

HOUSTON PLANNING COMMISSION

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

AGENDA

Thursday, May 14, 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, May 14, 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 30, 2026, Planning Commission Meeting Minutes

I. Public Hearing and Consideration of the proposed amendments to Chapter 42, Division 7- Parks & Private Parks to comply with Local Government 212.201-212. (Vonn Tran)

II. Platting Activity (Subdivision and Development Plats)

- a. Consent Subdivision Plats (Akhila Bigi)
- b. Replats (Akhila Bigi)
- c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Ken Calhoun, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Petra Hsia and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Tammi Williamson and Devin Crittle)
- g. Extensions of Approval (Graylin Cook)
- h. Name Changes (Graylin Cook)
- i. Certificates of Compliance (Graylin Cook)
- j. Administrative
- k. Development Plats with Variance Requests (Devin Crittle, Ramon Jaime-Leon, and Tammi Williamson)

III. Establish a public hearing date of June 11, 2026

- a. Charlesmont Place
- b. Culver Residence
- c. Davenport Manor
- d. Garage Ultimate Westview
- e. LC Park
- f. Madera Village
- g. Royal Plaza
- h. Woodland Acres partial replat no 5

IV. Consideration of an Off-Street Parking Variance at 235 N. Norwood Street (Devin Crittle)

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	Anserra of Katy	C2	
2	Aqua Pools Reserve	C2	
3	Bear Manors	C3F	DEF1
4	Benders Creek Lift Station Reserve	C3P	
5	Bladana Estates	C3F	
6	Bluegill Bess LLC	C2	
7	Braeswood Extension partial replat no 1	C3F	
8	Bridgeland Creekland Village Reserves Sec 4	C2	
9	Bridgeland Creekland Village Reserves Sec 5	C2	
10	Bridgeland Peek Road Street Dedication Sec 10	SP	
11	Bridgeland Prairieland Village Sec 91	C3F	
12	Cottage Grove Fifth Section partial replat no 1 Vacating Plat	VF	
13	Creekmont Oaks	C3F	
14	Dalwadi Truck Parking Lot	C2	DEF1
15	Development on North Shepherd	C3F	
16	Dunham Pointe Sec 28	C3F	
17	Dunham Pointe Sec 30	C3F	
18	Dunham Pointe Reserve Sec 5	C2	
19	Ember Grove	C3F	
20	Espinoza Plaza	C2	
21	Espinoza Residence	C3F	
22	Estates on Brinkley	C3F	
23	Esther Acres partial replat no 1	C3F	DEF1
24	FM 1960 Business Park	C2	
25	Golf Villas of Atascocita Reserve	C2	
26	Grand Mason GP	GP	
27	Grand Mason Commercial Reserves Sec 1	C2	
28	Grand Mason Detention Reserve A	C2	
29	Grand Pines Plaza	C2	
30	Hazard Street Views	C3F	
31	HC WCID NO 36 Marwood Lift Station	C3F	
32	Hillcroft Business Park	C2	
33	Kelvin Park	C3F	
34	Lockwood Lift Station	C2	
35	Mariner Heights	C3F	
36	Mavis Augusta Pines	C2	DEF1
37	Morton Creek Ranch Sec 16 replat no 1 and extension	C3F	
38	Newport Pointe Sec 7	C3P	
39	Orange Grove Sec 2 partial replat no 1	C3F	
40	Pineland Distribution Center	C3P	DEF2
41	Porter Diamond Plaza	C2	
42	Sablewood	C3F	

43	Sila Sec 6	C3F
44	Spring Stuebner Plaza	C2
45	Swift At Dairy Ashford	C2
46	Ventana Lakes East Drill Site Park	C3F
47	West Main Grove	C3F
48	Whispering Pines Estates partial replat no 14	C3F
49	Workhub Cinco Ranch	C2

