

HOUSTON PLANNING COMMISSION

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Lydia Mares
Linda Porras-Pirtle
Ian Rosenberg
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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, September 4, 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, September 4, 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 21, 2025 Major Thoroughfare and Freeway Plan Amendment Request

Public Hearing Meeting Minutes

Consideration of August 21, 2025 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

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

II. Establish a public hearing date of October 2, 2025

- a. Coastal Enclave replat no 1
- b. Ferndale Landing
- c. Huldy Street Villas
- d. Luca Residence
- e. New Flores Estate
- f. Plaza Estates at Solo
- g. Reserve at Ruth Street
- h. Talton Twins
- i. Westhaven Estates Sec 1 partial replat no 11

III. Public Hearing and Consideration of an Express Inn and Suites at 6200 Hillcroft Avenue (Devin Crittle)

IV. Excuse the absence of Bill Baldwin

V. Public Comment

VI. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Acres Legacy	C3F	
2	Binford Creek Sec 4	C3F	
3	Blue Ridge Commerce Center Moffett Reserve	C2	
4	Bridgeland Prairieland Village Sec 51	C3P	
5	Bunny Store at Eastex	C2	
6	Chloes Haven	C3F	
7	Cotton Oaks Reserve	C3F	
8	Elyson Cy Fair Sec 1 Partial Replat no 1	C3F	
9	Enclave at Lincolnshire	C3F	
10	Five R Ranch	C3P	
11	Forum Industrial Properties	C2	
12	Fry Road Tract Sec 2	C3F	
13	Gonzalez Enclave	C3F	
14	Grand Mason West Road Street Dedication Sec 1	SP	
15	Grant Road Development	C2	
16	Hattrick	C2	
17	HC MUD 566 Utility Reserves Sec 2	C3F	
18	Highland Crossing replat no 1	C3F	
19	JDS Hopfe Road Sec 4	C3F	
20	JDS Hopfe Road Sec 7	C3F	
21	Johnson Place Views	C3F	
22	Krug Estates	C2	
23	Laverne Street Homes replat no 1	C3F	
24	Midline Sec 6	C3F	
25	Midline Sec 7	C3F	
26	Midline Sec 8	C3F	
27	Plaza at Spring Cypress	C2	DEF2
28	Plaza Xochimilco	C3F	
29	Riviera Pines Sec 4	C3F	
30	Saint Tropez Sec 2	C3P	
31	Spring View Village	C3P	DEF1
32	Springbridge Residences	C3F	DEF1
33	Sterling Point	C2	
34	Telge Ranch West Sec 2	C3F	
35	Tidwell Dontess Reserve	C2	
36	Timbergrove Pines	C3P	
37	Town Site of Aldine partial replat no 2	C2R	
38	Trails on Elmview	C3F	
39	Union Park Place	C2	
40	Urban Edge at Huffmeister	C3F	DEF1
41	Vintage at Lake Houston	C3F	
42	Westhaven Manor Sec 1 Vacating Plat	VF	

B. Replats

43	Alief ISD Agriculture Site	C2R
44	Benders Grove	C2R DEF2
45	Bickfaya Central	C2R
46	Blueberry Fields	C2R
47	Charlesmont Place	C2R
48	City of Houston South Central Police Station	C2R
49	Cypresswood West Sec 1	C3R DEF1
50	Estate Garden Estate	C2R
51	JSQUARE Brandon Street Development	C2R
52	Jubilee Baethe Road Street Dedication Sec 1	C3R
53	King Fuels FM 1960 Center	C2R
54	Konec Properties	C2R
55	Mansfield Vista	C3R
56	Marjorie Street Place	C2R
57	Martin Develop Design McDaniels	C2R DEF1
58	McGarr Addition	C2R DEF1
59	Mill Plaza	C2R
60	MMST SH 249 Reserve	C2R
61	Oak View Heights	C3R
62	Plaza Estates at Bastrop	C2R
63	Quenby City Homes	C2R
64	Reserve at Cullen Boulevard	C2R
65	Retreat at Whiteside Lane	C2R
66	Ruiz Estates at Old Washington	C2R
67	Sherwood Townhomes	C3R
68	South Lake Houston EMS replat no 1 and extension	C2R
69	Thiago Heights	C2R DEF1
70	Tomball Auto Group	C2R
71	Tyne Street Views	C2R
72	Urbanite Square	C2R DEF1
73	Vantage Park	C2R
74	Villas on Kelley	C2R

C. Replats requiring Public Hearings with Notification

75	Carr Street Estates	C3N DEF1
76	Edfield Manor	C3N
77	Flightline Northwest	C3N
78	Godos Foods	C3N
79	Hallmark Reserve	C3N
80	Milwaukee Village	C3N
81	Montridge Square	C3N
82	Reserve at Trinity	C3N
83	Rolling Fork PUD Water Plant	C3N
84	Sheldon Woods Sec 1 partial replat no 2	C3N

D. Subdivision Plats with Variance Requests

85	Avante Homes at Hennessy	C2	DEF2
86	New Caney Municipal Utility District Water Plant no 4	C2	DEF1
87	San Jacinto Memorial Site Expansion	C2R	DEF1
88	SMC Group	C2	
89	Telugu Bhavanam	C2	
90	Texas Petroleum Group Greens Road	C2	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

91	Bassett Residences	C2R	
92	Imhof Storage	C2R	
93	Kuykendahl Village Sec 1	C3R	
94	Winzer Grove	C3R	

G. Extension of Approval

95	Benders Creek Sec 2	C3P	
96	Castone Estates	C2R	
97	Dorchester Terrace	C2R	
98	Harris County Municipal Utility District no 230 Water Plant no 1	C2	
99	Quartet Development	C2	
100	Sabine Estates	C2	
101	Sunny Flea Market Airline Development	C2R	
102	Synova Sec 7	C3F	
103	Synova Drive Street Dedication and Reserves Sec 2	C3F	

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

104	803 Pratchester Drive	DPV	
105	5355 Queebsloch Drive	DPV	
106	7445 Avenue H and 805 75th Street	DPV	

Hotel/Motel Variance Requests

III	Express Inn and Suites at 6200 Hillcroft Avenue	HMV	
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