

HOUSTON PLANNING COMMISSION

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Cindy Pham
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

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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

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AGENDA

Thursday, July 23, 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@houston.tx.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@houston.tx.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, July 23, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of July 9, 2026, Planning Commission Meeting Minutes

- I. Semi-Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees** (Deidre VanLangen)
- II. Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees** (Deidre VanLangen)
- III. Platting Activity (Subdivision and Development Plats)**
 - a. Consent Subdivision Plats (Maximus Garza)
 - b. Replats (Maximus Garza)
 - c. Replats requiring Public Hearings with Notification (John Cedillo, Ken Calhoun, Aracely Rodriguez, and Dorianne Powe-Phlegm)
 - d. Subdivision Plats with Variance Requests (Devin Crittle, Tammi Williamson, and Petra Hsia)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (John Cedillo, Petra Hsia, and Devin Crittle)
 - g. Extensions of Approval (Nathan Cooper)
 - h. Name Changes (Nathan Cooper)
 - i. Certificates of Compliance (Nathan Cooper)
 - j. Administrative
 - k. Development Plats with Variance Requests (Devin Crittle)
- IV. Establish a public hearing date of August 20, 2026**
 - a. Azeez Vista
 - b. Charlesmont Street Views
 - c. Gomez Bigwood Development
 - d. Saint Augustine Park
 - e. White Chapel Estate
- V. Consideration of a Landscape Variance at 14421 Sommermeyer Street** (Devin Crittle)
- 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	Bridgeland Prairieland Village Sec 97	C3P	
2	Charlesmont Place	C3F	
3	Clearwater Sec 1	C3F	
4	Creekwood Crossing Sec 3	C3P	
5	Drennan Point	C2	
6	Eastex Industrial Sec 1	C2	
7	Eastex Industrial Sec 2	C2	
8	Eastman Villas	C2	
9	Fennell Ranch	C3P	
10	Flowerdale Court	C3F	
11	Frederick Business Park	C2	
12	Goda Land	C2	
13	Hamlet Residences	C3F	
14	Harris County MUD no 82 Water Plant no 2	C2	
15	Highland Terrace	C3F	
16	Highline Enclave replat no 1	C3F	
17	Howell Family Estate	C1	
18	Hurta Estates	C2	
19	Katy Hockley Real Estate	C2	
20	Mars Estates	C2	DEF2
21	Mason Condo Association	C3F	
22	Mason Garden Place	C3F	
23	McHard Logistics Center	C2	
24	Medellin	C2	DEF1
25	Mid Lane Reserve	C3F	DEF1
26	Montserrat	C2	
27	Mountain View Terrace	C3F	DEF2
28	Perkins Enclave	C2	
29	Plaza Estates at Ringold Vacating Plat	VF	
30	Rayford Park	C2	
31	Rein Retreat	C3F	
32	Richards Business Park	C2	DEF1
33	Riley Fuzzel Industrial Development	C2	DEF1
34	Riviera Pines Sec 5	C3F	
35	Riviera Pines Sec 6	C3F	
36	Serenity Palm	C2	
37	Tanglewood Manor	C3F	
38	Westhaven Manor North Sec 2	C3P	DEF1
39	Woodland Acres partial replat no 5	C3F	DEF2
B. Replats			
40	Almeda Genoa Road Tract	C2R	DEF2

41	Archpoint at Bauer	C2R
42	Ashville Villas	C2R
43	Bridgeland Prairieland Village Sec 96	C3R
44	Burt Plaza Estates	C2R DEF1
45	Camila at Reeves	C2R DEF1
46	Collection at Talton	C2R
47	Cullen Residences	C2R
48	Cypress Forest Sec 1 partial replat no 2	C2R DEF1
49	Dorothy Street Landing	C2R
50	East 26th Estates	C2R
51	Fellows Village	C3R
52	Forbes Distribution Center	C3R
53	Forbes Logistics Center	C3R
54	Greens at Waverly West	C2R
55	Gretna Courts partial replat no 3	C2R
56	HEB Ella Boulevard	C2R
57	Homes at Hoffman Street	C2R
58	Homes at Talton Street	C2R
59	Homes at Wicklowe	C2R
60	Jackson Villas	C2R
61	Junell Plaza Residences	C2R
62	Khalid Plaza	C2R
63	Line Plaza	C2R
64	Martin View Heights	C3R
65	Near Northwest Commercial Reserve	C2R
66	Oasis on Lavender	C2R
67	Oasis Residences	C2R DEF1
68	Paloma Sec 3	C3R
69	Parker Place Property Owners Association Inc	C2R
70	Riverway on Maxie	C2R
71	Sanford Farms Sec 7	C3R
72	Sanford Farms Sec 8	C3R
73	Spencer Legacy Estates	C2R DEF2
74	Third Space on Lavender	C2R
75	Toy Shedz 290 LLC	C2R
76	Views at Talton Street	C2R
77	Wall Street Place	C2R
78	Weirton at Austin	C2R
79	West Airport Retail Ventures partial replat no 1	C2R
80	Woodlands Village of Sterling Ridge Sec 94 partial replat no 1 replat no 1	C3R

C. Replats requiring Public Hearings with Notification

81	Alconbury Residence	C3N DEF1
82	Bayou Woods Sec 2 partial replat no 3 and extension	C3N DEF1
83	Caywood Park replat no 1	C3N
84	East End on the Bayou Trails	C3N

85	Fishers Pointe at Waverly partial replat no 1	C3N
86	Fringewood Views	C3N
87	Fringewood Villas	C3N
88	Garage Ultimate Westview	C3N
89	Iveba Estates at Snowden Street	C3N
90	Laurel Place Reserves	C3N
91	Mansfield Manor Preserve	C3N
92	Martin Develop Design McDaniels replat no 1	C3N
93	Montrose Heights	C3N DEF2
94	Telge OST Development	C3N
95	Vale View Homes	C3N DEF1
96	Warwick Place partial replat no 2	C3N

D. Subdivision Plats with Variance Requests

97	Amira GP	GP
98	Bridgeland Creekland Village GP	GP DEF2
99	Hunton Services Complex	C2R
100	Mason Business GP	GP DEF1
101	Shekinah Life Center	C2R DEF2
102	Telge Hill Business Park	C2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

103	Bering Drive Reserves	C2R
104	Hillcroft Business Park	C2
105	Midline Detention Reserve Sec 1	C2

G. Extension of Approval

106	Assets Up Aldine Mail Route	C2
107	Fry Road Town Center	C2R
108	Fry Road Tract Sec 2	C3F
109	Harris County MUD 492 Lift Station no 1	C2
110	Jubilee Warrenville Lane Street Dedication	C3P
111	Queensland Development	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

112	5500 Evergreen Street	DPV
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Landscape Variance

V.	14421 Sommermeyer Street	LV
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