# HOUSTON PLANNING COMMISSION

**MEMBERS**
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Linda Porras-Pirtle
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Ian Rosenberg
Megan R. Sigler
Martha L. Stein
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**
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*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**
Vonn Tran

# AGENDA

**Thursday, May 15, 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 15, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

**CALL TO ORDER**

**Director's Report**
**Consideration of May 1, 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, and John Cedillo)
d. Subdivision Plats with Variance Requests (Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Aracely Rodriguez and Geoff Butler)
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)

**II. Establish a public hearing date of June 12, 2025**

a. Elevate Living
b. Idylwood partial replat no 3
c. Larkspur Landing
d. Larkspur Place
e. Laverne Street Homes replat no 1
f. MacGregor Residences
g. McClendon Park Village partial replat no 1
h. Medina Magnolia Place
i. Mulvey Estates
j. Simsbrook Estates
k. Springdale Place

**III. Establish a public hearing date of June 12th, 2025, for Reserve at Houston Heights Hotel located at 1311 ½ N. Shepherd Dr.** (Devin Crittle)

**IV. Excuse the Absence of Commissioner Martha L. Stein**

**V. Public Comment**

**VI. 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 | Apache Steel Works | C2 | DEF1 |
| 2 | Blue Creek Water Plant | C3F | |
| 3 | Boss Gaston Estates | C2 | |
| 4 | Bridgeland Central Sec 5 | C3F | |
| 5 | Bridgeland Central Sec 8 | C3F | |
| 6 | Bridgeland Pollinator Drive Street Dedication Sec 5 | C3F | |
| 7 | Bridgeland Prairieland Village Sec 44 | C3F | |
| 8 | CG 7600 LP Sec 1 | C3P | |
| 9 | Crestview Crossing | C3F | |
| 10 | Dice Duplexes replat no 1 | C3F | |
| 11 | East Hardy Development | C2 | |
| 12 | Estates at Gray Street | C2 | |
| 13 | Fuqua Manor | C3F | DEF2 |
| 14 | Generation Park West Sec 9 | C2 | |
| 15 | Grand Prairie Sec 2 partial replat no 1 | C3F | |
| 16 | Grand Prairie Sec 5 partial replat no 1 | C3F | |
| 17 | Grand Prairie Sec 8 | C3F | |
| 18 | HLB Homes on Brinkley | C3F | DEF2 |
| 19 | HLB Homes on Knoll Street | C3F | DEF2 |
| 20 | Jasmine Heights South Sec 2 | C3F | |
| 21 | Katy Grand Village Sec 2 | C3F | |
| 22 | Kieth Harrow Boulevard Street Dedication Sec 1 | C3F | |
| 23 | Lone Wolf GP | GP | |
| 24 | Lone Wolf Sec 1 | C3P | DEF1 |
| 25 | Lutheran Church Gardens | C2 | DEF1 |
| 26 | Northwest 99 Business Park Sec 3 | C3F | |
| 27 | Palmetto Park GP | GP | |
| 28 | Palmetto Park Sec 1 | C3P | |
| 29 | Palucho Estate at Caddo Road | C3F | |
| 30 | Reserve at Moonshine Hill Loop | C2 | |
| 31 | Sage Commercial Reserve | C2 | |
| 32 | Solara Heights | C3F | |
| 33 | Southern Shingles | C2 | |
| 34 | SPG Shepherd | C2 | DEF1 |
| 35 | Sunterra Legacy Shoppes | C2 | |
| 36 | Timbergrove Manor partial replat no 2 | C3F | |
| 37 | Trails Sec 7 | C3P | |
| 38 | Trails Sec 9 | C3P | |
| 39 | Whispering Oaks Townhouses | C3F | |

