

HOUSTON PLANNING COMMISSION

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Cindy Pham
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Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

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Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, April 16, 2026
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, April 16, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of April 2, 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 (Ken Calhoun, Aracely Rodriguez, John Cedillo, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Petra Hsia, John Cedillo, Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Devin Crittle, and Tammi Williamson)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Adesoji Adeseyoju)
- i. Certificates of Compliance (Adesoji Adeseyoju)
- j. Administrative
- k. Development Plats with Variance Requests (Devin Crittle, Tammi Williamson, Ed Buckley, and Ramon Jaime-Leon)

II. Establish a public hearing date of May 14, 2026

- a. Asuza Villas
- b. Aztlan Places
- c. Cara at Mid Lane
- d. Fremont Branch replat no 1
- e. Jacquelyn Grove
- f. Levant Homes at Allston
- g. Madera Suites
- h. Residences at Snowden
- i. Vista Eye Care
- j. Walker Storage Yards
- k. Western Oaks partial replat no 1

III. Consideration of an Off-Street Parking Variance at 9700 Hillcroft Avenue (Devin Crittle)

IV. Excuse the absences of Commissioners Deckecha Shepherd and Linda Porrás-Pirtle

V. Public Comment

VI. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
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A. Consent Subdivision Plats

1	Airport Gardens partial replat no 2	C3F	
2	Bonner Street Homes	C2	
3	Bridgeland Prairieland Village Sec 56	C3F	
4	Diamond Reserve	C3F	
5	Fairbanks Landing Sec 1	C3F	
6	Falcon Express at West Mount	C2	
7	Finch Cottage Courts	C3F	
8	Harris County WCID No 119 Wastewater Treatment Plant no 2	C3F	
9	HC MUD 566 Utility Reserves Sec 1	C2	DEF1
10	Hempstead Jackrabbit	C2	
11	Homeland Oaks	C3F	DEF1
12	Huffman Blue Lake	C2	
13	Jubilee Commercial Reserve	C2	
14	Kohrville Commerce Park	C2	
15	Kuykendahl Village Sec 2	C3F	DEF1
16	Lezac Villas	C3F	
17	McCann Park	C3F	DEF1
18	Mesa Vista Sec 2	C3F	
19	Oaks at Telge	C2	
20	Olympia Fields Sec 5	C3P	
21	Park at Anserra Sec 3	C2	
22	Pineland Distribution Center	C3P	
23	Porter Mud Lift Station J	C3F	
24	Press Manors	C2	
25	Robins Landing Sec 5	C3P	
26	Sundance Cove Sec 17	C3P	
27	Telephone Automobile Finance Center	C2	
28	ZMN Enclave	C2	

B. Replats

29	Annie at Cannon Estates	C2R	
30	Axelrad Yard	C2R	DEF2
31	Bear Manors	C3R	
32	Bell Street Villas	C2R	DEF1
33	Billal Tech Warehouse	C2R	
34	Carmen Residences	C2R	
35	Cavalcade Park	C2R	
36	Chew Estates	C2R	
37	Christian Community Service Center Branard Mercer	C2R	
38	Cordoba Estates	C3R	
39	Crawford Residences	C2R	
40	DarNova Crescent	C2R	

41	El Dorado Utility District Water Plant No 2	C2R
42	Ethereal Estates at Peachtree	C2R
43	Grand Mission Retail Center	C2R
44	Harbach Ripley replat no 1	C2R DEF1
45	HC WCID 36 Brownwood Water Plant	C2R
46	Junell Residences	C2R
47	La Branch Square	C2R
48	Magnolia Homes	C2R DEF1
49	Mooney Reserve	C2R
50	Oakberry Trails Reserve Sec 1	C2R
51	Oakberry Trails Reserve Sec 2	C2R
52	Patton Storage	C2R
53	Plaza Estates at Omega	C2R
54	Residences at Dewalt	C2R DEF1
55	Residences at Mansfield	C3R DEF1
56	Residencias on Laura Koppe	C2R DEF1
57	Rockefeller Falcon Brittmoore	C2R
58	Rosemont Heights Living	C2R
59	Shops at Aliana partial replat no 1	C2R
60	Smith Estates at Los Angeles Street	C2R
61	Sunterra Lagoon partial replat no 1	C2R DEF1
62	Unilite Candles Property	C2R
63	West Twenty First Lofts	C2R DEF1
64	Wycliffe Manor	C2R

C. Replats requiring Public Hearings with Notification

65	Balbo Estates	C3N
66	Development on North Shepherd	C3N
67	Esther Acres partial replat no 1	C3N
68	Goforth Plaza	C3N
69	Grand Prairie Highlands Reserve no 1	C3N
70	Grand Prairie Highlands Sec 13 partial replat no 1 and extension	C3N
71	Highline Enclave replat no 1	C3N
72	Magnolia Point	C3N
73	Mariner Heights (no action needed)	C3N DEF3
74	Reserve at Westheimer	C3N
75	South Post Oak Commercial Reserve	C3N
76	Woodlyn Plaza	C3N

D. Subdivision Plats with Variance Requests

77	Becker Road Tract GP	GP
78	Greens Edge	C2
79	Winward Falls GP	GP

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

80	Allison Pointe	C3R
81	Azalea District Sec 8	C3P
82	Harris County MUD no 67 Lift Station	C2R

G. Extension of Approval

83	Avalon Place partial replat no 1	C3F
84	Bridgeland Creekland Village Sec 26	C3P
85	Broadway Grove	C2R
86	Mian Village	C3P
87	Simsbrook Village	C3P
88	Texvest Acres	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

89	2015 Alabama Street	DPV
90	7819 Edgeway Drive	DPV
91	1803 Foxwood Road	DPV
92	609 and 617 Oxford Street (DEF 2)	DPV
93	1420 Oxford Street	DPV

Off-Street Parking with Variance Requests

III	9700 Hillcroft Avenue	PV
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