

HOUSTON PLANNING COMMISSION

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Cindy Pham
Stephen Pierce
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Juliet Serem
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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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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, September 3, 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, September 3, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

**Approval of August 20, 2026, Planning Commission for Major Throughfare and Freeway Plan Amendment
Requests Meeting Minutes**

Approval of August 20, 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 (Ken Calhoun, Aracely Rodriguez, John Cedillo, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Petra Hsia, Tammi Williamson, John Cedillo and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Petra Hsia and Devin Crittle)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Adesoji Adeseyoju)
- i. Certificates of Compliance (Adesoji Adeseyoju)
- j. Administrative - Rescission of Commission action due to inadequate notice of an Off-street Parking Variance at 13620 Memorial Drive (Ed Buckley)
- k. Development Plats with Variance Requests

II. Establish a public hearing date of October 1, 2026

- a. Bridgeland Creekland Village Sec 22 replat no 1
- b. Escatta partial replat no 1
- c. Haddick Place
- d. Pecan Villas partial replat no 1
- e. Westview Landing Detention

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

IV. Consideration of Echo Suites Hotel located at 2920 Airport Blvd (Ken Calhoun)

V. Excuse the Absence of Commissioner Beatrice Naranjo

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
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A. Consent Subdivision Plats

1	Azeez Vista	C3F	
2	Braeswood Park Estate	C3F	DEF1
3	Bridgeland Prairieland Crossing Street Dedication Sec 3	SP	
4	Cangelosi Business Park	C3F	
5	Charlesmont Street Views	C3F	
6	Cheyenne Alloy Coatings	C3P	
7	Creekwood Crossing Sec 3	C3F	
8	Cypresswood West Sec 2	C3P	
9	Divine Providence	C2	
10	Dunham Pointe Model Court Sec 3	C1	
11	East End on the Bayou Trails	C3F	
12	Enclave at Katy Hockley	C3F	
13	Esplanade on Live Oak replat no 1	C3F	
14	Fairbanks Landing Sec 1	C3F	
15	Farrell Development	C2	DEF1
16	Fones Road Estates	C2	
17	Franks Acre	C2	
18	Franz Reserves	C3F	
19	Hays Street Reserve	C3F	
20	Houston Residences Park	C2	
21	Hufsmith Lacey Business Park	C2	
22	Iveba Estates at Snowden Street	C3F	
23	Ivyridge Oaks	C2	
24	Jubilee Sec 24	C3F	
25	Katy Springs	C3P	
26	King Parkway Trucking Yard	C2	
27	MS Cube Dewberry Development	C3F	DEF1
28	Newport Pointe Sec 7	C3F	
29	Parkway Oaks Sec 6 partial replat no 1	C3F	
30	Plum Grove Reserve	C2	
31	Preserve at Newport Sec 3	C3P	
32	Razo Place	C2	DEF2
33	Riverwood on East TC Jester Blvd replat no 1	C3F	
34	Saint Augustine Park	C3F	
35	Sky Office	C2	
36	Sundance Cove Sec 17	C3F	
37	Trillium Sec 15	C3P	
38	Upper Brays Bayou Wastewater Treatment Plant	C3F	
39	VAG HHTX Reserve	C2	
40	Westmoor Court Sec 1	C3F	
41	Westmoor Court Sec 2	C3F	
42	Wilburforce Park Plaza	C3F	

43	Woodlands Village of Sterling Ridge Sec 94 partial replat no 1 replat no 1	C3F
44	Woodlands Village of Sterling Ridge Sec 109 replat no 1	C3F

B. Replats

45	Autumn Estates	C2R
46	B and P Port Logistics	C2R
47	Chapter at Berry Street	C2R
48	Crosby ISD Administration Building	C2R
49	Cullen Business Complex	C2R
50	Cypress Trails Plaza Reserve	C2R
51	Davidson Oaks	C2R
52	Domatex Buschong	C2R DEF1
53	Estates at Carby Road	C2R
54	Farmer Park Residences	C2R
55	Floyd Street Views	C2R
56	Hora Trucking Estate	C2R DEF2
57	Jacks Breakroom Solutions	C2R
58	Juergen Center	C2R DEF1
59	Katy ISD Sundown Elementary	C2R
60	Keel Villas	C2R
61	Kolbe Commons	C2R
62	Liberty Green	C2R DEF1
63	Lockwood Street Commons	C3R
64	Mansfield Commons	C3R DEF1
65	Midline Sec 9	C3R DEF2
66	Napoleon Park Residences	C2R
67	Oakcliff Park Residences	C2R
68	OST Acres Second Addition partial replat no 2	C2R
69	Reserve at Spring Branch	C3R
70	Reyna Industries	C2R
71	Rodeo Auxiliary Facilities South	C2R DEF2
72	Toliver Street Townhomes	C2R DEF1
73	Townhomes at 21st Street	C2R DEF1

C. Replats requiring Public Hearings with Notification

74	Alabama Commons	C3N
75	Chapter at Bland replat no 1	C3N
76	Cruz Auto Shop	C3N
77	Eleanor Enclave	C3N
78	Galicia	C3N
79	LC Park	C3N
80	Perry Villas	C3N
81	Southland Place partial replat no 6	C3N
82	Sul Ross Views	C3N

D. Subdivision Plats with Variance Requests

	Aldine ISD Douglas MacArthur High School and Hambrick Middle School		
83	Campuses GP	GP	DEF1
84	Ali Plaza	C2R	
85	Bridgeland Creekland Village GP	GP	
86	Enclave at Saint Charles	C2R	DEF2
87	Generation Park East GP	GP	
88	Maxroys Corner	C2R	DEF1
89	Westhaven Manor North Sec 2	C3P	DEF1
90	Westheimer Subdivision partial replat no 1	C2R	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

91	Grand Prairie GP	GP	
92	Grand Prairie Reserves Sec 2	C3F	DEF1
93	Magnolia Enclave	C2	
94	Schurmier Residences	C3R	DEF1
95	Westfield Village Industrial	C3P	

G. Extension of Approval

96	Bridgeland Creekland Village Sec 15	C3F	
97	Dowdell Park	C3P	
98	Faith Family Church Campus	C2	
99	Grant Road Development	C2	
100	HC WCID no 36 Hollywood Water Plant	C2R	
101	King Fuels FM 1960 Center	C2R	
102	Konec Properties	C2R	
103	Monte De Santidad	C2	
104	Plaza at Spring Cypress	C2	
105	Remi Lake Houston	C2	
106	San Jacinto Memorial Site Expansion	C2	
107	Sorella Sec 11	C3F	
108	Villas at Breen	C2R	

H. Name Changes

None

I. Certificates of Compliance

109	20797 Idle Wilde Roadway	COC	
110	22611 Oakley Road	COC	

J. Administrative

111	Rescission of approval for a parking variance at 13620 Memorial Drive		
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K. Development Plats with Variance Requests

None

Off-Street Parking with Variance Requests

III	913 Sharpstown Center	PV
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Hotel/Motel Variance Requests

IV	2920 Airport Blvd	HMV
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