

HOUSTON PLANNING COMMISSION

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Beatrice Naranjo
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

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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
Marcus Stuckett, P.E., CFM

SECRETARY

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AGENDA

Thursday, August 6, 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, August 6, 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 23, 2026, Planning Commission MTFP Amendment Requests Public Hearing and Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

- a. Consent Subdivision Plats (Jonathan Gipson)
- b. Replats (Jonathan Gipson)
- c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Ken Calhoun, John Cedillo, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Petra Hsia, John Cedillo, and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo and Tammi Williamson)
- g. Extensions of Approval (Louriz Danielson)
- h. Name Changes (Louriz Danielson)
- i. Certificates of Compliance (Louriz Danielson)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley)

II. Establish a public hearing date of September 3, 2026

- a. Alabama Commons
- b. Chapter at Bland replat no 1
- c. Cruz Auto Shop
- d. Eleanor Enclave
- e. Galicia
- f. LC Park
- g. Perry Villas
- h. Southland Place partial replat no 6
- i. Sul Ross Views

III. Excuse the Absence of Commissioners Bill Baldwin, Juliet Serem, Cindy Pham

IV. Public Comment

V. 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	Amira Detention Reserve Sec 1	C3P	
2	Amira Sec 27	C3P	
3	Amira Sec 28	C3P	
4	Amira Sec 29	C3P	
5	Amira Sec 30	C3P	
6	Amira Sec 31	C3P	
7	Amira Sec 32	C3P	
8	Avalon at Cypress	GP	
9	Beltway Pines	C3F	
10	Bridgeland Creekland Village Reserve Sec 4	C3P	
11	Bridgeland Prairieland Village Sec 95	C3F	
12	Caywood Park replat no 1	C3F	
13	Cheema Reserve at Oakhurst	C2	
14	City of Houston Katy Addicks Well no 11	C2	
15	Country Sunset Boulevard Street Dedication Sec 1	C3P	
16	Creekmont Branch replat no 1	C3F	
17	Cuartas Business Park LLC Vacating Plat	VP	
18	Cumberland Ridge Plaza	C2	
19	Dunham Pointe Sec 27	C3P	
20	Dunham Pointe Sec 29	C3P	
21	Dunham Pointe Sec 31	C3P	
22	Eastman Villas	C2	DEF1
23	Fairbanks Landing Sec 2	C3P	
24	Fairbanks Landing Sec 3	C2	
25	Federal Acres Plaza	C3F	
26	Fennell Ranch	C3F	
27	Garage Ultimate Westview	C3F	
28	Gaytan Estates at Willow Lane	C2	
29	Gomez Estates on Rothwood	C2	
30	Grand Mason Crossing Sec 4	C3P	
31	Grand Prairie Sec 6	C3F	
32	Hamlet Residences	C3F	DEF1
33	Holderrieth Road Street Dedication Sec 7 and Reserves	C3P	
34	International Life Change Ministries	C3P	
35	Katy Hockley Real Estate	C2	DEF1
36	Kingdom Eldridge Commerce Center	C2	
37	Kuykendahl Village Sec 1 replat no 1	C3F	
38	Magnolia Enclave	C2	
39	Mason Garden Place	C3F	DEF1
40	Montrose Heights	C3F	
41	Mueschke Road At Dunham Pointe Street Dedication Sec 3	SP	
42	Newport Pointe Sec 8	C3F	

43	North Houston Commerce Park	C2	
44	Perkins Enclave	C2	DEF1
45	Razo Place	C2	
46	Riley Fuzzel Industrial Development	C2	DEF2
47	Shops at Avalon Reserve	C2	
48	Sunterra Commercial South	C2	
49	Telge OST Development	C3F	
50	Texans Auto Sales Reserve	C2	
51	Vale View Homes	C3F	
52	Westfield Village Industrial	C3P	