B. Replats

50	Arandas Warehouse	C2R
51	Auto Era	C2R
52	Bellaire Pitstop	C2R
53	Bering Drive Reserves	C2R
54	Castle Court Manors	C2R
55	Central Houston Cadillac replat no 1 and extension	C2R
56	Chaucer Estates at Dorrington	C2R
57	Chaucer Estates at W Holcombe Blvd	C2R
58	Collection at Valley Ranch	C3R
59	Cora Residences	C2R
60	Cypress Hill MUD Water Plant no 3	C2R
61	Delz Court	C2R
62	Development on Bridgeport	C2R
63	Edgebrook Plaza	C2R
64	Elyson Grand Central West Industrial Park partial replat no 1	C2R
65	Estates at Wheatley	C2R DEF1
66	Family Tree Blue Bell	C2R
67	Francis Street Estates	C2R
68	Fulton Estate	C2R DEF1
69	Goodnight Trail Industrial Park	C2R
70	Hearthstone on Tuam	C2R
71	Homes at Mansfield	C2R DEF1
72	Iveba Estates at Snowden Street	C2R
73	Kiam Place Townhomes	C2R
74	Lavender Villas	C2R
75	Line at Gillespie	C2R
76	Marek Brothers Systems Office and Warehouse Facilities replat no 3 and extension	C2R
77	Midaria	C3R DEF1
78	Nadine Grove	C2R
79	Oak Street Landing	C2R
80	Redbud Manor	C2R DEF1
81	Reserve at Airline	C2R
82	Reserves at Mayle	C2R
83	Residences at Shady Acres	C2R
84	Riverway on Jackson Hill	C2R
85	Sandra Street Villas	C2R DEF1
86	Schurmier Residences	C3R

87	SEC 1464 Bellaire replat no 1	C2R
88	Skyline Homes at Gibson	C2R
89	Smith Estates at Los Angeles Street	C2R DEF2
90	South Loop Grove	C2R
91	Sundance Cove Boat Storage Reserve replat no 1 and extension	C2R DEF1
92	Terry Park	C2R
93	Timberline Logistics Center	C2R
94	Trust Roofing	C2R
95	Vazquez Holdings	C2R
96	West Harris County MUD No 21 Lift Station no 7	C2R
97	Westland Residences	C2R DEF1
98	Wilburforce Residences	C2R

C. Replats requiring Public Hearings with Notification

99	Adams Landing	C3N DEF1
100	Asuza Villas	C3N
101	Aztlan Places	C3N
102	Cara at Mid Lane	C3N
103	Creekmont Branch replat no 1	C3N
104	Jacquelyn Grove	C3N
105	Levant Homes at Allston	C3N
106	Madera Suites	C3N
107	Residences at Snowden	C3N
108	South Post Oak Commercial Reserve	C3N DEF2
109	Vista Eye Care	C3N
110	Walker Storage Yards	C3N
111	Western Oaks partial replat no 1	C3N

D. Subdivision Plats with Variance Requests

112	Almeda Mall South	C2R
113	ARC at ION	C2R
114	Embry States	C2R
115	Garfam Industries Industrial Park	C2R
116	Green Scapes	C2
117	Sheldon Dezavalla Industrial GP	GP

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

118	Kohrville Commerce Park	C2
119	Oates Meadow	C2R

G. Extension of Approval

120	GS Equity Northpark	C2
121	Katy ISD Elementary no 49	C2
122	La Porte Grove	C2

123	Loduc Creek	C2R
124	Northpark South Sec 2	C3F
125	Reisu Plaza	C3F
126	Windstone Manor Boulevard Street Dedication	SP

H. Name Changes

None

I. Certificates of Compliance

127	27636 Coach Light Lane	COC
128	26704 Burning Tree	COC
129	26700 Burning Tree	COC

J. Administrative

None

K. Development Plats with Variance Requests

130	2015 Alabama Street	DPV
131	1420 Oxford Street	DPV
132	2360 Rice Boulevard	DPV

Off-Street Parking with Variance Requests

IV.	235 N. Norwood Street	PV
-----	-----------------------	----