HOUSTON PLANNING COMMISSION

AGENDA

Thursday, May 29, 2025
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
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
Vonn Tran

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 29, 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 15, 2025, MTFP Workshop and 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, Devin Crittle and John Cedillo)
d. Subdivision Plats with Variance Requests (Tammi Williamson, John Cedillo and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Geoff Butler)
g. Extensions of Approval (Malcolm Oliver)
h. Name Changes (Malcolm Oliver)
i. Certificates of Compliance (Malcolm Oliver)
j. Administrative (Malcom Oliver)
k. Development Plats with Variance Requests (Ed Buckley, Malcom Oliver and Geoff Butler)

II. Establish a public hearing date of June 26, 2025

a. Hamlet Lots
b. Langwood partial replat no 2
c. Lockwood Commercial Plaza
d. Mainer Cove
e. Mansfield Oaks replat no 1
f. Mayflower Residence
g. Shadyvilla Homes
h. Wrenwood partial replat no 6

III. Consideration of an Off-Street Parking Variance at 4000 North Shepherd Drive (Geoff Butler)

IV. Excuse the Absence of Commissioners Sami Khaleeq and Kevin Robins

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	Anderson Lake Sec 3 partial replat no 1	C3F	
2	Apache Steel Works	C2	DEF2
3	Beckendorff Place	C3F	
4	Boss Gaston Estates	C2	DEF1
5	Bridgeland Creekland Village Sec 15	C3P	
6	Bridgeland Creekland Village Sec 19	C3F	
7	Bridgeland Creekland Village Sec 26	C3P	
8	Bridgeland Migration Way Street Dedication Sec 4	SP	
9	Bridgeland Prairieland Village Sec 45	C3F	
10	Cedar Rock Reserve	C3P	
11	Cypresswood Golf Club GP	GP	
12	Cypresswood Golf Club Sec 1	C2	
13	De Soto Reserve	C3P	
14	Downing Estates	C3F	
15	Elyson Sec 68	C3F	
16	Elyson Sec 69	C3F	
17	Elyson Sec 70	C3F	
18	Elyson Sec 71	C3F	
19	Elyson Sec 76	C3P	
20	Elyson Heritage Boulevard and Elyson Reserve Boulevard Street Dedication	SP	
21	Estates at Gray Street	C2	DEF1
22	Grand Junction	C2	
23	Huffmeister Flex Space Center	C2	
24	Hut Mueschke	C2	
25	Jubilee Sec 13	C3F	
26	Keeton Spring Reserve	C2	
27	KG Land Reserve	C2	
28	Kings River North	C3F	
29	La Porte Grove	C2	
30	Lone Wolf Sec 1	C3P	DEF2
31	Lutheran Church Gardens	C2	DEF2
32	Mian Village	C3P	
33	Morton Creek Ranch Sec 31	C3F	
34	Mylestone Estates	C3F	
35	Noble Vistas	C3F	
36	Padok Silver Property	C3F	
37	Porter Vitality Center GP	GP	
38	Sila Sec 7	C3P	
39	Simsbrook Village	C3P	
40	Southern Shingles	C2	DEF1
41	Spring Stuebner Business Park	C2	

42	Sunterra Sec 62 partial replat no 1	C3F	
43	Trails Sec 7	C3F	
44	Trails Sec 8	C3P	
45	Trails Sec 9	C3F	
46	Wayfarer Heights	C3F	
47	West Street Estates	C3F	
48	Willowcreek Ranch Sec 7 partial replat no 1	C3F	
49	WS Tiny Home Park	C2	

