

HOUSTON PLANNING COMMISSION

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Linda Porras-Pirtle
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Ian Rosenberg
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Zafar "Zaf" Tahir
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Libby Viera-Bland

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

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Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

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

SECRETARY

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AGENDA

Thursday, June 12, 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, June 12, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of May 29, 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, John Cedillo, and Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Devin Crittle and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Geoff Butler)
- g. Extensions of Approval (Malcolm Oliver)
- h. Name Changes (Malcolm Oliver)
- i. Certificates of Compliance (Malcolm Oliver)
- j. Administrative (Malcom Oliver)
- k. Development Plats with Variance Requests (Ed Buckley)

II. Establish a public hearing date of July 10, 2025

- a. Carr Street Estates
- b. Coastal Enclave replat no 1
- c. Elberta Villas replat no 1
- d. Falvel Crossing Place
- e. Mayflower Manor
- f. Park at Champions Park
- g. Peppermill Homes
- h. Urban Edge at Blalock
- i. Vilva Blodgett Development

III. Consideration of a Landscape Variance at 5905 E Sam Houston Parkway S (Ed Buckley)

IV. Public Hearing and Consideration of Reserve at Houston Heights Hotel at 1311 ½ N Shepherd Drive (Devin Crittle)

V. Public Comment

VI. Adjournment

| Item No. | Subdivision Plat Name | App Type | Deferral |
|-------------------------------------|--|----------|----------|
| A. Consent Subdivision Plats | | | |
| 1 | Azalea District Sec 6 | C3P | |
| 2 | Azalea District Sec 7 | C3P | |
| 3 | Bell Home Plaza | C2 | |
| 4 | Benders Creek Sec 1 | C3F | |
| 5 | Bissonnet Street in Trillium Street Dedication Sec 3 | C3F | |
| 6 | Bridgeland Migration Way Street Dedication Sec 4 | SP | DEF1 |
| 7 | Bridgeland Prairieland Village Sec 46 | C3F | |
| 8 | Candela Retail Center | C2 | |
| 9 | Cedar Rock Reserve | C3P | DEF1 |
| 10 | Crosby Farms Sec 8 | C3P | |
| 11 | Cypresswood Golf Club Sec 1 | C2 | DEF1 |
| 12 | Cypresswood West | GP | |
| 13 | Darvesh Tract GP | GP | |
| 14 | De Soto Reserve | C3F | |
| 15 | Dolores Crossing | C3F | |
| 16 | Dunham Pointe Sec 18 | C3F | |
| 17 | Elyson Sec 75 | C3P | |
| 18 | Estates at Gray Street | C2 | DEF2 |
| 19 | Garden Heights Landing replat no 1 | C3F | |
| 20 | Hyde Park partial replat no 12 | C3F | |
| 21 | Jasek Farms Drainage Reserve Sec 1 | C3P | |
| 22 | JDS Hopfe Road Sec 4 | C3P | |
| 23 | JDS Hopfe Road Sec 5 | C3P | |
| 24 | Keeton Spring Reserve | C2 | DEF1 |
| 25 | Kroozin Crosstimbers | C2 | |
| 26 | Lakeview Haven | C3F | |
| 27 | Lamar Consolidated ISD Beechnut Elementary School | C3F | |
| 28 | Little Thicket Park Homes | C3F | |
| 29 | Lone Wolf Sec 1 | C3F | |
| 30 | Lone Wolf Water Treatment Plant | C2 | |
| 31 | Martinez Business Park | C2 | |
| 32 | McKinney Enclave | C3F | |
| 33 | Mian Village | C3P | DEF1 |
| 34 | Montrose Addition partial replat no 7 replat no 1 | C3F | |
| 35 | Neuens Homes | C2 | |
| 36 | North Durham Estates replat no 1 | C3F | |
| 37 | Northpark South Sec 2 | C3F | |
| 38 | Palmetto Park Sec 3 | C3P | |
| 39 | Park Place Center | C3F | |
| 40 | Peek Business Park | C2 | |
| 41 | Reisu Plazas | C3F | |

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|----|---|-----|------|
| 42 | Retreat at Gummert | C3F | |
| 43 | Southern Shingles | C2 | DEF2 |
| 44 | Spring Branch Estates Sec 2 partial replat no 8 | C3F | |
| 45 | Spring Branch ISD Bendwood Elementary School | C2 | |
| 46 | Spring Oaks Replat no 1 partial replat no 8 | C3F | |
| 47 | Spring Oaks replat no 1 partial replat no 9 | C3F | |
| 48 | Steeplechase Sec 1 partial replat no 3 | C3F | |
| 49 | Sundance Cove Sec 15 | C3F | |
| 50 | Sundance Cove Sec 16 | C3F | |
| 51 | Tran Nursery | C2 | |
| 52 | Trillium Sec 14 | C3F | |
| 53 | Washington Terrace partial replat no 12 | C3F | |
| 54 | Winfield Industrial Park | C2 | |
| 55 | WS Tiny Home Park | C2 | DEF1 |

