

HOUSTON PLANNING COMMISSION

MEMBERS

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M. Sonny Garza, *Vice Chair*
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Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

ALTERNATE MEMBERS

Hugo Sanchez
Fort Bend County
Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

EX-OFFICIO MEMBERS

Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, August 21, 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, August 21, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of August 7, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

- a. Consent Subdivision Plats (Tiwa Bayo-Adeyemo)
- b. Replats (Tiwa Bayo-Adeyemo)
- c. Replats requiring Public Hearings with Notification (John Cedillo, Ken Calhoun, Aracely Rodriguez, Dorianne Powe-Phlegm and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, and John Cedillo)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (Ken Calhoun)
- h. Name Changes (Ken Calhoun)
- i. Certificates of Compliance (Ken Calhoun)
- j. Administrative (Ken Calhoun)
- k. Development Plats with Variance Requests (Ramon Jaime-Leon)

II. Establish a public hearing date of September 18, 2025

- a. Arbor Development
- b. Comfy Gateway at Sterlingshire
- c. Estates at Homewood Lane
- d. Estates at Mcalpine Place
- e. Freepark Plaza
- f. Jeanetta Reserve
- g. University of St Thomas Student Housing at Branard Street
- h. Woodland Heights Living

III. Excuse the Absence of Commissioners Rodney Heisch, Patrick Mandapaka, and Meera Victor

IV. Public Comment

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 Subdivision Plats			
1	Adele Commercial	C3F	
2	Bridgeland Prairieland Village Sec 69	C3P	
3	Bridgeland Prairieland Village Sec 70	C3P	
4	Bridgeland Prairieland Village Sec 71	C3P	
5	CG 7600 LP Sec 2	C3F	
6	Checkout North Eldridge	C2	
7	Cypresswood West Sec 1	C3P	
8	Dumont Place	C3P	
9	Figueroa Estates at Huffmeister Road	C2	DEF1
10	Forestwood Sec 10	C3P	
11	Forestwood Detention Reserve	C3P	
12	Gonzalez Enclave	C3P	
13	Harris County MUD 165 Lift Station no 18	C2	
14	Hockley Meadows Sec 4	C3F	
15	Holley Addition partial replat no 1	C3F	
16	Jubilee Warrenville Lane Street Dedication	C3P	
17	King Parkway Truck Yard	C2	
18	Mill Ridge Village	GP	
19	Mount Houston Road MUD Cordoba Drive Park	C3F	
20	New Caney Municipal Utility District Water Plant no 4 GP	GP	
21	Plaza at Spring Cypress	C2	DEF1
22	Plaza Estates at Fisk	C3F	
23	Queensland Development	C2	DEF1
24	Redbud Sec 6	C3P	
25	Reserve at Sam Houston Parkway	C2	
26	Riverside Garden Villas	C2	
27	Spring View Village	C3P	
28	Springbridge Residences	C3F	
29	Tidwell Lakes Sec 4	C3P	
30	Trails Sec 5	C3F	DEF1
31	Urban Edge at Huffmeister	C3F	
32	Urban Edge at Schroeder	C2	
33	Vilva Blodgett Development	C3F	
34	Vintage at Lake Houston	C3P	
35	Waller ISD Warren Ranch High School and Johnson Junior High	C2	
36	Wayside Village Sec 7	C3P	
37	Wrenwood partial replat no 6	C3F	
B. Replats			
38	Aldine ISD Carver High School Complex Sec 1 replat no 1 and extension	C2R	DEF1
39	Aldine ISD Middle School Complex	C2R	DEF1

40	Benders Grove	C2R	DEF1
41	Bonita Estates	C2R	
42	Bridgeland Parkland Village Church replat no 1 and extension	C2R	
43	Crosstimbers Village	C2R	DEF1
44	Fruitful Properties	C2R	
45	Fry Road Town Center	C2R	
46	HEB Ella Boulevard	C2R	
47	Imhof Storage	C2R	
48	Jsquare Keystone Development	C2R	DEF2
49	Julia Estates	C2R	DEF1
50	Lawrence Properties	C2R	
51	Lillja Commercial Plaza	C2R	
52	Macias at Epsom Road	C2R	
53	Martin Develop Design McDaniels	C2R	
54	McGarr Addition	C2R	
55	Mills Road Tract	C3R	
56	Newport Green Acres	C2R	
57	Pawn Crosstimbers	C2R	
58	Plaza Estates at Fulton	C2R	DEF1
59	Plaza Estates at Moses	C2R	
60	Urbanite Square	C2R	
61	West Four Residences	C2R	DEF2
62	Westpark Valley Estate	C2R	
63	Yes Prep Fifth Ward	C2R	

C. Replats requiring Public Hearings with Notification

64	Bonaire Estates	C3N	
65	Bradford Villas	C3N	
66	Carr Street Estates	C3N	
67	Chloes Haven	C3N	
68	Cotton Oaks Reserve	C3N	DEF1
69	Elyson Cy Fair Sec 1 partial replat no 1	C3N	
70	Enclave at Colquitt	C3N	
71	Flightline North	C3N	DEF1
72	Hempstead Crossing	C3N	
73	McKenzie Park Sec 4 partial replat no 2	C3N	
74	Villas at Scott	C3N	DEF2

D. Subdivision Plats with Variance Requests

75	Avante Homes at Hennessy	C2	DEF1
76	Enclave at Katy Hockley	C3P	DEF4
77	New Caney Municipal Utility District Water Plant no 4	C2	
78	Oates Road Tract	C2	
79	Park Ten Trails	C3R	
80	San Jacinto Memorial Site Expansion	C2R	
81	Waynebeck Enterprises	C2R	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

82	Blue Ridge Commerce Center Fondren Reserve	C3F
83	Chrome Shop	C2
84	East Lake Houston Parkway North Street Dedication Sec 1	SP
85	East Lake Houston Parkway Street Dedication Sec 2	C3F
86	Fannin Foundation	C2R
87	Fulton Station Apartments	C2R
88	Greenbusch Business Park	C2
89	HC MUD 566 Utility Reserves Sec 2	C3P
90	Jason Forests of Avalon	C2R
91	Jubilee Haven Boulevard Street Dedication Sec 2	SP
92	Newport Pointe Sec 6	C3F
93	Reserve at Jack Road	C2
94	Sundance Cove Sec 10	C3F
95	Synova Sec 4	C3F
96	Synova Sec 6	C3F

H. Name Changes

97	Werner Houston Sec (prev. Western Houston)	C2
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I. Certificates of Compliance

98	22218 Russel Drive	COC
99	23643 3rd Street	COC

J. Administrative

None

K. Development Plats with Variance Requests

100	4003 Drummond Street	DPV
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