

HOUSTON PLANNING COMMISSION

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The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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Patrick Mandapaka, PhD, AICP
Harris County
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Montgomery County

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Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, April 17, 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, April 17, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of April 3, 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 (Aracely Rodriguez, John Cedillo, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, Devin Crittle, and John Cedillo)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo)
- g. Extensions of Approval (Malcolm Oliver)
- h. Name Changes (Malcolm Oliver)
- i. Certificates of Compliance (Malcolm Oliver)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley)

II. Establish a public hearing date of May 15, 2025

- a. Anderson Lakes Sec 3 partial replat no 1
- b. Cherry Oaks Lift Station
- c. Downing Estates
- d. Emnora Lane Lift Station
- e. Estates at McAlpine
- f. Garden Heights Landing replat no 1
- g. Harris County Water Control and Improvement District no 119 water plant no 2
- h. Hoskins Place
- i. Hyde Park partial replat no 12
- j. Mainer Plaza
- k. Montrose Addition partial replat no 7 replat no 1
- l. Mylestone Estates
- m. Steeplechase Sec 1 partial replat no 3
- n. Tomball Auto and Computer

III. Consideration of an Off-Street Parking Variance at 4109 McKinney Street (Geoff Butler)

IV. Public Comment

V. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Almeda Elaine Companies	C2	DEF1
2	Blue Creek Trails Sec 2	C3P	
3	Bretshire Lift Station	C2	
4	Bridgeland Prairieland Village Sec 105	C3F	
5	Catalina Estates	C3F	
6	Cypresswood Golf Club (No Action Needed)	C2	DEF3
7	Elyson Sec 58	C3F	
8	Emerald Meadows Sec 2	C3F	DEF1
9	Fulton Place Townhomes replat no 1	C3F	
10	Fuqua Manor	C3F	
11	Genoa at Barberry	C3F	
12	Helix Park OST	C3F	
13	Herrmex Park	C2	
14	Highland Village partial replat no 3	C3F	
15	HLB Homes on Brinkley	C3F	
16	HLB Homes on Knoll Street	C3F	
17	Jubilee Sec 14	C3F	
18	Jubilee Sec 18	C3P	
19	Katy Grand Village Sec 1	C3F	
20	Khoi Barbecue	C2	
21	Lamar Consolidated ISD Campus Complex Sec 1	C3F	DEF1
22	Legacy Park on Dunson Glen	C3P	DEF1
23	Long Point Villas	C3F	
24	McHard Road Tract Sec 1	C2	
25	Morton Creek Ranch Sec 31	C3P	
26	Mueschke Road at Dunham Pointe Street Dedication Sec 3	SP	
27	Northwest 99 Business Park WWTP	C2	
28	Offices at Spring Cypress	C2	
29	Poundbury Sec 1 replat no 1	C3F	
30	Preserve at Newport Sec 3	C3P	
31	Prince Court	C2	
32	Residences at Almeda Genoa	C3F	DEF1
33	Self Road Place	C2	
34	Shadyvilla Addition no 1 partial replat no 5	C3F	
35	Sila Sec 16	C3P	
36	Sila Sec 17	C3P	
37	St Johns of The Cross	C2	DEF2
38	Stark Commercial Investments LLC at Ella Boulevard	C2	
39	Suburban Ranches Estates	C2	
40	Sugarland Point	C3F	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	UHaul Moving and Storage of Hiram Clarke	C3F	
42	Valley Ranch Bend Drive Street Dedication	SP	
43	Village at Mansfield	C3F	