B. Replats

50	Ambrose Court	C3R	
51	Asifito Residence	C2R	
52	Binford Creek Sec 4	C3R	
53	Bridgeland Prairieland Village Sec 48	C3R	
54	Brunner Addition partial replat no 6	C2R	
55	Everton Villas	C2R	DEF2
56	Francis Street Townhomes	C2R	
57	Gables on Gray	C2R	DEF1
58	Gilani Residences	C2R	DEF1
59	King DK Estates	C2R	
60	Legend Estates	C2R	
61	Macias at Epsom Road	C2R	
62	Mansfield Residences	C3R	DEF2
63	Miranda Manor	C2R	
64	Newtechwood America Headquarters	C3R	DEF1
65	Palisades Park Sec 1 partial replat no 2 and extension	C2R	DEF2
66	Plaza Estates at Gano	C2R	
67	Rankers Homes	C2R	
68	Richton Street Grove	C2R	
69	Rise at Hammerly	C2R	
70	Rutland Heights	C2R	
71	Sul Ross Landing	C2R	
72	Sungro Furay	C2R	DEF1
73	Sunside Park Manor	C2R	
74	United Home Steffani Lane Reserve	C2R	
75	Villas at Haight Street	C2R	

C. Replats requiring Public Hearings with Notification

76	Alice Villas	C3N	
77	Dolores Crossing	C3N	
78	Estates at McAlpine	C3N	DEF1
79	Foster Place partial replat no 7	C3N	
80	Garden Heights Landing replat no 1	C3N	DEF1
81	Harris County WCID no 119 Water Plant no 2	C3N	DEF1
82	Hoskins Place	C3N	DEF1
83	Hyde Park partial replat no 12	C3N	DEF1
84	Little Thicket Park Homes	C3N	

85	Mainer Plaza	C3N	DEF1
86	McKinney Enclave	C3N	DEF4
87	Nolo Studios replat no 1	C3N	
88	Park Place Center	C3N	DEF2
89	Peppermill Homes	C3N	
90	Spring Oaks replat no 1 partial replat no 8	C3N	
91	Spring Oaks replat no 1 partial replat no 9	C3N	
92	Steeplechase Sec 1 partial replat no 3	C3N	DEF1

D. Subdivision Plats with Variance Requests

93	Clearwater GP	GP	
94	Clearwater Sec 1	C3P	
95	Curry Ventures	C2	
96	Double Oak Commons	C2R	
97	High Tech Machine	C2	
98	Legacy Estates of Brooks Meadows	C3P	
99	Milam Place	C2R	
100	Northgate Crossing MUD Reserves	C2	
101	Palmetto Park Sec 2	C3P	
102	Victory Landing	C2R	
103	Virginia Landing	C2R	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

104	Synova Sec 4	C3F	DEF1

G. Extension of Approval

105	Airline Reserves Sec 1	C2R	
106	Alveranga Estates	C2R	
107	Atascocita Community Church at West Lake	C3F	
108	Cypress North Houston Nursery	C2	
109	East Lake Houston Parkway Street Dedication Sec 3	SP	
110	Grand Mason Mason Road Street Dedication Sec 5	SP	
111	Grand Mason Mason Woods Road Street Dedication	SP	
112	Greenwood Gardens	C3P	
113	Jasek Farms Sec 1	C3P	
114	Jasek Farms Sec 2	C3P	
115	North Lake Houston Parkway Street Dedication Sec 2	C3P	
116	Olympic Harbor Drive Street Dedication	SP	
117	Rashids Auto Plaza	C2	
118	Riley Fuzzel Business Complex	C2	
119	Schier Holdings LLC	C2	
120	Sorella Sec 7	C3F	
121	Sorella Sec 8	C3F	
122	Sorella Sec 10	C3F	

123	Sorella Sec 11	C3F
124	Synova Drive Street Dedication and Reserves Sec 3	C3F
125	Youngspire Business Park	C2

H. Name Changes

126	Khoury Land Holdings (prev. Khoury Landing Holdings)	C2

I. Certificates of Compliance

127	19948 Ceal Road	COC

J. Administrative

None

K. Development Plats with Variance Requests

128	1212 Andrews Street	DPV
129	13027 Boheme Drive	DPV
130	2534 Maroneal Street	DPV
131	1133 Merrill Street	DPV
132	1401 Waugh Drive	DPV