HOUSTON PLANNING COMMISSION

AGENDA

Thursday, May 15, 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 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

J. Stacy Slawinski, P.E. 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

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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 <u>Speakercomments.pc@houstontx.gov</u> 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.
- 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.
- 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.
- 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.

- 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 II	N FORM	DATE	:	· · · · · · · · · · · · · · · · · · ·
AGENDA ITEM NUMBER				
AGENDA ITEM NAME				
YOUR NAME (Speaker)				
Telephone or email (Optional)				
Do you have handouts or items to	be distributed du	ring your comments	s?	_ (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	Арр	Deferral
NO.	riat Name	туре	Deferral
A. Co	onsent 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	СЗР	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	СЗР	
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	СЗР	
39	Whispering Oaks Townhouses	C3F	

B. Replats

	- r· · · · ·		
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	
	Harris County Water Control and Improvement District no 119 Water Plant no		
78	2	C3N	
79	Hoskins Place	C3N	
80	Hyde Park partial replat no 12	C3N	

Mainer Plaza C3N	Platt	ing Summary	Houston Planning Commission	PC Date: 5/15/	2025 2:30 PM
82 McKinney Enclave (No Action Needed) 83 Montrose Addition partial replat no 1 C3N 84 Mylestone Estates 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 DEF1 88 Sunterra Sec 62 partial replat no 1 C3N DEF1 89 Tomball Auto and Computer C3N 80 Sunterra Sec 62 partial replat no 1 C3N DEF1 89 Tomball Auto and Computer C3N 80 Virginia Landing C2R 80 Virginia Landing C2R 81 E. Subdivision Plats with Variance Requests 80 Virginia Landing C2R 82 Synova Sec 4 C3F 83 Azeri investment Park C2 84 Botkins Road Street Dedication Sec 1 C3F 85 Bridgeland Prairieland Village Sec 39 C3R 86 Extension of Approval C7 Sypress Grant Plaza C3P 87 Cypress Grant Plaza C3P 88 Exploring Minds Learning Center C2 89 Heron Lakes Estates Wastewater Treatment Plant C3F 80 Kings River South C3F 80 River South C3F 80 River South C3F 80 SA SK Louetta C2F 80 Sunset Valley Sec 3 C3F 80 Sunset Valley Sec 3 C3F 81 Sunset Valley Sec 3 C3F 81 Sunset Valley Sec 3 C3F 82 Sunset Valley Sec 2 C3F 83 Sunset Valley Sec 2 C3F 84 Name Changes 85 None 86 Lectrificates of Compliance	21	Mainer Plaza		C3N	
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I. Certificates of Compliance	H. N	ame Changes			
	None				
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		<u> </u>		COC	

J. Administrative

None

PC Date: 5/15/2025 2:30 PM

K. Development Plats with Variance Requests

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