

HOUSTON PLANNING COMMISSION

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Cindy Pham
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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, October 1, 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, October 1, 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 17, 2026, Planning Commission Meeting Minutes

- I. Presentation and consideration of the 2027 Planning Commission meeting dates** (Aracely Rodriguez)
- II. Presentation and consideration of the 2027 Chapter 26 submittal dates** (Aracely Rodriguez)
- III. 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, and Dorianne Powe-Phlegm)
 - 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)
- IV. Establish a public hearing date of October 29, 2026**
 - a. Jutland Homes
 - b. Kafi Commons
 - c. Partial Replat of Sandalwood Sec 2 and 3 partial replat no 1
 - d. Richland Drive Villas
 - e. Sevilla Commercial
- V. Consideration of an Off-Street Parking Variance at 3208 Austin Street** (Ed Buckley)
- VI. Consideration of an Off-Street Parking Variance at 913 Sharpstown Center** (Ed Buckley)
- VII. Public Comment**
- VIII. 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	Alabama Commons	C3F	
	Aldine ISD Douglas MacArthur Highschool and Hambrick Middle School		
2	Campuses	C2	
3	Aston Villas Plaza	C3F	
4	Bridgeland Prairieland Village Sec 53	C3F	
5	Buffalo Bayou Lighthouse	C2	DEF1
6	Checkout on Ella	C3F	
7	City North	GP	
8	Cresmere Place partial replat no 5	C3F	
9	Dunham Pointe Commercial Reserve Sec 2	C2	
10	Eleanor Enclave	C3F	
11	Elyson Sec 73	C3P	
12	Elyson Sec 79	C3P	
13	Elyson Cy Fair Sec 5	C3P	
14	Elyson Cy Fair Sec 6	C3P	
15	Elyson Cy Fair Sec 12	C3P	
16	Elyson Cy Fair Sec 13	C3P	
17	Elyson Heritage Boulevard Street Dedication Sec 3	SP	
18	Enterprise Houston Downtown	C2	
19	Estates at Knoll Street replat no 1	C3F	
20	Fishers Pointe at Waverly partial replat no 1	C3F	
21	Fry Road Plaza	C2	
22	Gomez Bigwood Development	C3F	
23	Harris County Utility District no 16 Lift Station no 2	C2	
24	Hazard Homes Enclave	C2	
25	Home2Suites on Karissa	C2	DEF1
26	Jubilee Baethe Road Street Dedication and Reserves Sec 2	C3F	
27	Kingspoint Reserve	C2	
28	Larios Investments LLC	C2	
29	Lomcrest Plaza replat no 1	C3F	
30	McHard Industrial GP	GP	
31	Melbourne Place partial replat no 6	C3F	
32	Northeast Travis and Webster	C2	
33	Park Enclave at St Augustine	C3F	
34	Pineland Distribution Center	C3F	DEF1
35	Plum Grove Reserve	C2	DEF2
36	Poco Estates	C3F	
37	Reserves On Grover	C3F	
38	Richmond Fields	C2	
39	Riverside Terrace Sec 6 partial replat no 4	C3F	
40	Romina Place	C3F	
41	Siris Granite	C2	

42	Sul Ross Views	C3F
43	West Little York Road at Westgreen Boulevard Street Dedication Sec 1	SP
44	Westfield Village Industrial	C3F
45	Westgreen Boulevard at West Little York Road Street Dedication Sec 1	SP
46	White Chapel Estate	C3F DEF1
47	White Heather Properties	C2
48	Winward Falls Sec 1	C3F
49	Winzer Heights	C3F

B. Replats

50	Acre Home Addition partial replat no 2	C2R
51	Alabama Reserve	C2R DEF1
52	Aurora Assets LLC	C2R DEF1
53	Aurora Fields	C3R
54	Beechnut Crossing Center partial replat no 1	C2R
55	Bonita Gardens Estate	C2R
56	Caplin Villas	C2R
57	Citadel on Delano	C2R
58	Collingsworth Enclave	C2R DEF1
59	Cypress Warehouse	C2R DEF1
60	Davis Residences	C2R
61	Eastwood Street Villas	C2R
62	Haight Plaza Park	C2R
63	Harris County MUD no 171 Water Well no 11	C2R
64	Jezebel Estates	C2R
65	Lawrence Heights	C2R
66	Lexington Gardens	C2R
67	Miriam Grove	C2R
68	Reserve at Brittmore	C2R DEF1
69	Reza Falls	C2R
70	Sikh Center Gulf Coast	C2R
71	Tomball Auto Group	C2R
72	Windmill Park Industrial Sec 1	C3R
73	Winged Oaks	C3R DEF1
74	YDM Beggs	C2R
75	Zoom Car Wash West Road	C2R

C. Replats requiring Public Hearings with Notification

76	Bridgeland Creekland Village Sec 22 replat no 1	C3N
77	Escatta partial replat no 1	C3N
78	Haddick Place	C3N
79	Pecan Villas partial replat no 1	C3N
80	Reserves at Park Place	C3N DEF1
81	Rivers Reef	C3N DEF1
82	Touchstone Park	C3N DEF1

83 Westview Landing Detention

C3N

D. Subdivision Plats with Variance Requests

84 Northwest Harris County MUD 21 and 22 Well Site no 3

C2

85 Westheimer Subdivision partial replat no 1

C2R DEF2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

86 Katy ISD Sundown Elementary

C2R

G. Extension of Approval

87 Corder Manor

C2R

88 Grand Mason West Road Reserve

C2

89 Hockley Meadows Sec 5

C3P

90 Legacy Ranch Business Park Sec 2

C2

91 Marin Acres

C2

92 Northwest 99 Business Park Sec 3

C3P

93 Oakberry Trails Sec 5

C3F

94 Oakberry Trails Sec 12

C3F

95 Palm Mixed Use

C3P

96 Pecan Estates Sec 5

C3F

97 QuikTrip Store 4660

C2

98 Redbud Sec 3

C3P

99 Texas Toy Box Storage Bridgeland Sec 1

C2

100 Trillium Sec 12

C3P

101 Vales at Rhodes Road

C2

102 Via Dora Drive Street Dedication

SP

103 Villas at Cullen

C2R

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

104 12806 Boheme Drive

DPV

105 2360 Rice Boulevard

DPV

106 323 Wycliffe Drive

DPV

Off-Street Parking with Variance Requests

V 3208 Austin Street

PV

VI 913 Sharpstown Center

PV DEF2