

# HOUSTON PLANNING COMMISSION

## **MEMBERS**

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

The Honorable Daniel Wong  
*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  
Marcus Stuckett, P.E., CFM

## **SECRETARY**

Vonn Tran

# AGENDA

Thursday, July 9, 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](mailto: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](http://www.houstonplanning.com)

E-mail Planning and Development:  
[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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, July 9, 2026, at 2:30 p.m.  
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

### **CALL TO ORDER**

#### **Director's Report**

#### **Consideration of June 25, 2026, Planning Commission Meeting Minutes**

#### **I. Platting Activity (Subdivision and Development Plats)**

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

#### **II. Establish a public hearing date of August 6, 2026**

- a. Charlesmont Terrace
- b. England Park Plaza
- c. Faulkner Estates
- d. MS Cube Dewberry Development
- e. Orange Grove Sec 2 partial replat no 2
- f. Parkway Oaks Sec 6 partial replat no 1
- g. Romina Place
- h. Residences at Dunlavy
- i. White Oak Terrace Estates replat no 1

#### **III. Consideration of an Off-Street Parking Variance at 2821 W 11<sup>th</sup> Street (Ramon Jaime-Leon)**

#### **IV. Excuse the absence of Commissioner Cindy Pham**

#### **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
<b>A. Consent Subdivision Plats</b>			
1	Billal Tech on Ella	C2	
2	Bridgeland Prairieland Village Sec 93	C3F	
3	Culver Residences	C3F	
4	Cypress Forest Sec 1 partial replat no 2	C2	
5	Cypress Rosehill Estates	C2	
6	Dunham Pointe Reserve Sec 5	C2	
7	Furray Estates	C3F	DEF2
8	Garden Acres Plaza	C3F	
9	Hazard Oaks	C3F	
10	HCWCID no 110 District Offices and Recreational Facilities	C2	
11	Herkimer in the Heights Vacating Plat	VF	
12	Hooper Landing partial replat no 1	C3F	
13	Ionna Addition	C2	
14	Jasek Farms Sec 1	C3F	DEF1
15	Johanna Grove	C3F	
16	Jubilee Sec 19	C3F	
17	Jubilee Sec 20	C3F	
18	Leblanc Plaza	C2	
19	Madera Village	C3F	
20	Mars Estates	C2	DEF1
21	McClendon Grove	C3F	
22	Meadow Ranch Parkway Street Dedication Sec 4	SP	
23	Medellin	C2	
24	Mid Lane Reserve	C3F	
25	Midline Detention Reserve Sec 1	C2	
26	Mountain View Terrace	C3F	DEF1
27	New Hope Bender	C2	
28	Parkway Fellowship Church	C2	
29	Pinecrest Sec 9	C3F	
30	Plaza Estates at Ringold Vacating Plat	VP	
31	QuikTrip Store 4656	C2	
32	Richards Business Park	C2	
33	Riley Fuzzel Industrial Development	C2	
34	Shermandale Pedestrian Crossing	C3F	
35	Spears Crossing Industrial	C2	
36	Valley View at Northpark	GP	
37	Vikings Reserve	C2	
38	Welch Street Views	C3F	
39	Westhaven Manor North Sec 2	C3P	
40	White Wing Village	C3P	DEF2
41	Woodland Acres partial replat no 5	C3F	DEF1

**B. Replats**

42	Almeda Genoa Road Tract	C2R	DEF1
43	Bellavista Grove	C2R	
44	Beltway Pines	C3R	
45	Bridgeland Nature Preserve Way Street Dedication Sec 4	SP	
46	Bridgeland Parkland Row Reserve Sec 2 partial replat no 1	C2R	
47	Burt Plaza Estates	C2R	
48	Camila at Reeves	C2R	
49	Central Industrial Park Sec 8 replat no 1	C2R	
50	Gran DeVille	C2R	DEF1
51	Imperium Place	C2R	
52	Lanewood Residences	C2R	
53	Lockwood Parkway	C2R	
54	Magnolia Villas	C2R	
55	Mayar Plaza	C2R	
56	NLB Properties at East 40th Half Street	C2R	
57	Oasis Residences	C2R	
58	Pardee Plaza Estates	C2R	DEF1
59	Pinckney Place	C2R	DEF1
60	Plazas at Inverness Crossing Sec 1 replat no 1	C2R	
61	Republic Car Wash	C2R	
62	Sarah Plaza	C2R	
63	Sofias Landing Upper Kirby Project	C2R	
64	Spencer Legacy Estates	C2R	DEF1
65	Stassen Plaza Residence	C2R	
66	Tavenor Sports Complex	C2R	DEF1
67	Valerio Estate	C2R	
68	Woodlands Village of Sterling Ridge Sec 109 replat no 1	C3R	

**C. Replats requiring Public Hearings with Notification**

69	Alconbury Residence	C3N	
70	Bayou Woods Sec 2 partial replat no 3 and extension	C3N	
71	Braeswood Park Estate	C3N	
72	Hamlet Residences	C3N	
73	Highline Enclave replat no 1	C3N	
74	Kuykendahl Village Sec 1 replat no 1	C3N	
75	Mason Condo Association	C3N	DEF1
76	Montrose Heights	C3N	DEF1
77	Rein Retreat	C3N	
78	Torres Venture replat no 1	C3N	
79	Vale View Homes	C3N	

**D. Subdivision Plats with Variance Requests**

80	Bridgeland Creekland Village GP	GP	DEF1
81	Franz Reserves	C3R	
82	Grand Mason GP	GP	DEF2

83	Grand Mason Detention Reserve A	C2	DEF4
84	Lockwood Lift Station	C2	
85	Lofts at Wayfarer	C2	DEF1
86	Mason Business GP	GP	
87	Orion Logistics Center	C3P	
88	Shekinah Life Center	C2R	DEF1

**E. Subdivision Plats with Special Exception Requests**

None

**F. Reconsideration of Requirement**

89	Scott Street Lift Station no 3	C2	
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**G. Extension of Approval**

90	Edgewood Village East Sec 1	C3F	
91	Hopfe Center	C2	
92	Katy Fort Bend Business Park Sec 2	C3F	
93	Lanza Plaza replat no 1 and extension	C3F	
94	Sila Sec 18	C3P	
95	Texas Petroleum Group Southwest Freeway	C2R	
96	Veterans Memorial Constellation	C3F	
97	Wild Privet Drive Reserve A	C2	

**H. Name Changes**

98	Cypress Hill MUD no 1 Water Plant no 3 (prev. Cypress Hill MUD Water Plant no 3)	C2R	
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**I. Certificates of Compliance**

99	22940 Chaparral Court	COC	
100	21610 Ed Drive	COC	

**J. Administrative**

None

**K. Development Plats with Variance Requests**

101	3987 S. Gessner Road	DPV	
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**Off-Street Parking with Variance Requests**

III	2821 W 11th Street	PV	
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