HOUSTON PLANNING COMMISSION

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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, PhD, AICP
Harris County
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Montgomery County

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Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

Thursday, May 1, 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, May 1, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of April 17, 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, Aracely Rodriguez, John Cedillo, and Devin Crittle)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Devin Crittle)
g. Extensions of Approval (Malcolm Oliver)
h. Name Changes (Malcolm Oliver)
i. Certificates of Compliance (Malcolm Oliver)
j. Administrative
k. Development Plats with Variance Requests (Ed Buckley, Geoff Butler, Malcom Oliver)

II. Establish a public hearing date of May 29, 2025

a. Alice Villas
b. Dolores Crossing
c. Foster Place partial replat no 7
d. Little Thicket Park Homes
e. Nolo Studios replat no 1
f. Peppermill Homes
g. Spring Oaks replat no 1 partial replat no 8
h. Spring Oaks replat no 1 partial replat no 9

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.

1 Liners Revised

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Amy Foods Reserve at Richey	C2	
2	Apache Steel Works	C2	
3	Avalon Place partial replat no 1	C3F	
4	Boxx Modular at Cutten Road	C2	
5	Bridge Creek Village Sec 2	C3F	
6	Bridgeland Central Sec 6	C3F	
7	Bridgeland Creekland Village Sec 17	C3F	
8	Bridgeland Creekland Village Sec 18	C3F	
9	Bridgeland Creekland Village Sec 20	C3P	
10	Bridgeland Prairieland Village Sec 49	C3P	
11	Bridgeland Prairieland Village Sec 106	C3F	
12	Broadstone Candela	C2	
13	Caywood Park	C3F	
14	Columbia Independence Mixed Use GP	GP	
15	Crosby Farms Sec 6	C3P	
16	Cypresswood Golf Club	C2	DEF4
17	Development on Lyerly	C3F	
18	Elyson Sec 72	C3P	
19	Emerald Meadows Sec 2	C3F	DEF2
20	Fuqua Manor	C3F	DEF1
21	Harris County MUD no 539 Remote Water Well	C2	
22	Harris County Municipal Utility District no 202 WWTF	C2	
23	Haven Homes at Homewood	C3F	
24	HLB Homes on Brinkley	C3F	DEF1
25	HLB Homes on Knoll Street	C3F	DEF1
26	Lamar Consolidated ISD Campus Complex Sec 1	C3F	DEF2
27	Laurel Place Reserves	C3F	
28	Leblanc Plaza	C2	
29	Leon Place Sec 1	C3F	
30	Lone Wolf Sec 1	C3P	
31	Long Road Estates	C2	
32	Lutheran Church Gardens	C2	
33	Mahalia Estates	C2	
34	Mahalia Place	C2	
35	Mesa Forest GP	GP	
36	Newport Grove Sec 3	C3P	
37	Oran Ridge Drive Street Dedication and Reserves	C3P	
38	SJ Food Services	C2	
39	Solara Heights	C3P	
40	Stallion Lakes Sec 2	C3P	
41	Villas on Brinkman	C2	
42	WALIPP Senior Residence Expansion	C3F	

B. Replats

43	Abraham Meadows	C2R	
44	Adams Place	C2R	DEF2
45	Almeda Retail East	C2R	
46	Almeda Retail West	C2R	
47	Bauer Hockley Farm Commercial Reserve	C2R	
48	Bridgeland Creekland Village Reserve Sec 3 replat no 1 and extension	C3R	
49	Bridgeland Prairieland Village Sec 53	C3R	
50	Bridgeland Prairieland Village Sec 54	C3R	
51	Chasewood Square	C2R	
52	Columbia Independence Mixed Use Sec 1	C2R	
53	De Priest Trail	C2R	
54	Eastwood Heritage Paradise	C2R	
55	Everton Villas	C2R	
56	Franco Oaks	C2R	DEF1
57	Jutland Manors	C2R	
58	Lammoglia Place	C2R	
59	Loduk Creek	C2R	
60	Lozier Homes	C2R	
61	Mansfield Residences	C3R	
62	Mickey Dees Peek Road Retail	C2R	
63	Murdock Enclave	C2R	
64	Orebo Place	C2R	
65	Palisades Park Sec 1 partial replat no 2 and extension	C2R	
66	Palmer Courtyard	C2R	
67	Polk Square	C2R	
68	Renshaw Manors	C2R	
69	South Court amending plat no 1 replat no 1	C2R	
70	Sungro Suburban	C2R	DEF4
71	Texvest Acres	C2	
72	Treboca Terrace	C2R	
73	Uchendu Estates	C2R	
74	Unity Auto Parts Plaza	C2R	
75	Vibe at Cottingham	C2R	
76	Villas at De Priest	C2R	
77	Williams Heights	C2R	
78	Wilmington Residence	C2R	

C. Replats requiring Public Hearings with Notification

79	Airport Gardens partial replat no 2	C3N	DEF2
80	Grand Prairie Sec 2 partial replat no 1	C3N	
81	McKinney Enclave	C3N	DEF2
82	Noble Vistas	C3N	
83	Padok Silver Property	C3N	
84	Park Place Center	C3N	

85	Porter Municipal Utility District Lift Station J	C3N	
86	QuikTrip Store 4638	C3N	DEF2
87	Spring Branch Estates Sec 2 partial replat no 8	C3N	
88	Sunterra Sec 62 partial replat no 1	C3N	
89	West Street Estates	C3N	
90	Wickersham Estates	C3N	

D. Subdivision Plats with Variance Requests

91	Cook Road Business Park	C2	
92	Cristo Rey Jesuit College Preparatory School of Houston	C2R	
93	Discover Eyes	C2R	
94	East Aldine Estates	C3R	DEF2
95	Falcon Ranch Preserve GP	GP	
96	Fry Road Tract GP	GP	
97	Houston Youth Sports Group replat no 1 and extension	C2R	DEF1
98	Middle Street Swan Homes	C2R	DEF1
99	Saint Joseph Catholic Church	C2	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

100	Polk Plaza Reserves	C2R	
101	Shaw Maltie Estates	C2	

G. Extension of Approval

102	Abe Fry Reserves	C2R	
103	Baker Steel Properties	C3F	
104	Cohn Jones South	C2	
105	End Hunger Network replat no 1 and extension	C2R	
106	Grand Mason Crossing Sec 1	C3F	
107	Grand Mason Crossing Sec 2	C3F	
108	Harvest Green Sec 52	C3F	
109	IJMDB Investments LLC	C2	
110	Katy Fort Bend Business Park Sec 1 Replat and Extension	C2R	
111	Misa	C2R	
112	Starboard Logistics Park	C2	
113	Stem Cell Reserve replat no 1	C3R	
114	Sunset Valley Sec 1	C3F	
115	Villas at Lakeview	C3R	

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

116	524 N Adams Street	DPV
117	2538 Addison Road	DPV
118	10841 Bissonnet Street	DPV
119	2811 Houston Avenue	DPV
120	7926 Jester Street A&B	DPV
121	1409 Lee Street	DPV