B-Replats

44	Acre Home partial replat no 1	C2R	
45	Adams Place	C2R	DEF1
46	Always Market FM 2100	C2	
47	Anderson Homes	C2R	
48	Booker Street Residences	C2R	
49	Castle Court Landing	C2R	
50	Charlie Heights	C2R	
51	Comal Royale Duplexes	C2R	
52	Dreyfus Plaza	C2R	
53	Elite Square at San Jacinto	C2R	DEF2
54	Esprea Estates	C2R	DEF1
55	Fowler Landing	C2R	DEF1
56	Franco Oaks	C2R	
57	Franco Villas	C2R	
58	Garden Oaks Square	C2R	
59	Gunter Grove	C2R	
60	Herreras Property	C2R	
61	HLB Homes on Bennington	C2R	DEF2
62	LIZ Esters Estates	C2R	DEF1
63	Lone Wolf Waterfront	C3R	DEF2
64	Mainer Cove	C2R	DEF1
65	Mallow Homes	C2R	
66	Maxroy Craftman Heights	C2R	DEF1
67	Melbourne Court	C2R	
68	Mercedes Estates	C2R	
69	Okestra Homes	C2R	
70	Park Row Addicks Dam Addition	C2R	
71	Plaza Estates at Coffee	C2R	
72	Plaza Estates at Palmyra	C2R	
73	Plaza Estates at Rogers	C2R	
74	Prime Builders at Junell	C2R	
75	Primero Joywell	C2R	
76	Reserve at East Tidwell	C2R	DEF1
77	Residence at Fitch	C2R	
78	Sungro Suburban (No Action Needed)	C2R	DEF3
79	Sunset Landing	C2R	
80	Tierwester Villas	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Tyne Street Place	C2R	

C-Public Hearings Requiring Notification

82	Airport Gardens partial replat no 2	C3N	DEF1
83	Avalon Place partial replat no 1	C3N	DEF2
84	Blue Creek Water Plant	C3N	DEF1
85	Caywood Park	C3N	
86	Crestview Crossing	C3N	
87	Grand Prairie Sec 5 partial replat no 1	C3N	
88	Haven Homes at Homewood	C3N	
89	Laurel Place Reserves	C3N	
90	McKinney Enclave	C3N	DEF1
91	QuikTrip Store 4638	C3N	DEF1
92	Reisu Plaza	C3N	
93	Timbergrove Manor partial replat no 2	C3N	
94	Washington Terrace partial replat no 12	C3N	
95	Willowcreek Ranch Sec 7 partial replat no 1	C3N	

D-Variances

96	Becker Business Park	C2R	
97	East Aldine Estates	C3F	DEF1
98	Harris Health System Casa de Amigos replat no 1 and extension	C2R	
99	Houston Youth Sports Group replat no 1 and extension	C2R	
100	Jubilee Sec 17	C3P	
101	Khoury Landing Holdings	C2	
102	Leblanc GP	GP	
103	Mach Industrial Park	C2	
104	Middle Street Swan Homes	C2R	
105	Red Gully Lift Station	C2	
106	Saint Joseph Catholic Church	C2	
107	Spring High School	C2	DEF2

E-Special Exceptions

None

F-Reconsideration of Requirements

108	Griffin Airport and 288 Industrial Property Sec 1	C2	
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Item No.	Subdivision Plat Name	App Type	Deferral
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G-Extensions of Approval

109	Fife Lane Street Dedication Sec 1 and Reserve	EOA	
110	Flagstone Sec 3	EOA	
111	Hub at Harvest Green replat no 1 and extension	EOA	
112	Reserve on Wallisville	EOA	
113	Royal Pines Sec 5	EOA	
114	San Jacinto River and Rail Power Facility	EOA	
115	Springwoods Village Parkway Street Dedication Sec 5	EOA	
116	Temple Terrace Addition partial replat no 3	EOA	
117	Villa Greens Sec 1	EOA	
118	Willowcreek Ranch South Detention	EOA	

H-Name Changes

119	Grand Park partial replat no 5 (prev. Grand Parkway partial replat no 4)	NC	
120	Lamar Consolidated ISD Beechnut Elementary School (prev. Lamar Consolidated ISD Elementary School no 37)	NC	
121	Orem Commercial Plaza (prev. Tejani Commercial Plaza)	NC	
122	Yes Prep West Elementary (prev. Yes Prep West End Elementary)	NC	

I-Certification of Compliance

123	27089 Spanish Oaks Drive	COC	
124	25031 Plantation Valley	COC	

J-Administrative

None

K-Development Plats with Variance Requests

125	2811 Houston Avenue	DPV	
126	5513-5527 Katy Freeway	DPV	

Off-Street Parking Variance Requests

III	4109 McKinney Street	PV	DEF2
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