

HOUSTON PLANNING COMMISSION

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Cindy Pham
Stephen Pierce
Linda Porras-Pirtle
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Dekecha Shepherd
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Mark Sikes
Meera D. Victor

The Honorable KP George
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
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, June 11, 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, June 11, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of May 28, 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 (Aracely Rodriguez, John Cedillo, Ken Calhoun, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (John Cedillo, Devin Crittle, Petra Hsia, Tammi Williamson, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Tammi Williamson and Devin Crittle)
- g. Extensions of Approval (Matthew Hilburn)
- h. Name Changes (Matthew Hilburn)
- i. Certificates of Compliance (Matthew Hilburn)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley and Ramon Jaime-Leon)

II. Establish a public hearing date of July 9, 2026

- a. Alconbury Residence
- b. Bayou Woods Sec 2 partial replat no 3 and extension
- c. Braeswood Park Estate
- d. Hamlet Residence
- e. Highline Enclave replat no 1
- f. Kuykendahl Village Sec 1 replat no 1
- g. Rein Retreat
- h. Torres Venture replat no 1
- i. Vale View Homes

III. Public Comment

IV. 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	Acevedo Property	C3F	
2	Adams Landing	C3F	
3	Asuza Villas	C3F	
4	Avalon at Cypress West Sec 5	C3F	
5	Avvento	C3F	DEF1
6	Aztlan Places	C3F	
7	Bridgeland Creekland Village Reserves Sec 6	C2	
8	Bridgestone MUD Lift Station no 4 replat no 1 and extension	C3F	
9	Broad Oaks Reserve	C3F	
10	Cara at Mid Lane	C3F	
11	Clarks Addition	C3P	
12	Clay Wood Center	C2	
13	Coon Properties	C2	
14	Cypress North Warehouses	C2	
15	FM 1960 Business Park	C2	DEF2
16	Ford Road Plaza	C2	
17	Furray Estates	C3F	
18	HCFWSD no 47 WWTP	C2	
19	Madera Suites	C3F	
20	Olympia Fields Sec 5	C3F	
21	Parkhurst Cove	C3F	
22	Primespot Field Store	C2	DEF1
23	South Post Oak Commercial Reserve	C3F	
24	Southmain 90 LLC	C2	
25	Spring Country Club	C3F	
26	Spring View Village	C3F	DEF1
27	Timbergrove Pines	C3F	
28	Town Center at New Forest Sec 2	C2	DEF1
29	Town Center at New Forest Sec 3	C2	DEF1
30	Town Center at New Forest Street Dedication Sec 1	SP	DEF1
31	White Wing Village	C3P	
32	Wycliffe Estates replat no 1	C3F	
33	Yale Village	C2	
B. Replats			
34	Alief Montessori Community School no 4	C2R	DEF1
35	Betty Boop Residence	C2R	
36	Candente Heights	C2R	
37	Carmen Parkway	C2R	
38	Chrisman Enclave	C2R	
39	Crosby Fire Department Station no 3	C2R	
40	Dulcimer Landing	C2R	

41	East Airport Industrial	C2R
42	Fannin Estates Reserve	C2R
43	Forest Cove Sec 7 partial replat no 1	C2R
44	Huntington Place Villas	C2R
45	JFI 5515 Brittmoore LLC	C2R
46	Loduc Creek	C3R DEF1
47	Mallow Park	C2R
48	Moran Estates	C2R
49	Postel Porter North	C2R DEF1
50	Reserve at Mayle	C2R DEF2
51	Reserves at Greens Crossing Boulevard	C3R
52	Riverway on Caroline	C2R
53	Ruth Rental Real Estate no 2	C2R
54	Seven Eighty Six Pembroke	C2R
55	Sheltering Harbour	C2R
56	South Hill Storage	C2R
57	Southland Logistics Center	C3R
58	Stonefield Business Center	C2R
59	Timber Lane Acres Sec 6 partial replat no 2	C2R
60	Town Center at New Forest Street Dedication Sec 2	SP DEF1
61	Tracy Gee Community Center	C2R
62	Wilburforce Corner	C2R
63	Wilburforce Residences	C2R DEF2
64	Wilmington Village	C2R

C. Replats requiring Public Hearings with Notification

65	Charlesmont Place	C3N
66	Culver Residences	C3N
67	Davenport Manor	C3N
68	FMU Caywood Collection	C3N DEF1
69	Garage Ultimate Westview	C3N
70	LC Park	C3N
71	Madera Village	C3N
72	Royal Plaza	C3N
73	Woodland Acres partial replat no 5	C3N

D. Subdivision Plats with Variance Requests

74	FM 529 Eldridge Business Park	C2
75	Grand Mason GP	GP
76	Grand Mason Detention Reserve A	C2 DEF2
77	Houston Office Build Out	C2R
78	Market Street Lift Station no 2	C2R
79	Mountain View Terrace	C3R
80	North Houston Commerce Park GP	GP
81	Poundbury Sec 2	C3R
82	Salinas Estates at Sharon Street	C2R DEF1
83	Wildcat Industrial	C2R DEF1

E. Subdivision Plats with Special Exception Requests

84	Dunham Pointe GP	GP	
85	Dunham Pointe Reserve Sec 5	C2	DEF2

F. Reconsideration of Requirement

86	Solara	C3R	
87	Winward Falls GP	GP	DEF1

G. Extension of Approval

88	Hartwood Windstone Apartments	C2R	
89	Hockley Meadows Sec 4	C3F	
90	Jasek Farms Sec 1	C3P	
91	Jasek Farms Sec 3	C3P	
92	Jasek Farms Sec 4	C3P	
93	Keeton Telge Reserve	C2	
94	Kingwood Spaces Lakeville Reserve	C2	
95	Macias at Epsom Road	C2R	
96	Maximilian Homes	C3F	
97	Moes Family Pot	C2	
98	Sundance Cove Sec 16	C3F	
99	Washington Center Residences	C2R	
100	Zainsons Properties	C2	

H. Name Changes

None

I. Certificates of Compliance

101	21418 Dunn Street	COC	
102	27100 Royal Coach Lane	COC	

J. Administrative

None

K. Development Plats with Variance Requests

103	1420 Oxford Street	DPV	
104	4210 Fulton Street	DPV	
105	726 Lawrence Street	DPV	DEF4