

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
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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
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, April 2, 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, April 2, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of March 19, 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 (Aracely Rodriguez, Ken Calhoun, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Petra Hsia, John Cedillo, Geoff Butler, and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo)
- g. Extensions of Approval (Adesoji Adesyoju)
- h. Name Changes (Adesoji Adesyoju)
- i. Certificates of Compliance (Adesoji Adesyoju)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley and Tammi Williamson)

II. Establish a public hearing date of April 30, 2026

- a. Acevedo Properties
- b. Adams Landing
- c. Bladana Estates
- d. Burkett Garden Estates
- e. Ella Greens
- f. Espinoza Residence
- g. Hazard Street Views
- h. HC WCID no 36 Marwood Lift Station
- i. McAlpine Terraces
- j. Oakview Farm Estates
- k. West Main Grove

III. Public Comment

IV. Adjournment

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Acres Homes Land Holdings GP	GP	
2	Balderaz Duplex Vacating Plat	VP	
3	Belmont Place Reserve	C2	
4	Benders Creek Reed Road Street Dedication	SP	
5	Bridgeland Prairieland Village Sec 89	C3F	
6	Bridgeland Prairieland Village Sec 90	C3F	
7	Edgewood Village East Sec 3	C3F	
8	First Street Development	C2	
9	Five Houston Center	C2	
10	Frick Road Reserves	C3F	
11	Fuqua Tiny Home Community	C3F	
12	Generation Park East Sec 4	C3P	
13	Greenwood Addition partial replat no 1	C3F	
14	HC MUD 566 Utility Reserves Sec 1	C2	
15	Hillcroft Logistics	C2	
16	Homeland Oaks	C3F	
17	Isabella Villas	C3F	
18	Jubilee Baethe Road Street Dedication and Reserves Sec 2	C3P	
19	Kuykendahl Village Sec 2	C3F	
20	McCann Park	C3F	
21	Moiras Roses Garden	C2	DEF2
22	Montgomery Enclave	C3F	
23	Newport Grove Sec 3	C3F	
24	North Cypress Land Ventures Medical Office Park	C3F	
25	North Ridge Industrial Park	C2	
26	Northwest Crossing at West Road	C2	
27	NTN Kuykendahl	C3P	DEF2
28	Oakberry Trails Sec 9	C3F	
29	Olympia Fields Sec 3	C3F	
30	Olympia Fields Sec 4	C3F	
31	Park at Oak Forest replat no 1	C3F	
32	Park at West Aliana Trace	C2	
33	Redbud Sec 6	C3F	
34	Residences at Mansfield	C3P	
35	Riviera Pines Sec 5	C3F	
36	Scaffold Commercial	C2	
37	Woodland Lakes Detention Smith South	C2	
B. Replats			
38	Airline Corner	C2R	
39	Axelrad Yard	C2R	DEF1
40	Barberry Commons	C2R	

41	Bell Street Villas	C2R
42	Bridgeland Nature Preserve Way Street Dedication Sec 4	SP
43	Carmen Park	C2R
44	Clinton Properties	C2R
45	Clyde Street Grove	C2R
46	Cohn Jones North replat no 1	C2R
47	Conti Square	C2R
48	Creekmont Oaks	C3R
49	Crown Castle W Bellfort Tower Site	C2R
50	Estates at Barberry	C2R
51	Geyfa King Estates	C2R
52	Harbach Ripley replat no 1	C2R
53	Hartley Reserve	C2R
54	Independence Park	C2R
55	Independent Height Estates	C3R DEF2
56	Iveba Estates at Saint Clair Street	C2R
57	Keeland Residences	C2R
58	Lexington Court	C2R
59	Magnolia Homes	C2R
60	Malibu	C2R DEF1
61	Martindale Square	C2R
62	Middleton Estates	C2R
63	Old Main Complex	C2R
64	Parc Houston replat no 2	C2R
65	Peters on Page Addition	C2R
66	Pinecrest Sec 9	C3R
67	Reserve at Carby	C2R
68	Residences at Dewalt	C2R
69	Residences at Wedgefield	C2R
70	Residencias on Laura Koppe	C2R
71	Rosemont Landing	C2R
72	Saint Clair Villas	C2R
73	Salinas Estates at Sharon Street	C2R
74	Shell FCU Fulshear Branch	C2R DEF1
75	Stotan Rankin	C2R
76	Sunterra Lagoon partial replat no 1	C2R
77	Terry Residences	C2R
78	Turner Square	C2R
79	Villas at Persa	C2R
80	West Twenty First Lofts	C2R
81	Wilmington Square	C2R DEF1
82	Wilmington Villas	C2R

C. Replats requiring Public Hearings with Notification

83	Broad Oaks Reserve	C3N DEF2
84	Diamond Reserve	C3N
85	Estates on Brinkley	C3N DEF1

86	Finch Cottage Courts	C3N
87	Fuel Depot Southmore	C3N DEF2
88	HLB Homes on Alvin	C3N DEF2
89	HLB Homes on Laura Koppe replat no 1	C3N DEF2
90	Idaho Residences	C3N
91	Kings Forest Sec 1 partial replat no 1	C3N
92	Mariner Heights	C3N DEF2
93	Winton Villas	C3N

D. Subdivision Plats with Variance Requests

94	Church Story at Cypress Heights	C2
95	Mosaic United Methodist Church	C3P
96	Portman Center Street East replat no 1	C2R DEF2
97	Spring Business Plaza	C2
98	Tops Surgical Gosling	C2 DEF2
99	Wild Boar Reserve	C2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

100	Fidelity Plaza	C2
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G. Extension of Approval

101	Apache Steel Works	C2
102	Atlas Business Park	C2
103	Herrmex Park	C2
104	Lamar Consolidated ISD Campus Complex Sec 1	C3F
105	Melmar Industries	C2R
106	Mueschke Road at Dunham Pointe Street Dedication Sec 3	SP
107	Nguyen and Pham Development at Brownie Campbell Road	C2
108	Nicholes Garden	C2R
109	Nicholes Villas	C2R
110	Offices at Spring Cypress	C2
111	Orange Grove Sec 2 partial replat no 2	C3F
112	Sage Commercial Reserve	C2
113	Sugarland Point	C3F

H. Name Changes

114	Arthus MUR Reserve (prev. Arthur MUR Reserve)	C2R
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I. Certificates of Compliance

115	28107 Seven Sisters Road	COC
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J. Administrative

None

K. Development Plats with Variance Requests

116	5035 Carew Street	DPV
117	8030 Fulton Street	DPV
118	1510 Goliad Street	DPV
119	609 and 617 Oxford Street	DPV DEF 1
120	1026 Theresa Street	DPV