

HOUSTON PLANNING COMMISSION

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Cindy Pham
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Linda Porras-Pirtle
Juliet Serem
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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

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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 17, 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 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@houstontx.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 17, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of September 3, 2026, Planning Commission Major Throughfare and Freeway Plan Amendment Request Public Hearing Minutes and September 3, 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 (John Cedillo, Devin Crittle, Ken Calhoun, Dorianne Powe-Phlegm and Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Petra Hsia, Devin Crittle and John Cedillo)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (Ramon Jaime-Leon)
- h. Name Changes (Ramon Jaime-Leon)
- i. Certificates of Compliance (Ramon Jaime-Leon)
- j. Administrative
- k. Development Plats with Variance Requests (Malcolm Oliver and Ed Buckley)

II. Establish a public hearing date of October 15, 2026

- a. Almeda Genoa Complex
- b. Amplified Properties
- c. Bar Acre replat no 1
- d. Bayou Glen partial replat no 1
- e. Easter Haven
- f. Ferrari of Houston
- g. Highland Crossing replat no 1
- h. Mill Ridge Village Sec 1
- i. Ronson Landing

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

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
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A. Consent Subdivision Plats

1	Allison Pointe	C3F	
2	Anniston Sec 21	C3F	
3	Bridgeland Prairieland Village Reserve Sec 6	C2	
4	Buffalo Bayou Lighthouse	C2	
5	Cathedral Missionary GP	GP	
6	Cathedral Missionary Sec 1	C2	
7	Chapter at Bland replat no 1	C3F	
8	Collection at Tommye	C2	
9	Darvesh Lift Station no 1	C2	
10	Farrell Development	C2	DEF2
11	Fellows Village	C3F	
12	Generation Park East Sec 8	C3P	
13	Harris County Municipal Utility District No 421 Remote Well	C3P	
14	Hoffman Street Estates	C2	
15	Home2Suites on Karissa	C2	
16	Katy Springs	C3P	DEF1
17	Kings Forest Sec 1 partial replat no 1	C3F	
18	Mill Ridge Village GP	GP	
19	Octa Business Park GP	GP	
20	Paayal Reserve	C2	
21	Perry Villas	C3F	
22	Pineland Distribution Center	C3F	
23	Plum Grove Reserve	C2	DEF1
24	Preserve at Newport Detention Reserve	C3F	
25	Preserve at Newport Sec 3	C3F	
26	Reserve at Stancliff	C2	
27	Residences at Dunlavy	C3F	
28	Schurmier Residences	C3F	
29	Weneeda Subdivison	C2	
30	White Chapel Estate	C3F	
31	Windmill Park Industrial GP	GP	

B. Replats

32	Alabama Reserve	C2R	
33	Aurora Assets LLC	C2R	
34	Breen Warehouse	C2R	
35	Bremond Park Plaza	C2R	
36	Brookfield Residences Park	C2R	
37	Chestnut Estates	C2R	
38	Collingsworth Enclave	C2R	
39	Cypress Warehouse	C2R	
40	Davidson Oaks	C2R	DEF1

41	Dewalt Villas	C2R
42	East River Oaks	C2R
43	Greens at Rhetton Apartments	C2R
44	JCC SF Acquisition	C2R
45	Laverne Heights	C3R
46	Mansfield Commons	C3R DEF2
47	Mcgowen Park Plaza	C2R
48	Napoleon Park Residences	C2R DEF1
49	Oren Place	C2R
50	OST Acres Second Addition partial replat no 2	C2R DEF1
51	Plaza Estates at Mills	C2R
52	Ponce Place	C2R
53	Reserve at Brittmore	C2R
54	Residence Park at Augustine	C2R
55	Residences at Pate	C2R
56	Residences at Sheldon Park	C2R
57	Tabor Residences	C2R
58	Toliver Street Townhomes	C2R DEF2
59	Winged Oaks	C3R
60	Woodlands Village of Creekside Park Commercial Sec 1 partial replat no 1	C2R

C. Replats requiring Public Hearings with Notification

61	Aston Villas Plaza	C3N
62	Charlesmont Corner	C3N
63	Condav Business Park	C3N
64	Cresmere Place partial replat no 5	C3N
65	Estates at Knoll Street replat no 1	C3N
66	Galicia	C3N DEF1
67	Island Lake Residence	C3N
68	LC Park	C3N DEF1
69	Lomcrest Plaza replat no 1	C3N
70	Melbourne Place Sec 1 partial replat no 6	C3N
71	Park Enclave at St Augustine	C3N
72	Poco Estates	C3N
73	Reserves at Park Place	C3N
74	Reserves on Grover	C3N
75	Rivers Reef	C3N
76	Riverside Terrace Sec 6 partial replat no 4	C3N
77	Southland Place partial replat no 6	C3N DEF1
78	Touchstone Park	C3N

D. Subdivision Plats with Variance Requests

79	Maxroys Corner	C2R DEF2
80	Midline GP	GP
81	Midline Sec 9	C3R DEF3
82	Vargas Estates	C2R

83	Westheimer Subdivision partial replat no 1	C2R DEF1
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E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

84	Avante Homes at Hennessey	C3F
85	Bridgeland Migration Way Commercial Reserve	C2R
86	Champs Plaza	C2R
87	Cypress Rosehill Marketplace	C2
88	Hub	C2
89	Jubilee Winding Wonder Lane Street Dedication Sec 1	SP
90	Mittelstaedt Reserve	C2
91	Parkway Utility District Water Plant no 2	C2R
92	Plaza on Tidwell	C2
93	Reserve at Katy Hockley	C2
94	Synova East Sec 1	C3P
95	Synova East Sec 2	C3P
96	Synova East Sec 3	C3P
97	Synova East Street Dedication and Reserves	C3P
98	Telge Road Manufacturing Facility Offsite	C2

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

99	8402 Bassett Street	DPV
100	6202 Kury Lane	DPV
101	3841 Olympia Drive	DPV

Off-Street Parking with Variance Requests

III	13620 Memorial Drive	PV
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