
9	Broadway Towers	C3P	DEF1
10	Broze Road Sec 2	C3F	DEF1
11	Champions Oak GP	GP	
12	Childrens Lighthouse at Jubilee	C2	
13	Core5 North Houston	C3F	
14	Dow Addition	C2	DEF1
15	Dreyfus Green	C3F	
16	Edgewood Village East Sec 1	C3F	
17	Elyson Sec 64	C3F	
18	Elyson Sec 65	C3F	
19	Enclave at Allum	C3F	DEF1
20	England Grove	C3F	
21	Fairbanks North Houston Center Sec 2	C3F	
22	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2 partial replat no 1	C3F	
23	Grand Mason Sec 9	C3F	
24	Grand Mason Sec 10	C3F	
25	Grand Mason Sec 11	C3F	
26	Grand Mason Sec 12	C3F	
27	Grand Prairie Highlands Sec 13	C3F	
28	Grand Prairie Highlands Sec 14	C3F	
29	Griffin Airport And 288 Industrial Property GP	GP	
30	Hanover at Old Richmond	C2	
31	Horton Heights	C3F	
32	JDS Hopfe Road Sec 6	C3F	
33	Jubilee Sec 12	C3F	
34	Kermier Road and Sundancer Way Street Dedication and Reserve	C3F	
35	Langham Creek Utility District Water Plant no 2	C2	
36	Legacy Park on Hafer Road GP	GP	
37	Lozier Manor	C3F	
38	Midline Sec 1	C3F	
39	Midline Sec 2	C3F	
40	Midline Sec 3	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	Midline Sec 4	C3F	
42	Midline Sec 5	C3F	
43	Mueschke Real Estate LLC	C2	
44	NEHCMUD no 1 Lift Station no 1	C3P	
45	Northpointe East Business Park	C3F	
46	Oakhill Reserve Sec 1	C3F	
47	Oakhill Reserve Sec 2	C3F	
48	Ojeman Trails	C3F	
49	Olympia Falls Sec 6	C3F	
50	Palmi	C3F	DEF2
51	Park Place Fieldwood	C3F	
52	Porter Community Development	C2	DEF2
53	Ram Crossing	C3F	
54	Ridgecrest Addition Sec 3 partial replat no 2	C3F	
55	SGJGM Fairbanks Center	C2	DEF1
56	Sheldon Ridge GP	GP	
57	Sheldon Ridge Sec 16	C3P	
58	Tidwell Landing South	C3F	
59	Trillium Sec 11	C3P	
60	Trillium Sec 13	C3P	
61	Tuskegee Heights	C3F	
62	Unico Addition	C2	DEF1
63	United Front of Alvin Fallbrook	C2	

B-Replats

64	Azimpoor Estates at Clementine Street	C2R	
65	Billal Tech Warehouse at Shiloh Church	C2R	
66	Brenner Estate	C2R	DEF1
67	Bridgeland Prairieland Village Sec 88	C3R	
68	Bridgeland Prairieland Village Sec 89	C3R	
69	Bridgeland Prairieland Village Sec 90	C3R	
70	Bridgeland Prairieland Village Sec 91	C3R	
71	Count Street Estates	C2R	
72	Davidson Manors	C3R	
73	Del Pueblo Funeral Home South Houston	C2R	
74	Desoto Homes	C3R	
75	Eli Street Green	C2R	
76	Ellandra Estates	C2R	
77	Garber Landing	C2R	
78	Garden Homes on Colquitt	C2R	
79	Garza Enclave	C2R	
80	Gladstone Villas	C2R	DEF1

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Glenn Park Estates	C2R	
82	Grand Parkway partial replat no 4	C2R	
83	Highland Acre Homes partial replat no 2	C2R	
84	Las Fuentes Ball Room Plaza	C2R	DEF1
85	Lavender Terrace	C2R	DEF1
86	Markie Estates	C2R	DEF2
87	McDonalds Holcombe	C2R	
88	Northpointe Commercial Office	C2R	
89	Oriole Green	C2R	DEF1
90	Oxford Heights	C2R	
91	Palermo Place	C2R	
92	Park Ten Country Court	C2R	
93	Plaza Estates at Cheswood	C2R	
94	Plaza Estates at Fitch	C2R	
95	Refuge at Siegel	C2R	DEF1
96	Reserves at Fondren	C2R	
97	Richmond Family Investments	C2R	
98	Shaw Maltie Estates	C2R	DEF1
99	Tallowood Trail	C2R	
100	TC Builders Estates	C2R	DEF2
101	Tuskegee Ranch	C3R	
102	TXP Investment LLC replat no 1	C2R	
103	Vargas Village	C2R	
104	Village at Engelmoor	C2R	DEF1
105	Villas at Werner	C2R	
106	West Road Industrial Land	C2R	DEF1

C-Public Hearings Requiring Notification

107	ASI Homes replat no 1	C3N	
108	Bacj Acres	C3N	DEF1
109	Benders Landing Estates Sec 7 partial replat no 1	C3N	DEF1
110	Huldy Street Living	C3N	
111	Navajo Place Sec 1 partial replat no 2	C3N	
112	Oulton Park	C3N	
113	UHaul Moving and Storage of Hiram Clarke	C3N	

D-Variances

114	Bridgeland Prairieland Village GP	GP	
115	Caney Crossing Northeast	C2	
116	Darvesh Tract GP	GP	
117	Kuykendahl Village GP	GP	
118	Kuykendahl Village Sec 1	C3P	

Platting Summary**Houston Planning Commission****PC Date: February 06, 2025**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
119	McHard Tract GP	GP	
120	Moderne at Yale	C2R	
121	Neighborhood Shepherds Garden	C2R	DEF1
122	Sanford Farms Sec 3	C3R	DEF1
123	Thomas Complex replat no 1	C2R	

E-Special Exceptions

None

F-Reconsideration of Requirements

124	Fuqua Manor	C3R	
125	Katy Grand Village Sec 1	C3R	
126	Villa Rincon	C2	

G-Extensions of Approval

127	Bleu Riviera Drive Street Dedication Sec 2	EOA	
128	Bridgescreek Commercial Sec 1	EOA	
129	Elmax Sec 1	EOA	
130	Freeland Tract Sec 1	EOA	
131	Freeland Tract Sec 2	EOA	
132	Freeland Tract Sec 3	EOA	
133	Kathy Lane Business Park	EOA	
134	Katy Lakes Sec 6	EOA	
135	Washington Silver	EOA	

H-Name Changes

136	Tidwell Landing North (prev. Elite Townhomes North)	NC	
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I-Certification of Compliance

137	21701 Dan Drive	COC	
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J-Administrative

None

K-Development Plats with Variance Requests

138	1002 W 11th Street	DPV	DEF1
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Platting Summary

Houston Planning Commission

PC Date: February 06, 2025

Item No.	Subdivision Plat Name	App	
		Type	Deferral
139	1134 Bayland Avenue	DPV	DEF2
140	6610 Force Street	DPV	DEF1
141	3702 Locke Lane	DPV	

Off-Street Parking Variance Requests

III	1002 W 11th Street	PV	DEF1
IV	1126 W Gray Street	PV	DEF2
V	3400 White Oak Drive	PV	