HOUSTON PLANNING COMMISSION

AGENDA

Thursday, February 19, 2026
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Brooks Ballard
Barbara A. Carroll
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Beatrice Naranjo
Cindy Pham
Stephen Pierce
Linda Porras-Pirtle
Juliet Serem
Dekecha Shepherd
Megan R. Sigler
Mark Sikes
Meera D. Victor

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, February 19, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of February 5, 2026, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

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

II. Establish a public hearing date of March 19, 2026

a. Craig Woods partial replat no 41
b. Estates on Brinkley
c. Greenwood Addition partial replat no 1
d. Isabella Vista
e. Morton Creek Ranch Sec 16 replat no 1 and extension
f. Palais at Bellefontaine
g. Ventana Lakes East Drill Site Park

III. Consideration of an Off-Street Parking Variance at 3520 and 3616 Center Street (Ramon Jaime-Leon)

IV. Establish a Public Hearing date of March 5, 2026, for a proposed expansion to the existing Texas Medical Center Special Parking Area

V. Excuse the absence of Commissioner Stephen Pierce

VI. Public Comment

VII. 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	Bedford Business Square	C3F	
2	Bridgeland Creekland Village Sec 6 partial replat no 1	C3F	
3	Bridgeland Prairieland Village Sec 48	C3F	
4	Bridgeland Prairieland Village Sec 72	C3P	
5	Bridgeland Prairieland Village Sec 73	C3P	
6	Bridgeland Prairieland Village Sec 88	C3F	
7	Chams Estates	C3F	
8	Cypress Fields Business Park	C2	
9	Del Monte Sec 1 partial replat no 1	C3F	
10	DS Skinner Enclave	C2	
11	Dunham Pointe Reserve Sec 4	C2	
12	Dunham Pointe Sec 26	C3F	
13	Fairway Creek	C3F	
14	Flex Creekside West	C2	
15	Hillcroft Residences	C2	
16	Homewood Estates	C3F	
17	Katy Fields Business Park	C3P	
18	Kermier Business Park	C2	
19	Knight Street Park	VF	
20	Lakes of Bella Terra Reserve Sec 10	C2	
21	Layette Landing	C3F	DEF2
22	Lehman Grove	C2	
23	Megatrans Reserve	C2	
24	Mesa Manor	C2	
25	Montridge Square	C3F	
26	Morse Street Living	C3F	
27	Mound Road Street Dedication Sec 7	SP	
28	North Brentwood Sylvester	C2	DEF1
29	QuikTrip Store 4638	C3F	
30	Reeves Residences	C2	DEF1
31	Sims Orem Industrial	C2	
32	Spring Creek Valley Commerical Reserves	C2	
33	St Catherines Montessori School Complex	GP	
34	Stearns Villas	C3F	
35	Stubdivision	C3F	
36	Swiftwater Estate	C3F	
37	West Little York Corner	C2	
38	Windsor Place Addition partial replat no 4	C3F	
39	Wroxton Estates	C3F	
B. Replats			
40	Alabama Kirby Commercial	C2R	DEF1

41	Aliana Crossing	C2R	
42	Allison Pointe	C3R	
43	Amundsen Grove	C2R	
44	Bee Haven Enclave	C2R	
45	Boyd at Westover	C2R	
46	Bremond Lane	C2R	
47	Bridgeland Peek Road Street Dedication Sec 13	SP	
48	Bridgeland Prairieland Village Sec 39	C3R	
49	Bridgeland Prairieland Village Sec 53	C3R	
50	Bridgeland Prairieland Village Sec 57	C3R	
51	Bungalow in the Heights	C2R	
52	Chatwood Place Villas	C2R	
53	Cohn Way Collective	C2R	
54	Creston Place Villas	C2R	
55	Dominguez Estates at Winding	C2R	
56	Ember Grove	C3R	
57	Estates at Creston Drive	C2R	
58	Gia Montrose	C2R	
59	Grayson Warehouse Addition	C2R	
60	Griffin Villas	C2R	DEF1
61	Highland Terrace	C3R	
62	Homeland Oaks	C3R	DEF1
63	Innglo Global Places Homefoods Properties	C2R	DEF1
64	Liberty Road Reserve	C2R	
65	Noah Square	C2R	
66	Pinto Business Park Beltway 8 Reserve	C3R	
67	Reserve at Hempstead	C2R	DEF1
68	Sakowitz Street Living	C2R	
69	Sands Point Real Estate	C2R	
70	Sophie Estates	C2R	
71	Sunset Valley Sec 2	C3R	
72	Tanglewood Manor	C3R	
73	Tarley Villas	C2R	DEF1
74	Villas at West 24th Street	C2R	
75	West 21st Terrace	C2R	

C. Replats requiring Public Hearings with Notification

76	Clairmont Place Sec 1 partial replat no 13	C3N	
77	Concrete Dolphin Family partial replat no 1	C3N	
78	Darling Villas replat no 1	C3N	
79	Montgomery Enclave	C3N	
80	Rosehill Pines	C3N	

D. Subdivision Plats with Variance Requests

81	Bridgeland Prairieland Village GP	GP	
82	Iglesia Apostoles y Profetas Libres	C2R	
83	Kuykendahl Village Sec 2 (No action needed)	C3P	DEF4

84	NTW USA Headquarters	C3R	DEF1
85	Paragon Place	C2R	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

86	Emkay Enterprises Plaza	C2R	
87	Petty Villa	C2R	DEF1

G. Extension of Approval

88	Estates on Venus Street	C2R
89	Fort Bend County MUD no 24 Water Plant no 1	C2
90	Harris County ESD no 3 Mueschke Road	C2
91	Jasmine Heights South Sec 1	C3F
92	Jasmine Heights South Sec 2	C3F
93	Kieth Harrow Boulevard Street Dedication Sec 1	C3F
94	Morgan Estates at Freedonia	C2R
95	One Place at Fonmeadow	C3R
96	Self Road Place	C2
97	Sheldon Road Industrial Park replat no 1 and extension	C2R
98	Sila Sec 9	C3P
99	Sila Sec 13	C3P
100	Sila Sec 14	C3P
101	Synova Sec 10	C3F

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

102	1927 Fairview Avenue	DPV

Off-Street Parking with Variance Requests

III	3520 and 3616 Center Street	PV