HOUSTON PLANNING COMMISSION

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
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

AGENDA

Thursday, August 7, 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, August 7, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of July 24, 2025, Planning Commission MTFP Amendment Requests Public Hearing and Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Tiwa Bayo-Adeyemo)
b. Replats (Tiwa Bayo-Adeyemo)
c. Replats requiring Public Hearings with Notification (Aracely Rodriguez and Dorianne Powe-Phlegm)
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 (Ken Calhoun)
h. Name Changes (Ken Calhoun)
i. Certificates of Compliance (Ken Calhoun)
j. Administrative (Ken Calhoun)
k. Development Plats with Variance Requests

II. Establish a public hearing date of September 4, 2025

a. Edfield Manor
b. Flightline Northwest
c. Godos Foods
d. Hallmark Reserve
e. Milwaukee Village
f. Montrige Square
g. Reserve at Trinity
h. Rolling Fork PUD Water Plant
i. Sheldon Woods Sec 1 partial replat no 2

III. Establish a public hearing date of September 4, 2025, for an Express Inn and Suites Hotel located at 6200 Hillcroft Avenue

IV. Excuse the Absence of Commissioners Bill Baldwin, Michelle Colvard, and Rodney Heisch

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	Alba Villages	C3F	DEF1
2	Ambrose Court	C3F	DEF1
3	Candela Sec 16	C3P	
4	Candela Sec 17	C3P	
5	CG 7600 LP Sec 2	C3P	
6	Covenant Kingwood	C2	
7	Crosby Farms Sec 8	C3F	
8	Cypress Hill MUD no 1 WWTF and Administration Building	C2	
9	Edgewood Village East Sec 1	C3F	
10	Elyson Cy Fair Sec 10	C3P	
11	Elyson Cy Fair Sec 11	C3P	
12	Elyson GP	GP	
13	Falvel Crossing Place	C3F	
14	Figeroa Estates at Huffmeister Road	C2	
15	Four Oaks at Nantucket	C3F	
16	Grand Prairie Highlands Sec 15	C3F	DEF1
17	Harris County MUD 492 Lift Station no 1	C2	
18	Hillcroft Commercial Center	C2	
19	Katy Fort Bend Business Park Sec 2	C3F	DEF1
20	MacGregor Residences	C3F	
21	Mansfield Homes	C3F	
22	Mansfield Oaks replat no 1	C3F	
23	Mansfield Residences	C3F	DEF2
24	Maximilian Homes	C3F	
25	Mayflower Residence	C3F	DEF1
26	Mound Road Street Dedication Sec 4	SP	
27	Plaza at Spring Cypress	C2	
28	Queensland Development	C2	
29	Sanford Farms Sec 5	C3F	DEF1
30	Sila Sec 19	C3P	
31	Texas Auto Mall	C2	
32	Trails Sec 5	C3F	
33	Trails Sec 6	C3F	
34	Veterans Memorial Constellation	C3F	
35	Westhaven Manor Sec 1 Vacating Plat	VP	
36	Wild Privet Drive Reserve A	C2	
37	Wild Privet Drive Street Dedication	SP	
B. Replats			
38	Aldine ISD Carver High School Complex Sec 1 replat no 1 and extension	C2R	
39	Aldine ISD Middle School Complex	C2R	

40	Beamer Road Street Dedication Sec 2	SP	
41	Bear Creek Crossing	C2R	
42	Benders Grove	C2R	
43	Castle Court Living	C2R	
44	Cayleen Properties at Richland	C2R	
45	Citizen Care Home Health	C2R	
46	Commons at Willowbrook replat no 2	C2R	DEF1
47	Crosstimber Village	C2R	
48	De Zavalla Acres partial replat no 2	C2R	
49	Eama Estates at Comal	C2R	
50	East 26th Garden Homes	C2R	DEF1
51	Easthaven partial replat no 2	C2R	
52	Hynolah Vallas	C2R	DEF2
53	Jsquare Keystone Development	C2R	DEF1
54	Julia Estates	C2R	
55	Kezira Signature Homes	C2R	
56	Mount Horeb Missionary Baptist Church	C2R	
57	Plaza Estates at Fulton	C2R	
58	Portsmouth Estates	C2R	
59	Quenby Green	C2R	
60	Roma	C2R	
61	SE Development Group Estates	C2R	
62	West Four Residences	C2R	DEF1
63	Wycliffe Estates	C2R	
64	Yoakum Estates	C2R	DEF1

C. Replats requiring Public Hearings with Notification

65	Adele Commercial	C3N	
66	Cotton Oaks Reserve	C3N	
67	Enclave at Lincolnshire	C3N	
68	Estates at Ethan Hollow replat no 1	C3N	
69	Flightline North	C3N	
70	Fry Road Tract Sec 2	C3N	
71	Holley Addition partial replat no 1	C3N	
72	Laverne Street Homes replat no 1	C3N	
73	Plaza Estates at Fisk	C3N	
74	Plaza Xochimilco	C3N	
75	Trinity Lot	C3N	
76	Villas at Scott	C3N	DEF1

D. Subdivision Plats with Variance Requests

77	Avante Homes at Hennessy	C2	
78	Bridgeland Creekland Village GP	GP	
79	Bridgeland Creekland Village Reserve Sec 3 replat no 1 and extension	C3F	
80	Enclave at Katy Hockley (No action needed)	C2	DEF3
81	Northwest Harris County MUD no 5 Water Plant no 1	C2	

82	Northwest Harris County MUD no 5 Water Plant no 3	C2
83	Waynebeck Enterprises	C2R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

84	Andrade Landholdings Estates at Luthe Road East	C2R
85	Andrade Landholdings Estates at Luthe Road West	C2R
86	B and P Port Logistics	C2R
87	Cohn Jones North	C2
88	Houston Community College Woodridge Center	C2

H. Name Changes

None

I. Certificates of Compliance

89	21703 Dunn Street	COC
90	24333 West Oak Drive	COC
91	26455 Lantern Lane	COC

J. Administrative

None

K. Development Plats with Variance Requests

None