HOUSTON PLANNING COMMISSION

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

SECRETARY
Vonn Tran

AGENDA

Thursday, June 26, 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, June 26, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of June 12, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Tiwa Bayo-Adeymo)
b. Replats (Tiwa Bayo-Adeymo)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo, Devin Crittle, Ken Calhoun and Aracely Rodriguez)
d. Subdivision Plats with Variance Requests (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

II. Establish a public hearing date of July 24, 2025

a. Four Oaks at Nantucket
b. Highland Crossing replat no 1
c. Johnson Place Estates
d. Johnson Place Views
e. MacGregor Residences
f. McKenzie Park Sec 4 partial replat no 2
g. Mount Houston Road MUD Cordoba Drive Park
h. Replat of Southgate Addition Sec 3 partial replat no 1
i. Rolling Fork PUD Water Plant
j. Trails on Elmview
k. Villas at Scott

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.

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Airport Gardens partial replat no 2	C3F	
2	Alice Villas	C3F	
3	Avalon at Cypress West Sec 9	C3P	
4	Avalon at Cypress West Avalon Highlands Drive Street Dedication	SP	
5	Baethe Road Joint GP	GP	
6	BKR Plaza Washington Center	C2	
7	Bridgeland Creekland Village Sec 23	C3P	
8	Bridgeland Creekland Village Sec 24	C3P	
9	Bridgeland Creekland Village Sec 25	C3P	
10	Cedar Rock Reserve	C3R	DEF2
11	CG 7600 LP Sec 1	C3F	
12	Chapter at Bland	C3F	
13	Dolores Crossing	C3F	DEF1
14	Dunham Pointe Sec 20	C3F	
15	Dunham Pointe Sec 21	C3F	
16	Dunham Pointe Sec 22	C3F	
17	Dunham Pointe Sec 25	C3P	
18	Dunham Pointe Commercial Reserve Sec 1	C2	
19	Elyson Cy Fair Sec 4	C3F	
20	Elyson Cy Fair 2	C3F	
21	Elyson Cy Fair 3	C3F	
22	Everly Fields Boulevard Street Dedication Sec 3	SP	
23	Foster Place partial replat no 7	C3F	
24	Grand Prairie Sec 13	C3P	
25	Grand Prairie Sec 14	C3P	
26	GS Equity Northpark	C2	
27	Haude Commercial	C2	
28	Hooper Landing	C3F	
29	Hoskins Place	C3F	
30	Idylwood partial replat no 3	C3F	
31	JDS Hopfe Road Sec 7	C3P	
32	Katy Fort Bend Business Park Sec 2	C3P	
33	Katy ISD Elementary no 49	C2	
34	Keeton Spring Reserve	C2	DEF2
35	Keeton Telge Reserve	C2	
36	Kingwood Spaces Lakeville Reserve	C2	
37	Kroozin Crosstimbers	C2	DEF1
38	Larkspur Landing	C3F	
39	Larkspur Place	C3F	
40	Legacy Heights	C3F	
41	Legacy Manor	C3P	
42	Lone Wolf Sec 1	C3F	DEF1

43	Lone Wolf Water Treatment Plant	C2	DEF1
44	Mamdani Estates	C2R	
45	Mesa Vista Sec 1	C3F	
46	Moes Family Pot	C2	
47	Mulvey Estates	C3F	
48	Neuens Homes	C2R	DEF1
49	Nolo Studios replat no 1	C3F	
50	Oulton Park	C3F	
51	Peek Business Park	C2	DEF1
52	SMC Group	C2	
53	Springdale Place	C3F	
54	Telge Ranch West Sec 1	C3R	
55	Tomball Auto and Computer	C3F	
56	Trails Sec 8	C3F	
57	Trillium Sec 14	C3F	DEF1
58	West 14th Street Residences	C2	
59	Westchase Villas	C3F	
60	Windstone Manor Boulevard Street Dedication	SP	
61	Winfield Industrial Park	C2	DEF1
62	Zainsons Properties	C2	

B. Replats

63	Anderson Homes	C2R	
64	Blackwave 25th Street Development	C2R	
65	Bossi Place at Dennis	C2R	
66	Bridgeland Nature Preserve Way Street Dedication Sec 1	SP	
67	Bridgeland Prairieland Village Sec 55	C3R	
68	Buck Residences	C2R	DEF1
69	Casey Estates	C2R	
70	Curtin Oaks	C2R	
71	District 22 Development	C2R	
72	Dunham Pointe Mound Road Street Dedication and reserve partial replat no 1	C2R	
73	East 23rd Views	C2R	
74	Helms Development	C2R	
75	Hodlik Reserve	C2R	
76	Lezac Villas	C2R	DEF1
77	Manus Enclave	C2R	
78	Manzano Jaramillo Estates at Sandle Street	C2R	
79	McCarty Plaza	C2R	
80	New Caney ISD Operations and Transportation	C2R	
81	Oakberry Trails Sec 11	C3R	
82	Oakberry Trails Sec 12	C3R	
83	Old Washington Center	C2R	
84	Peden Vista	C2R	
85	Pembrook Estates	C2R	
86	Plaza Estates at Staples	C2R	

87	Ramos Duplex	C2R	
88	RD 17th Street Development	C2R	
89	Richton Street Green	C2R	
90	Ringold Living	C2R	
91	Roseland Patio Homes	C2R	
92	Sundance Cove Boat Storage Reserve replat no 1 and extension	C2R	
93	Thornton Vista	C2R	
94	Urban Edge at Huffmeister	C3R	
95	Veterans Memorial Constellation Sec 1	C3R	
96	Villa Greens Sec 2	C3R	
97	Webster Garden	C2R	

C. Replats requiring Public Hearings with Notification

98	Elevate Living	C3N	DEF1
99	Hamlet Lofts	C3N	
100	Langwood partial replat no 2	C3N	
101	Lockwood Commercial Plaza	C3N	
102	Mainer Cove	C3N	
103	Mansfield Oaks replat no 1	C3N	
104	Mayflower Residence	C3N	
105	McClendon Park Village partial replat no 1	C3N	DEF1
106	Medina Magnolia Place	C3N	DEF1
107	Shadyvilla Homes	C3N	
108	Wrenwood partial replat no 6	C3N	

D. Subdivision Plats with Variance Requests

109	Azalea District GP	GP	
110	Azalea District Sec 6	C3P	DEF1
111	Azalea District Sec 7	C3P	DEF1
112	Enclave at Katy Hockley	C2	
113	Griffin Airport And 288 Industrial Property Sec 2	C2	
114	Tesoro Ranchos	C2	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

115	Reserve at Moonshine Hill Loop	C2	

G. Extension of Approval

116	Bridgeland Creekland Village Sec 21	C3P	
117	Cypress Grant Plaza	C3F	
118	Epsom Place	C2R	
119	Grand Park West Estate	C2	
120	Hockley Meadows Sec 2	C3F	
121	Indian Springs Sec 2	C3F	
122	Isabelle Estates	C2	

123	Katy Hockley Center	C2
124	Orange Grove Sec 2 partial replat no 1	C3F
125	Reyna Industries	C2R
126	Sundance Cove Detention Pond E	C2
127	Woodforest Shopping Center	C2

H. Name Changes

128	Southgate partial replat no 7 (prev. Southghate partial replat no 7)	C3F

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

None