

HOUSTON PLANNING COMMISSION

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Cindy Pham
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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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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 20, 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 20, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of August 6, 2026, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

- a. Consent Subdivision Plats (Akhila Bigi)
- b. Replats (Akhila Bigi)
- c. Replats requiring Public Hearings with Notification (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 Devin Crittle)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Adesoji Adeseyoju)
- i. Certificates of Compliance (Adesoji Adeseyoju)
- j. Administrative
- k. Development Plats with Variance Requests (Malcolm Oliver and Ramon Jaime-Leon)

II. Establish a public hearing date of September 17, 2026

- a. Aston Villas Plaza
- b. Charlesmont Corner
- c. Condav Business Park
- d. Cresmere Place partial replat no 5
- e. Estates at Knoll Street replat no 1
- f. Island Lake Residence
- g. Lomcrest Plaza replat no 1
- h. Melbourne Place Sec 1 partial replat no 6
- i. Park Enclave at St Augustine
- j. Poco Estates
- k. Reserves at Park Place
- l. Reserves on Grover
- m. Rivers Reef
- n. Riverside Terrace Sec 6 partial replat no 4
- o. Touchstone Park

III. Consideration of an Off-Street Parking Variance at 5800 Eastex Freeway (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 13620 Memorial Drive (Ed Buckley)

V. Consideration of an Off-Street Parking Variance at 913 Sharpstown Center (Ramon Jaime-Leon)

VI. Public Hearing and Consideration of a Special Minimum Building Line for the 600-700 Block of Marshall Street in the Montrose Subdivision – MBL 90REN (Jacqueline Brown)

VII. Excuse the Absence of Commissioner Rodney Heisch

VIII. Public Comment

IX. 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
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A. Consent Subdivision Plats

1	Ambrose Court	C3F	
2	Bayou Woods Sec 2 partial replat no 3 and extension	C3F	
3	Braeswood Park Estate	C3F	
4	Bridgeland Creekland Village Reserve Sec 7	C3P	DEF1
5	Bridgeland Creekland Village Sec 26	C3F	
6	Bridgeland Creekland Village Sec 40	C3F	
7	Charlesmont Terrace	C3F	
8	Cheema Reserve at Oakhurst	C2	DEF1
9	Cuartas Business Park LLC Vacating Plat	VF	
10	Dixie Farm Business Park	C2	
11	England Park Plaza	C3F	
12	Farrell Development	C2	
13	Faulkner Estates	C3F	
14	Fringewood Views	C3F	
15	Fringewood Villas	C3F	
16	Grand Northwest MUD Water Plant	C2	
17	Grand Prairie Baethe Road Street Dedication and Reserves Sec 2	C3F	
18	Grand Prairie Reserves Sec 2	C3F	
19	Harris County ESD No 21 Lutheran Church Road	C2	
20	International Life Change Ministries	C3F	
21	Jasek Farms Sec 3	C3F	
22	Jasek Farms Sec 4	C3F	
23	Jubilee Sec 24	C3P	
24	Jubilee Warrenville Lane Street Dedication Sec 1 and Reserve	C3F	
25	KBP Group II at Aldine Mail Route Road	C2	
26	Kelvin Park	C3F	
27	Kroozin Cypress	C2	
28	Laurel Place Reserves	C3F	
29	Lofts at Wayfarer	C3F	
30	Mansfield Manor Preserve	C3F	
31	Mansfield Vista	C3F	
32	Martin View Heights	C3F	
33	Mason Garden Place	C3F	DEF2
34	Mchard Road Tract Sec 2	C2	
35	MS Cube Dewberry Development	C3F	
36	Octa Business Park GP	GP	
37	Orange Grove Sec 2 partial replat no 2	C3F	
38	Pineland Yard	C2	
39	Premium Park	C2	
40	Razo Place	C2	DEF1
41	Reserve at Dia Den	C2	
42	Rodeo Auxiliary Facilities GP	GP	

