

HOUSTON PLANNING COMMISSION

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Linda Porras-Pirtle
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Ian Rosenberg
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The Honorable KP George
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, July 24, 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, July 24, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of July 10, 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 (Devin Crittle, John Cedillo and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Geoff Butler)
- 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 (Ed Buckley and Tammi Williamson)

II. Establish a public hearing date of August 21, 2025

- a. Bonaire Estates
- b. Bradford Villas
- c. Carr Street Estates
- d. Chloes Haven
- e. Elyson Cy Fair Sec 1 partial replat no 1
- f. Enclave at Colquitt
- g. Hempstead Crossing
- h. McKenzie Park Sec 4 partial replat no 2

III. Public Comment

IV. 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
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A. Consent Subdivision Plats

1	ABZ at Sciaaca	C2	
2	Alba Villages	C3F	
3	Ambrose Court	C3F	
4	Assets Up Aldine Mail Route	C2	DEF1
5	Cherry Oaks Lift Station	C3F	
6	Constellation South Belt Pond	C2	
7	Crosby Farms Sec 6	C3F	DEF1
8	Dolly Heights	C3F	
9	Ella Business Center	C2	
10	Emnora Lane Lift Station	C3F	
11	Grand Prairie Highlands Sec 15	C3F	
12	Harris County MUD no 165 Lift Station no 20	C2	
13	Katy Fort Bend Business Park Sec 2	C3F	
14	Lanza Plaza replat no 1 and extension	C3F	
15	Legacy Park on Hafer Road Sec 1	C3F	
16	Legacy Park on Hafer Road Sec 2	C3F	
17	Mansfield Residences	C3F	DEF1
18	Mayflower Manor	C3F	
19	Mayflower Residence	C3F	
20	Mills Road Industrial Sec 1	C3F	
21	North Lake Houston Parkway Street Dedication Sec 2	C3F	
22	Oran Ridge Drive Street Dedication and Reserves	C3F	DEF1
23	Peppermill Homes	C3F	
24	Reserve at Park Row	C3F	DEF1
25	Royal Pines Sec 5	C3F	
26	Sanford Farms Sec 5	C3F	
27	Sanford Farms Sec 6	C3F	
28	Sila Sec 15	C3P	
29	Sila Sec 18	C3P	
30	Telge Ranch West Sec 1	C3F	
31	Trillium Sec 11	C3F	
32	Trillium Sec 13	C3F	
33	Villas at Lakeview	C3F	
34	Western Houston	C2	

B. Replats

35	Aldine Westfield Reserve	C2R	
36	AZ Roofing Experts	C2R	
37	Balderaz Duplex	C2R	
38	Buck Grove	C2R	
39	Commerce at Greystone	C2R	

40	Commons at Willowbrook replat no 2	C2R
41	Cottingham Gardens	C2R
42	East 26th Garden Homes	C2R
43	Express Mart New Caney	C2R DEF1
44	Highland Heights Square	C2R
45	Hynolah Vallas	C2R DEF1
46	Jsquare Keystone Development	C2R
47	Kay Luxury Homes	C2R
48	Kermier Commercial Reserve	C2R DEF1
49	Kirk Street Development	C2R
50	Maxie Street Place	C2R
51	Montrose Villas	C2R
52	New Caney ISD Operations and Transportation	C2R DEF2
53	Old Washington Center	C2R DEF2
54	Plaza Estates at Turner	C2R
55	Texas Petroleum Group Southwest Freeway	C2R
56	Timber Forest Sec 3 partial replat no 1	C2R
57	Trinity East Senior	C2R
58	Urban Edge at Huffmeister	C3R DEF2
59	Vermarion Acres	C2R
60	Vermont Green	C2R
61	West Four Residences	C2R
62	Williams Manor	C2R
63	Winzer Grove	C3R
64	Yoakum Estates	C2R

C. Replats requiring Public Hearings with Notification

65	Coastal Enclave replat no 1	C3N DEF1
66	Falvel Crossing Place	C3N DEF1
67	Four Oaks at Nantucket	C3N
68	Highland Crossing replat no 1	C3N
69	Johnson Place Estates	C3N
70	Johnson Place Views	C3N
71	MacGregor Residences	C3N
72	McKenzie Park Sec 4 partial replat no 2	C3N
73	Mount Houston Road MUD Cordoba Drive Park	C3N
74	Park at Champions Park	C3N DEF1
75	Replat of Southgate Addition Sec 3 partial replat no 1	C3N
76	Rolling Fork PUD Water Plant	C3N
77	Trails on Elmview	C3N
78	Villas at Scott	C3N
79	Vilva Blodgett Development	C3N DEF1

D. Subdivision Plats with Variance Requests

80	Becker Commercial	C2R
81	Enclave at Katy Hockley	C2 DEF2

82	Harris Health System Casa de Amigos replat and extension	C2R
83	NE Sludge Transfer Station	C2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

84	Sunterra Legacy Shoppes	C2
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G. Extension of Approval

85	Aldine Westfield Plaza	C2
86	Bridgeland Peek Road Street Dedication Sec 11	SP
87	Cam Business Park	C2
88	Harris County ESD 17 Airline Drive replat no 1 and extension	C2R
89	Harris Health System Lyndon B Johnson Hospital	C3F
90	Jasek Farms Lift Station	C3P
91	Jasek Farms Waste Water Treatment Plant	C3P
92	Jasek Farms Water Plant	C3P
93	Newport Pointe Sec 6	C3P
94	Sundance Cove East Detention Pond F	C2
95	Sundance Cove East Detention Pond G	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

96	312 Glenwood Drive	DPV DEF1
97	7803 Sandra Street	DPV