

HOUSTON PLANNING COMMISSION

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Cindy Pham
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Mark Sikes
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The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

ALTERNATE MEMBERS

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Fort Bend County
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

Vonn Tran

AGENDA

Thursday, May 28, 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 28, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of May 14, 2026, MTFP Workshop and Planning Commission Meeting Minutes

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

- III. Establish a public hearing date of June 25, 2026**
 - a. Flowerdale Court
 - b. Hazard Oaks
 - c. Hooper Landing partial replat no 1
 - d. Johanna Grove
 - e. Mason Condo Association
 - f. Montrose Heights
 - g. McClendon Grove
 - h. Shermandale Pedestrian Crossing
 - i. Southland Place partial replat no 6
 - j. Welch Street Views

- IV. Establish a public hearing date of June 25th, 2026, for a Hotel at Richmond located at 6150 Richmond Avenue**

- V. Public Hearing and Consideration of a Special Minimum Building Line Renewal for the 4600-4800 Block of Rusk Street in the Eastwood Subdivision – MBL 86REN** (Jacqueline Brown)

- VI. Excuse the absences of Commissioners Barbara A. Carroll and Megan R. Sigler**

- VII. Public Comment**

- VIII. Adjournment**

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Anniston Sec 21	C3P	
2	Avvento	C3F	
3	Blue Creek Trails Sec 3	C3F	
4	Bridgeland Creekland Village Sec 25	C3F	
5	Dunham Pointe Reserve Sec 5	C2	DEF1
6	E Street at Carby	C3F	
7	Espinoza Plaza	C2	DEF1
8	Estates at Bobcat Trail	C2	
9	FM 1960 Business Park	C2	DEF1
10	Golden Meridian Drive and Shimmering Sunbeam Way Street Dedication and Reserves	C3F	
11	Grand Mason Detention Reserve A	C2	DEF1
12	Grand Prairie Baethe Road Street Dedication and Reserves Sec 1	C3F	
13	Gulfway Terrace partial replat no 1	C3F	
14	Harris County ESD no 48	C2	
15	Herkimer in the Heights vacating plat	VP	
16	Hillcroft Business Park	C2	DEF1
17	Hope Reserve at Magnolia Bend	C3F	
18	Jacquelyn Grove	C3F	
19	McAlpine Terraces	C3F	
20	Mueschke Fields Business Park	C2	
21	New Forest Town Center Reserve Sec 1	C2	
22	New Forest Town Center Reserve Sec 2	C2	
23	New Forest Town Center Street Dedication Sec 1	SP	
24	New Forest Town Center Street Dedication Sec 2	SP	
25	Primespot Field Store	C2	
26	Sablewood	C3F	DEF1
27	Southwest Houston Commerce Center	C2	
28	Spring Kuykendahl Commerce Center	C2	
29	Spring View Village	C3F	
30	Walker Storage Yards	C3F	
31	Western Oaks partial replat no 1	C3F	
B. Replats			
32	Aldine Gardens Seventh Filing partial replat no 1	C2R	
33	Alief Montessori Community School Four	C2R	
34	AutoZone Store no 11217	C2R	
35	Balderaz Estates	C2R	
36	Columbia Tap Trail Quarters	C2R	
37	Crossing at Katy Fulshear partial replat no 2	C2R	
38	Cypress Station Complex	C2R	
39	Development on Bridgeport	C2R	DEF1

40	Ethereal Estates at Dolly Wright	C2R
41	Federal Acres Plaza	C3P
42	Ferrari of Houston	C2R
43	Fifth Branch	C2R
44	Furray Estates	C3R
45	Green Line Reserves	C2R
46	HEB East End	C2R
47	Hockley Town Center replat no 1 and extension	C2R
48	Irvington Residences	C2R
49	Junell Corner	C2R
50	Kiam Place Townhomes	C2R DEF1
51	Lavender Court	C2R
52	Loduc Creek	C3R
53	Madera Heights	C2R
54	Mansfield Springs	C2R
55	Midaria	C3R DEF2
56	Miller Residences	C2R
57	Milroy Farms Reserves	C2R
58	Mount Calvary Baptist Church replat no 1	C2R
59	Park Row Addicks Dam Addition	C2R
60	Plaza Estates at Everton	C2R
61	Postel Porter North	C2R
62	Pro Star Diesel	C2R
63	Pruitt Reserve	C2R
64	Reserves at Mayle	C2R DEF1
65	Richland Villas	C2R
66	Rittenhouse Pointe	C2R
67	Saint Clair Corner	C2R
68	Schurmier Place replat no 1	C2R
69	Schurmier Residences	C3R DEF1
70	Smith Street Plaza	C2R
71	Solara	C3R
72	Springhill Residences	C2R
73	Sundance Cove Boat Storage Reserve replat no 1 and extension	C2R DEF2
74	Tonys Auto and Truck Salvage	C2R
75	Vermont Vista	C2R
76	Waterview Town Center Sec 2 partial replat no 2	C2R
77	West Harris County MUD No 21 Lift Station no 7	C2R DEF1
78	Westland Residences	C2R DEF2
79	Wilburforce Residences	C2R DEF1
80	Wonderful Duplexes at E 34th	C2R

C. Replats requiring Public Hearings with Notification

81	Acevedo Property	C3N
82	Bridgestone MUD Lift Station no 4 replat no 1 and extension	C3N
83	Esplanade on Live Oak replat no 1	C3N
84	FMU Caywood Collection	C3N

85	Garden Acres Plaza	C3N
86	Houstons Skyscraper Shadows Sec 2 partial replat no 7	C3N
87	Mid Lane Reserve	C3N
88	Parkhurst Cove	C3N
89	Wycliffe Estates replat no 1	C3N

D. Subdivision Plats with Variance Requests

90	Bice Development	C2
91	Embry States	C2R DEF1
92	Family Ties	C2
93	Salinas Estates at Sharon Street	C2R
94	Star Windows Business Center	C2R
95	Westmoor Court GP	GP
96	Westmoor Court Sec 1	C3P
97	Westmoor Court Sec 2	C3R
98	Wildcat Industrial	C2R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

99	Crosby Logistics Center	C2
100	Winward Falls GP	GP

G. Extension of Approval

101	Beamer Business Complex	C2R
102	Dunham Pointe Commercial Reserve Sec 1	C2
103	Elyson Sec 71	C3F
104	Keeton Spring Reserve	C2
105	Miranda Manor	C2R
106	NewTechWood America Headquarters	C3F
107	Nueces Park Place South	C2
108	Porter Vitality Center Sec 1	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

109	2360 Rice Boulevard	DPV DEF 2
110	7402 Raton Street	DPV