B. Replats

| | | | |
|----|--|-----|------|
| 56 | Alba Villages | C3R | |
| 57 | Bonita Grand | C2R | |
| 58 | Buck Residences | C2R | |
| 59 | Canyon Village at Westheimer Lakes Sec 1 partial replat no 3 | C2R | |
| 60 | Constellation South Belt | C2R | |
| 61 | Curtin Grove | C2R | |
| 62 | DeWalt Estates | C2R | |
| 63 | Gables on Gray | C2R | DEF2 |
| 64 | Green Ash Estates | C2R | |
| 65 | Jeanetta Villas | C2R | |
| 66 | Legacy Heights | C3R | |
| 67 | Lezac Villas | C2R | |
| 68 | Maluthi Heights | C2R | |
| 69 | Mansfield Homes | C3R | |
| 70 | Maximilian Homes | C3R | |
| 71 | Northline Villas | C2R | |
| 72 | Oakberry Trails Sec 5 | C3R | |
| 73 | Plaza Estates at Homer | C2R | |
| 74 | Plaza Estates at Lucky | C2R | |
| 75 | Prelude at Houston | C2R | |
| 76 | Reid Development replat no 1 | C2R | |
| 77 | Reid Street Grotto | C2R | |
| 78 | Reserve at Saulnier | C2R | |
| 79 | Residences at Carmen | C2R | |
| 80 | Rittenhouse Estates | C3R | |
| 81 | Saulnier Estates | C2R | |
| 82 | Saulnier Pointe | C2R | |
| 83 | Settegast Estates | C2R | |
| 84 | Sheldon Heights | C2R | |
| 85 | Stone Queen Estates | C3R | |

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|----|------------------|-----|
| 86 | Westchase Villas | C3R |
| 87 | Yoswell Estates | C2R |
| 88 | Zarasoto Place | C2R |

C. Replats requiring Public Hearings with Notification

| | | |
|-----|--|----------|
| 89 | Elevate Living | C3N |
| 90 | Harris County WCID no 119 Water Plant no 2 | C3N DEF2 |
| 91 | Hoskins Place | C3N DEF2 |
| 92 | Idylwood partial replat no 3 | C3N |
| 93 | Larkspur Landing | C3N |
| 94 | Larkspur Place | C3N |
| 95 | Laverne Street Homes replat no 1 | C3N |
| 96 | MacGregor Residences | C3N |
| 97 | McClendon Park Village partial replat no 1 | C3N |
| 98 | Medina Magnolia Place | C3N |
| 99 | Mulvey Estates | C3N |
| 100 | Nolo Studios replat no 1 | C3N DEF1 |
| 101 | Simsbrook Estates | C3N |
| 102 | Springdale Place | C3N |

D. Subdivision Plats with Variance Requests

| | | |
|-----|------------------------------|-----|
| 103 | Beamer Business Complex | C2R |
| 104 | Giddy Up at Karbach | C2R |
| 105 | Hugh Acres | C2R |
| 106 | Porter Vitality Center Sec 1 | C2 |
| 107 | Reserve at Houston Heights | C2R |
| 108 | Washington Center Residences | C2R |

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

| | | |
|-----|-------------------------|----|
| 109 | McHard Road Tract Sec 1 | C2 |
|-----|-------------------------|----|

G. Extension of Approval

| | | |
|-----|--|-----|
| 110 | Blanco Estates | C3F |
| 111 | Commons at Cypress Lakes replat no 1 | C2R |
| 112 | Corder and Nathaniel Brown Manor | C2R |
| 113 | East Hardy Reserve | C2R |
| 114 | Grand Prairie Sec 10 | C3F |
| 115 | Grand Prairie Sec 9 | C3F |
| 116 | Hockley Meadows Drive Street Dedication and Reserves | C3P |
| 117 | Loel Mason Estates | C3F |
| 118 | Northpointe East Sec 5 | C3P |
| 119 | Quality Ocean Cypress | C3F |

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

| | | | |
|-----|---------------------------------|-----|------|
| 120 | 1133 Merrill Street (Withdrawn) | DPV | DEF1 |
|-----|---------------------------------|-----|------|

Landscape Variance Requests

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|-----|------------------------------|----|
| III | 5905 E Sam Houston Parkway S | LV |
|-----|------------------------------|----|

Hotel/Motel Variance Requests

| | | |
|----|---|-----|
| IV | Reserve at Houston Heights at 1311 1/2 N Shepherd Drive | HMV |
|----|---|-----|