**B. Replats**

| | | | |
|---|---|---|---|
| 40 | Acres Legacy | C3R | |
| 41 | Beauchamp Landing | C2R | |
| 42 | Broadway Grove | C2R | |
| 43 | Chapter at Bland | C3R | |
| 44 | Chapter at Tuam | C2R | |
| 45 | Curtin Landing | C2R | |
| 46 | Eastwood Heritage Paradise | C2R | DEF1 |
| 47 | Europa Heights | C2R | |
| 48 | Everton Villas | C2R | DEF1 |
| 49 | Fondren Industrial partial replat no 1 | C2R | |
| 50 | Franco Oaks | C2R | DEF2 |
| 51 | Gables on Gray | C2R | |
| 52 | Gilani Residences | C2R | |
| 53 | Green Oaks on Stassen | C2R | |
| 54 | Huss Plaza | C2R | |
| 55 | Ireland Square | C2R | |
| 56 | Loduc Creek | C2R | DEF1 |
| 57 | Mansfield Residences | C3R | DEF1 |
| 58 | Mansfield Urban Haven | C2R | |
| 59 | Martinas at Griffin | C2R | |
| 60 | Meadow Lea partial replat no 2 | C2R | |
| 61 | Mendoza Estate | C2R | |
| 62 | Newtechwood America Headquarters | C3R | |
| 63 | Norwood Grove replat no 1 | C2R | |
| 64 | Nueces Grove | C2R | |
| 65 | Osprey Place | C2R | |
| 66 | Palisades Park Sec 1 partial replat no 2 and extension | C2R | DEF1 |
| 67 | Reinerman Grove | C2R | |
| 68 | Sandra Commons | C2R | |
| 69 | Schuler Point | C2R | |
| 70 | Sungro Furay | C2R | |
| 71 | West at Gessner Reserves partial replat no 2 | C2R | |

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

| | | | |
|---|---|---|---|
| 72 | Anderson Lake Sec 3 partial replat no 1 | C3N | |
| 73 | Cherry Oaks Lift Station | C3N | |
| 74 | Downing Estates | C3N | |
| 75 | Emnora Lane Lift Station | C3N | |
| 76 | Estates at McAlpine | C3N | |
| 77 | Garden Heights Landing replat no 1 | C3N | |
| 78 | Harris County Water Control and Improvement District no 119 Water Plant no 2 | C3N | |
| 79 | Hoskins Place | C3N | |
| 80 | Hyde Park partial replat no 12 | C3N | |

| | | | |
|---|---|---|---|
| 81 | Mainer Plaza | C3N | |
| 82 | McKinney Enclave (No Action Needed) | C3N | DEF3 |
| 83 | Montrose Addition partial replat no 7 replat no 1 | C3N | |
| 84 | Mylestone Estates | C3N | |
| 85 | Park Place Center | C3N | DEF1 |
| 86 | Porter Municipal Utility District Lift Station J | C3N | DEF1 |
| 87 | Steeplechase Sec 1 partial replat no 3 | C3N | |
| 88 | Sunterra Sec 62 partial replat no 1 | C3N | DEF1 |
| 89 | Tomball Auto and Computer | C3N | |

**D. Subdivision Plats with Variance Requests**

| | | | |
|---|---|---|---|
| 90 | Virginia Landing | C2R | |

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

None

**F. Reconsideration of Requirement**

| | | | |
|---|---|---|---|
| 91 | Maxroy Craftman Heights | C2R | |
| 92 | Synova Sec 4 | C3F | |

**G. Extension of Approval**

| | | | |
|---|---|---|---|
| 93 | Azcri Investment Park | C2 | |
| 94 | Botkins Road Street Dedication Sec 1 | C3F | |
| 95 | Bridgeland Prairieland Village Sec 39 | C3R | |
| 96 | Creekwood Crossing Sec 2 | C3F | |
| 97 | Cypress Grant Plaza | C3P | |
| 98 | Exploring Minds Learning Center | C2 | |
| 99 | Heron Lakes Estates Wastewater Treatment Plant | C3F | |
| 100 | Kings River South | C3F | |
| 101 | NTN West Gosling | C2 | |
| 102 | Plaza 290 Boulevard Place | C3F | |
| 103 | Retreat at Gummert | C3P | |
| 104 | Retreat at Gummert | C3F | |
| 105 | SAI SKC Louetta | C2 | |
| 106 | Sundance Prairie Drive Street Dedication Sec 1 | SP | |
| 107 | Sunset Valley Sec 3 | C3F | |
| 108 | Sunset Valley Sec 2 | C3F | |

**H. Name Changes**

None

**I. Certificates of Compliance**

| | | | |
|---|---|---|---|
| 109 | 21286 North Street | COC | |

**J. Administrative**

None

**K. Development Plats with Variance Requests**

| | | | |
|---|---|---|---|
| 110 | 7930 Jester Street A & B | DPV | DEF1 |
| 111 | 1401 Waugh Drive | DPV | |