

HOUSTON PLANNING COMMISSION

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Cindy Pham
Stephen Pierce
Linda Porras-Pirtle
Juliet Serem
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Mark Sikes
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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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Fort Bend County
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, November 13, 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, November 13, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of October 30, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

- a. Consent Subdivision Plats (Akhila Bigi)
- b. Replats (Akhila Bigi)
- c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Dorianne Powe-Phlegm, John Cedillo, and Ken Calhoun)
- d. Subdivision Plats with Variance Requests (Geoff Butler, John Cedillo, and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests (John Cedillo)
- 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 (Geoff Butler)

II. Establish a public hearing date of December 18, 2025

- a. Caddo Pines
- b. Gateway Villas
- c. Oakview Farm Estates.

III. Consideration of an Off-Street Parking Variance for 10555 Synott Road (Devin Crittle).

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
A. Consent Subdivision Plats			
1	All Seasons Plaza FM 2920	C2	
2	City of Houston District 71 Ground Water Facility	C2	
3	CNP Utility District Wastewater Treatment Plant	C3P	
4	Crossbar Academy	C2	
5	Fairbanks Landing GP	GP	
6	Fairbanks Landing Sec 1	C3P	
7	Fairview Patio Homes	C3F	
8	FedEx 772 Sam Houston Central Addition	C2	DEF1
9	FM 2920 Mahaffey	C2	
10	Hazard Street Vista	C3F	
11	Holt Lunsford Commercial Investment Mount Houston	C2	
12	Horizon at Cypress	C3F	
13	Huldy Street Villas	C3F	
14	Katy Freeman Business Park	C2	DEF1
15	Legacy Estates of Brooks Meadows	C3F	DEF1
16	Lutheran Gardens	C2	
17	Millies at Judiway Street	C2	
18	Newport Green Acres	C3F	
19	North Bound Residences	C3F	
20	North Bridgeland Lake Parkway Peek Reserve Sec 2	C2	
21	Oates Industrial	C2	DEF1
22	Palacios at Pinemont	C2R	
23	Pecan Estates Sec 5	C3F	
24	Plaza Estates at Goforth	C3F	
25	QuikTrip Store 4660	C2	
26	Redbud Sec 3	C3P	
27	Reserve at Monroe	C2	
28	Rex Bess LLC GP	GP	
29	San Jacinto Preserve GP	GP	DEF2
30	Spring Stuebner Commerce Center	C3F	
31	Stockdick Iglesia Monte Hermon	C2	
32	Trillium Sec 12	C3P	
33	Trillium Sec 15	C3P	
34	Uhaul Mesa Road Addition	C2	
35	Uvalde West	C2	
36	Wayside Park	C3F	
37	Westfield Square	C2	
B. Replats			
38	Branard Street Green	C2R	
39	Branard Street Views	C2R	

40	Cebra Point	C2R
41	Cooper Reserve	C2R
42	Derrington Crossing	C2R
43	First Presbyterian School replat no 1 and extension	C2R
44	Flores Bayou	C2R DEF2
45	Gessner Crossing	C2R
46	Gonzalez Village	C2R
47	Gulf Freeway Warehouse	C2R DEF1
48	Highline Enclave	C2R
49	Iglesia Evangelica Pentecostes Iluminados Por Su Palabra	C2R
50	Ironwood Industrial Park	C2R
51	Knox Residences	C2R
52	Lee Estates	C2R
53	Little York Pitstop	C2R
54	Mamdani Square	C2R DEF2
55	Martin Develop and Design at Webster	C2R DEF2
56	MSK Gold Star	C2R
57	Oakberry Trails GP	GP
58	Oakberry Trails Sec 9	C3R
59	Parker Smith Estates	C2R DEF1
60	Peden Manor	C2R
61	Plaza at Bissonnet	C2R
62	Plaza Estates at Falls	C2R
63	Plaza Estates on Cebra	C2R
64	Stein Law	C2R
65	Sunset Village	C2R DEF1
66	Take 5 Oil Change Post Oak	C2R

C. Replats requiring Public Hearings with Notification

67	Chaucer East	C3N
68	City Estates of Woodland Park partial replat no 1	C3N DEF1
69	Commons Park Place partial replat no 1	C3N DEF1
70	Commons Park Place partial replat no 2	C3N DEF1
71	England Courts	C3N
72	Estates at Wooding Street	C3N
73	Ferndale Landing	C3N
74	Freepark Plaza	C3N DEF4
75	Lezac Villas	C3N DEF1
76	Lockett Manor	C3N
77	Marino Place replat no 1	C3N
78	Neuen Manor partial replat no 31	C3N DEF1
79	Prince Gardens	C3N
80	Quitman Court	C3N
81	Spring Branch Estates no 2 partial replat no 18	C3N
82	Wroxton City Homes	C3N

D. Subdivision Plats with Variance Requests

83	Alabama Plaza	C2R	DEF1
84	Anderson Road Park	C3P	
85	Fox Grove Village	C2R	
86	Hockley Meadows Honeybee Hollow Lane Street Dedication	C3P	DEF1
87	Palm Mixed Use	C3P	
88	Redeemer Savior Village	C2	
89	Spring Country Club	C3R	DEF1

E. Subdivision Plats with Special Exception Requests

90	Azalea District Sec 8	C3P	DEF1
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F. Reconsideration of Requirement

91	Cedar Rock Reserve	C3P	DEF1
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G. Extension of Approval

92	Bridgeland Parkland Row Reserve Sec 2	C2	
93	Canterbury Business Park	C2R	
94	East Blocks Sec 8	C2	
95	East Blocks Sec 7	C2	
96	East Blocks Sec 6	C2	
97	East Blocks Sec 5	C2	
98	East Blocks Sec 4	C2	
99	East Blocks Sec 3	C2	
100	East Blocks Sec 2	C2	
101	East Blocks Sec 1	C2R	
102	Esperanza at Barker Cypress	C2	
103	Grand Mason Mason Road Street Dedication Sec 6	SP	
104	James Estates	C2R	
105	Katy ISD Taylor High School	C2R	
106	Prose Barker Cypress	C2R	
107	Prose Bridge Creek	C2	
108	Sila Sec 10	C3F	
109	Sila Sec 4	C3F	
110	Sila Sec 6	C3F	
111	Sila Drive Street Dedication and Reserves Sec 3	C3F	
112	Sunterra North Commercial Development	C2	
113	West Road Industrial Land	C2R	

H. Name Changes

114	Thornton Ridge Heights (prev. Thornton Springs)	C3R	
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I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

115	303 W 30th Street	DPV
116	222 W Crosstimbers Street	DPV
117	459 Faust Lane	DPV
118	10896 Northwest Freeway	DPV

Off-Street Parking with Variance Requests

III	10555 Synott Road	PV
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