B. Replats

53	Adele Street Views	C2R	
54	Almeda Villas	C2R	
55	Archpoint at Bauer	C2R	DEF1
56	Bianco Park South	C2R	
57	Bridgeland Nature Preserve Way Street Dedication Sec 1	SP	
58	Bridgeland Nature Preserve Way Street Dedication Sec 2	SP	
59	Brinkley Park Plaza	C2R	
60	Burt Plaza Estates	C2R	DEF2
61	Camila at Reeves	C2R	DEF2
62	Cangelosi Business Park	C3R	
63	Checkout on Ella	C3R	
64	Collection at Brandon	C2R	
65	Commons at Presidio Square partial replat no 1	C2R	
66	Cullen Living	C2R	
67	Enclave at W 22nd Street	C2R	
68	Estates at Maybell Street	C2R	
69	Fellows Village	C3R	DEF1
70	Fountain Park Plaza	C2R	
71	Four R Harmony Development	C2R	
72	Heights Investment at West 27th	C2R	
73	Heights Pitstop Express	C2R	
74	Homes at Hoffman Street	C2R	DEF1
75	Homes at Rutland Street	C2R	
76	Hora Trucking Estate	C2R	
77	Huffman Street Manor	C2R	
78	Jutland Homes	C2R	
79	Khalid Plaza	C2R	DEF1
80	Lee Park Plaza	C2R	
81	Magnolia Oaks	C3R	
82	Mangekyou Development	C2R	
83	Mansfield Vista	C3R	
84	Martin View Heights	C3R	DEF1
85	MDA Development	C2R	
86	Midline Sec 9	C3R	
87	Midline Sec 10	C3R	

88	Morocco Park Plaza	C2R
89	Napoleon Gardens	C2R
90	Nuevo Patios	C2R
91	Oasis Residences	C2R DEF2
92	Postel Porter North	C2R
93	Rodeo Auxiliary Facilities South	C2R
94	Sail Development on West 17th	C2R
95	Sanford Farms Sec 7	C3R DEF1
96	Schweikhardt Heights	C2R
97	Siena Estate	C2R
98	Sunset Park Residences	C2R
99	Three Corners West	C2R DEF1
100	Views at Wicklowe	C2R
101	Walthall Manors	C2R
102	West 22nd Gardens	C2R
103	Yorktown Industrial	C2R

C. Replats requiring Public Hearings with Notification

104	Charlesmont Terrace	C3N
105	England Park Plaza	C3N
106	Faulkner Estates	C3N
107	Fishers Pointe at Waverly partial replat no 1	C3N DEF1
108	Fringewood Villas	C3N DEF1
109	Iveba Estates at Snowden Street	C3N DEF1
110	Martin Develop Design McDaniels replat no 1	C3N DEF1
111	MS Cube Dewberry Development	C3N
112	Orange Grove Sec 2 partial replat no 2	C3N
113	Parkway Oaks Sec 6 partial replat no 1	C3N
114	Residences at Dunlavy	C3N
115	Romina Place	C3N
116	Warwick Place partial replat no 2	C3N DEF1
117	White Oak Terrace Estates replat no 1	C3N

D. Subdivision Plats with Variance Requests

118	Anniston Sec 21	C3P
119	Cormont GP	GP
120	Enclave at Saint Charles	C2R
121	Huffmeister Business Complex	C2
122	Hunton Services Complex	C2R DEF1
123	Mason Business GP	GP DEF2
124	Telge Hill Business Park	C2 DEF1
125	Trails of Highland Heights	C3P

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

126	Hartley Reserve	C2R
127	Southland Logistics Center	C3R

G. Extension of Approval

128	Aldine ISD Middle School Complex	C2R
129	Benders Grove	C2R
130	Enclave at Katy Hockley	C3P
131	Lakes of Bella Terra Reserve Sec 12	C2

H. Name Changes

None

I. Certificates of Compliance

132	139 Long Road	COC
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J. Administrative

None

K. Development Plats with Variance Requests

133	7390 Fannin Street	DPV
134	2346 Quenby Street	DPV