43	Sunflower Acres	C3P
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B. Replats

44	Almeda Villas	C2R	DEF1
45	Amira Detention Reserve Sec 2	C3R	
46	Bremond Villas	C2R	
47	Cypress Station Complex	C2R	
48	Domatex Bushong	C2R	
49	El Taconazo	C2R	
50	Enano Iron Gym	C2R	
51	Esther Park Plaza	C2R	
52	Fellows Village	C3R	DEF2
53	Grand Mission Reserves partial replat no 2	C2R	
54	Harris County Toll Road Authority Facility	C2R	
55	Hayes Street Reserve	C3R	
56	Hoffman Street Manor	C2R	DEF1
57	Homes at Rutland Street	C2R	DEF1
58	Hora Trucking Estate	C2R	DEF1
59	Juergen Center	C2R	
60	Kenswick Commercial Park	C2R	
61	Kickapoo Business Park West	C2R	
62	Liberty Green	C2R	
63	Lopez Residence	C2R	
64	Magnolia Oaks	C3R	DEF1
65	Mansfield Commons	C3R	
66	Midline Sec 9	C3R	DEF1
67	Nuevo Patios	C2R	DEF1
68	Rodeo Auxiliary Facilities South	C2R	DEF1
69	Rosalie Park Plaza	C2R	
70	Schurmier Place replat no 1	C2R	
71	Simmons Villas	C2R	
72	Spring Green Development	C2R	
73	Sundown Collective	C2R	
74	Toliver Street Townhomes	C2R	
75	Townhomes at 21st Street	C2R	
76	Tuam Park Plaza	C2R	

C. Replats requiring Public Hearings with Notification

77	Azeez Vista	C3N	
78	Charlesmont Street Views	C3N	
79	Fishers Pointe at Waverly partial replat no 1	C3N	DEF2
80	Gomez Bigwood Development	C3N	
81	Parkway Oaks Sec 6 partial replat no 1	C3N	DEF1
82	Saint Augustine Park	C3N	
83	Warwick Place partial replat no 2	C3N	DEF2
84	White Chapel Estate	C3N	
85	White Oak Terrace Estates replat no 1	C3N	DEF1

D. Subdivision Plats with Variance Requests

	Aldine ISD Douglas MacArthur High School and Hambrick Middle School	
86	Campuses GP	GP
87	Aldine ISD Nimitz High School	C2R
88	Aldine Westfield Industrial	C2
89	Cormont Sec 1	C3P
90	Enclave at Saint Charles	C2R DEF1
91	Maxroys Corner	C2R
92	Roman Rock Complex	C2
93	Sims Orem Industrial	C3P
94	Telge Hill Business Park	C2 DEF2
95	Valley View at Northpark GP	GP
96	Valley View at Northpark Sec 1	C3P
97	Westhaven Manor North Sec 2	C3P
98	Wilburforce Park Plaza	C3R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

99	Hartley Reserve	C2R DEF1
100	Schurmier Residences	C3R

G. Extension of Approval

101	Blue River Petcare Fairbanks Animal Clinic	C2
102	Cypress Square Retail	C2
103	Hatrick	C2
104	HC MUD 61 Water Plant no 2	C2
105	Jubilee LJ Scholars Way Street Dedication Sec 1	SP
106	Kickapoo Estates	C2R
107	Klein ISD Epps Island Elementary School	C2
108	MD Brothers Kermier	C2R
109	Plaza Xochimilco	C3F
110	Saint Tropez Sec 2	C3P
111	Sam Road Farm	C2
112	Sila Sec 16	C3F
113	Sila Sec 17	C3F
114	Sila Sec 20	C3P
115	Sila Sec 21	C3P
116	Spring High School	C3F
117	Subsea Spring Addition	C2
118	Town Site of Aldine partial replat no 2	C2R

H. Name Changes

None

I. Certificates of Compliance

119	20196 Heights Blvd	COC
120	23499 Roberts Road	COC

J. Administrative

None

K. Development Plats with Variance Requests

121	126 Cinnamon Oak Lane	DPV
122	13931 Pebblebrook Drive	DPV
123	3902 Tristan Street	DPV

Off-Street Parking with Variance Requests

III	5800 Eastex Freeway	PV
IV	13620 Memorial Drive	PV
V	913 Sharpstown Center	PV