

# HOUSTON PLANNING COMMISSION

## **MEMBERS**

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M. Sonny Garza, *Vice Chair*  
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Michelle Colvard  
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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, October 2, 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](mailto: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](http://www.houstonplanning.com)

E-mail Planning and Development:  
[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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, October 2, 2025, at 2:30 p.m.  
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

### **CALL TO ORDER**

#### **Director's Report**

**Consideration of September 18, 2025, Major Thoroughfare and Freeway Plan Amendment**

**Requests Public Hearing**

**Consideration of September 18, 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 (Aracely Rodriguez, Dorianne Powe-Phlegm and Ken Calhoun)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Tammi Williamson and John Cedillo)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- 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

### **II. Establish a public hearing date of October 30, 2025**

- a. City Estates of Woodland Park partial replat no 1
- b. Commons Park Place partial replat no 1
- c. Commons Park Place partial replat no 2
- d. Daimler Residence
- e. Lezac Villas
- f. Neuen Manor partial replat no 31
- g. North Bound Residences
- h. Plaza Estates at Goforth
- i. Vista Eye Care

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

### **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
<b>A. Consent Subdivision Plats</b>			
1	Alas Estate	C2	
2	Amigo Truck	C2	
3	Arbor Development	C3F	
4	Avalon at Cypress Sec 9	C3P	
5	Ayatt Hidden Village	C3F	
6	Bartholow Estates	C2	
7	Believers Fellowship	C2	
8	Blue Creek Trails Sec 2	C3F	DEF1
9	Bridgeland Creekland Village Sec 20	C3F	
10	Bridgeland Creekland Village Sec 22	C3F	
11	Broze Road Sec 1	C3F	
12	Broze Road Sec 2	C3F	
13	Carr Street Estates	C3F	
14	Comfy Gateway at Sterlingshire	C3F	
15	Cypress Rosehill Marketplace	C2	
16	Dowdell Park	C3P	
17	Dumont Place	C3F	DEF1
18	Dunham Pointe Reserve Sec 6	C2	
19	Edfield Manor	C3F	
20	Elyson Sec 74	C3P	
21	Enclave at Colquitt	C3F	
22	Estates At Homewood Lane	C3F	
23	Fulshear Foster Development	C2	
24	Generation Park East Sec 1	C3P	
25	Jubilee Sec 19	C3P	
26	Jubilee Sec 20	C3P	
27	Katy Aquatic Team for Youth Inc	C2	
28	Mansfield Vista	C3F	
29	McKay Air Center	C2	
30	Northeast Edge	C2	
31	Oakberry Trails Sec 5	C3F	
32	Oakberry Trails Sec 12	C3F	
33	Pleasant Grove Missionary Baptist Church	C2	
34	Prime Business Park Telephone	C2	
35	Sam Road Farm	C2	DEF1
36	Sheldon Woods Sec 1 partial replat no 2	C3F	
37	Sila Sec 16	C3F	
38	Sila Sec 17	C3F	
39	Sorella Sec 11	C3F	
40	Spring High School	C3F	DEF1
41	Tidwell Lakes Sec 4	C3F	

42	Tidwell Lakes Sec 7	C3P
43	Tidwell Lakes Sec 8	C3P
44	University of St Thomas Student Housing at Branard Street	C3F
45	Woodlands Village Creekside Park Sec 41	C3F

**B. Replats**

46	Acropolis Residence	C2R
47	Allegheny Reserve	C2R
48	Amanda Laine Square	C2R
49	Angosh Properties	C2R
50	Berridge Reserves	C2R
51	Bilbo Estates	C2R
52	Branard Street Vista	C2R
53	Castor Villas	C2R
54	Central Park Residences	C2R
55	Champs Plaza	C2R
56	Clyde Street Landing	C2R
57	Corder Manor	C2R
58	Darling Villas	C2R
59	District 22 Development	C2R DEF1
60	Eastbelt Truck Park	C2R
61	Embercourt Residences	C2R
62	Esfahan Square	C2R
63	Esther Plaza	C2R
64	Fairview Court	C2R
65	Freeland Villas	C2R
66	Generation Park East Sec 2	C2R
67	HC WCID no 36 Hollywood Water Plant	C2R
68	HC WCID no 36 Waxahachie Water Well	C2R
69	Heights Villas at Link	C2R DEF1
70	Herkimer Grove	C2R
71	Hill Country Real Holdings LLC	C2R
72	Iglesia Evangelica Breen Road	C2R
73	Kezira Royal Villas	C2R
74	Mill Plaza	C2R DEF2
75	Montlew Crossing	C2R DEF1
76	Myrah Commercial	C2R
77	Northbank West	C3R
78	Nueva Jerusalen Church	C3R
79	Papalote Park	C2R
80	Plaza Estates at Junell	C2R
81	Plum Blossom Heights	C2R
82	Redbud Storage	C2R
83	Saint Augustine Industrial Park	C2R
84	Sloan Estates	C2R
85	Stonehaven Estates	C2R

86	Sunset Heights Landing	C2R
87	Thornton Views	C2R
88	Urban Edge at Schroeder	C2R
89	Valenciana Village	C2R
90	Views On Wycliffe Drive	C2R
91	Villas at Cullen	C2R
92	Wayside Park	C3R
93	Woodward Homes	C2R

**C. Replats requiring Public Hearings with Notification**

94	Coastal Enclave replat no 1	C3N
95	Ferndale Landing	C3N
96	Freepark Plaza	C3N DEF1
97	Huldy Street Villas	C3N
98	Luca Residence	C3N
99	New Flores Estate	C3N
100	Plaza Estates at Solo	C3N
101	Reserve at Ruth Street	C3N
102	Talton Twins	C3N
103	Westhaven Estates Sec 1 partial replat no 11	C3N

**D. Subdivision Plats with Variance Requests**

104	Ace and Ivy River Oaks	C2R DEF1
105	Bauer Hockley Mason Tract GP	GP DEF1
106	Bellaire Nursery	C2R
107	Blue Creek Trails Peek Road Street Dedication and Reserves	C3P DEF1
108	Blue Creek Trails Sec 1	C3F DEF1
109	Holderrieth Telge Tract GP	GP
110	Jubilee GP	GP
111	Salazar Estates	C2
112	SMC Group	C2 DEF2
113	Telugu Bhavanam	C2 DEF2
114	Winzer Heights	C3R

**E. Subdivision Plats with Special Exception Requests**

None

**F. Reconsideration of Requirement**

None

**G. Extension of Approval**

115	AM Prime Will Clayton Development	C2
116	Bridgeland Migration Way Street Dedication Sec 3	SP
117	Cedars Industrial Park	C2
118	Cypress Rosehill Corner	C2
119	East Lake Houston Parkway North Street Dedication Sec 2	SP

120	Flagstone Sec 4	C3F
121	Harlow District West Clay	C2R
122	Mills Branch Drive Street Dedication and Reserves	C3F
123	Reserve at Bridge Creek Terrace	C2
124	Spring Creek Trail Estate	C2
125	Spring Stuebner Sustainable Park	C2R

**H. Name Changes**

Fort Bend County MUD No 50 Lift Station No 7 Sec (prev. Fort Bend County		
126	MUD no 50 Lift Station)	C2

**I. Certificates of Compliance**

127	2301 FM 1960 W	COC
128	24184 W Terrace Drive	COC

**J. Administrative**

None

**K. Development Plats with Variance Requests**

None

**III. Off-Street Parking Variance**

4109 McKinney Street		
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