HOUSTON PLANNING COMMISSION

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The Honorable Adrian Garcia
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The Honorable Ritch Wheeler
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Harris County
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Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

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

CALL TO ORDER

Director's Report
Consideration of October 16, 2025, Planning Commission Meeting Minutes

I. Presentation and consideration of the 2026 Planning Commission meeting dates (Hector Rodriguez**)**

II. Presentation and consideration of the 2026 Chapter 26 submittal dates (Hector Rodriguez**)**

III. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Maria Tobar)
b. Replats (Maria Tobar)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Aracely Rodriguez, Devin Crittle, Ken Calhoun and John Cedillo)
d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, and John Cedillo)
e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
f. Reconsiderations of Requirement (Tammi Williamson)
g. Extensions of Approval (Adesoji Adeseyoju**)**
h. Name Changes (Adesoji Adeseyoju)
i. Certificates of Compliance (Adesoji Adeseyoju)
j. Administrative (Adesoji Adeseyoju)
k. Development Plats with Variance Requests (Geoff Butler)

IV. Establish a public hearing date of December 4, 2025

a. Aztlan Places
b. Colonial Heights Annex
c. Luo Estate
d. Riverwood on East TC Jester Blvd partial replat no 1

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	Blue River Petcare Fairbanks Animal Clinic	C2	DEF1
2	Crosby Properties	C2	
3	Cunningham Court	C3F	
4	Dunham Pointe Sec 25	C3F	DEF1
5	Dunham Pointe Sec 26	C3P	
6	East End Maker Hub at Navigation	C2	
7	Elyson Cy Fair Sec 11	C3F	
8	Enjoy Properties	C3F	
9	Estates At Laura Koppe Road	C3F	
10	FedEx 772 Sam Houston Central Addition	C2	
11	Harris County MUD no 171 Water Well no 10	C2	
12	Hockley Meadows Sec 5	C3P	
13	Indian Shores Commercial	C2	
14	Jubilee Sec 18	C3F	
15	Katy Freeman Business Park	C2	
16	Katy Gap Reserve	C3P	
17	Legacy Estates of Brooks Meadows	C3F	
18	Legacy Ranch Business Park Sec 2	C2	
19	Lone Wolf Sec 1	C3F	DEF1
20	Luca Residence	C3F	
21	McKenzie Park Sec 4 partial replat no 2	C3F	
22	Nantucket Villas	C3F	
23	Northwest 99 Business Park Sec 2	C3F	
24	Northwest 99 Business Park Sec 3	C3P	
25	Northwest 99 Business Park Sec 4	C3P	
26	Oak View Heights	C3F	
27	Oates Industrial	C2	
28	Plaza on Tidwell	C2	DEF1
29	QuikTrip Store 4655 GP	GP	
30	Riviera Pines Sec 5	C3P	
31	San Jacinto Preserve GP	GP	DEF1
32	Sila Sec 7	C3F	
33	Synova East Sec 1	C3P	
34	Synova East Sec 2	C3P	
35	Synova East Sec 3	C3P	
36	Synova East Street Dedication	C3P	
37	Texas Toy Box Storage Bridgeland Sec 1	C2	
38	Thornton Springs	C3F	
39	Umuakum Estates	C3F	
40	Vaughn Street Project	C3F	
41	Via Dora Drive Street Dedication	SP	

42	West Hampton	C3F	

B. Replats

43	Allison Velasco	C2R	
44	Anagnost Estates	C2R	
45	Beauchamp Heights	C2R	DEF1
46	Chams Estates	C3R	
47	Construmex Estates at Allwood Street	C2R	DEF1
48	Elkhart Estates	C2R	DEF1
49	Flores Bayou	C2R	DEF1
50	Gano Estates	C2R	
51	Gulf Freeway Warehouse	C2R	
52	Harris County MUD no 67 Lift Station	C2R	
53	Hill Country Real Holdings LLC	C2R	DEF2
54	Houston Professional Fire Fighters Association	C2R	
55	Ivyridge Manor	C2R	
56	Jasmine Avenue Street Dedication Sec 1 and Reserve	C3R	
57	Mamdani Square	C2R	DEF1
58	Martin Develop and Design at Webster	C2R	DEF1
59	Nathans Pairlux	C2R	
60	Nimitz Development	C2R	
61	North Cypress Land Ventures Medical Office Park	C3R	
62	North Lake Houston Development	C2R	
63	NTW USA Headquarters	C3R	
64	Parker Smith Estates	C2R	
65	Patanjali	C2R	
66	Reserve at Ashbrook	C2R	
67	Sheldon Industrial Business Park	C2R	DEF1
68	Sonar Investment Properties	C2R	
69	Sunset Village	C2R	
70	Tower Lodge	C3R	
71	Villas At Breen	C2R	
72	Villas on Cebra	C2R	DEF1
73	Walton Grove	C2R	
74	Wheatley Urban Residences	C3R	

C. Replats requiring Public Hearings with Notification

75	City Estates of Woodland Park partial replat no 1	C3N	
76	Commons Park Place partial replat no 1	C3N	
77	Commons Park Place partial replat no 2	C3N	
78	Daimler Residence	C3N	
79	Fairview Patio Homes	C3N	DEF1
80	Freepark Plaza (No action needed)	C3N	DEF3
81	Hazard Street Vista	C3N	DEF1
82	Huldy Street Villas	C3N	DEF2
83	Lezac Villas	C3N	

84	Neuen Manor partial replat no 31	C3N	
85	Newport Green Acres	C3N	DEF1
86	North Bound Residences	C3N	
87	Plaza Estates at Goforth	C3N	
88	Springdale Estates	C3N	DEF1
89	Springdale Hill	C3N	DEF1
90	Springdale Place	C3N	DEF1
91	Vista Eye Care	C3N	

D. Subdivision Plats with Variance Requests

92	Alabama Plaza	C2R	
93	Declaration Houston Inc partial replat no 1	C2R	
94	Health and Human Services Holcombe Lab	C2	
95	Hockley Meadows Honeybee Hollow Lane Street Dedication	C3P	
96	Hub	C2	
97	Line Drive	C2	DEF1
98	Mittelstaedt Reserve	C2	
99	Spring Country Club	C3R	
100	Telge Oaks Business Park	C2	

E. Subdivision Plats with Special Exception Requests

101	Azalea District Sec 8	C3P	

F. Reconsideration of Requirement

102	Cedar Rock Reserve	C3P	

G. Extension of Approval

103	Anniston Sec 15	C3F	
104	Anniston Sec 18	C3F	
105	Anniston Sec 19	C3F	
106	Anniston Sec 20	C3F	
107	Bridgeland Central Reserve Sec 1	C2	
108	Bridgeland Creek Parkway Street Dedication Sec 10	SP	
109	Bridgeland Prairieland Crossing Street Dedication Sec 3	SP	
110	Discovery Center Reserve	C2R	
111	Eagle Landing Townhomes West Sec 2	C3F	
112	Harvest Heights Estates	C2R	
113	Oates Meadow	C2	
114	Pinehaven Sec 2	C3F	
115	Spring Stuebner Development	C2R	
116	Sundance Cove East Sec 3	C3F	
117	Sundance Cove East Sec 2	C3F	
118	Synova Sec 8	C3F	

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

119	6002 Blossom Street	DPV
120	1711703 Palmsprings Drive	DPV