

HOUSTON PLANNING COMMISSION

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The Honorable Adrian Garcia
Harris County
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Scott Cain
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Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

**Thursday, December 18, 2025
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, December 18, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of December 4, 2025, 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 (Ken Calhoun, Dorianne Powe-Phlegm, John Cedillo, Aracely Rodriguez)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Devin Crittle and John Cedillo)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Tammi Williamson, Devin Crittle, and John Cedillo)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Adesoji Adeseyoju)
- i. Certificates of Compliance (Adesoji Adeseyoju)
- j. Administrative (Adesoji Adeseyoju)
- k. Development Plats with Variance Requests (Ramon Jaime-Leon, Geoff Butler, and Ed Buckley)

II. Establish a public hearing date of January 22, 2026

- a. Centenario Homes at Farmer
- b. CyFair Fire Station no 15
- c. Homewood Estates
- d. Morse Street Living
- e. Newhaven Villas
- f. Plaza Estates at Noble
- g. Shadow Creek Estates Lago Woods Sec 1 partial replat no 1
- h. Swiftwater Estate
- i. Wroxton Estates

III. Consideration of an Off-Street Parking Variance for 5317 Inker Street (Ed Buckley)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for East Sunnyside Court Subdivision Section 3 – MLS 889 (Tonya Sawyer)

V. Public Comment

VI. 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	Ariunbaatar Truck Stop	C2	
2	Avvento	C3P	
3	Bissonnet MUD Water Plant no 2	C2	
4	Cedar Rock Reserve	C3F	
5	Colonial Green	C3F	
6	Edgewood Village East Sec 3	C3P	
7	Faith Life Church	C2	
8	GCW Industrial Park Expansion	C2	
9	Generation Park East Sec 1	C3F	
10	HCMUD No 25 Water Plant	C2	
11	Holderrieth Corner	C2	
12	Hufsmith Kohrville Estates	C2	
13	Jubilee Baethe Road Street Dedication Sec 1 and Reserves	C3F	
14	Jubilee Warrenville Lane Street Dedication Sec 1 and Reserves	C3F	
15	Kuykendahl Village Sec 1	C3F	
16	Lone Wolf Water Treatment Plant	C2	
17	Luo Estates	C3F	
18	Northbank West	C3F	
19	Northwest 99 Business Park Sec 4	C3F	
20	Oakhill Reserve Sec 3	C3F	
21	Olympia Fields Sec 3	C3P	
22	Park Ten Trails	C3F	
23	Precision Tomball	C2	
24	Prince Gardens	C3F	
25	Quitman Court	C3F	
26	Redbud Sec 3	C3P	
27	Redbud Sec 6	C3P	
28	Reserve at Boudreaux	C2	
29	Rolling Fork PUD Water Plant	C3F	
30	Shops at Stockdick	C2	
31	Stallion Lakes Sec 2	C3F	
32	Sundance Brook Drive Street Dedication Sec 1	SP	
33	Sundance Cove Sec 17	C3P	
34	Tidwell Lakes Sec 7	C3F	DEF1
35	Tidwell Lakes Sec 8	C3F	DEF1
36	Villas at Scott	C3F	
37	Wheatley Urban Residences	C3F	

B. Replats

38	Addorah Villa	C2R	
39	Aldine Food Mart	C2R	
40	Algregg Cottages	C2R	

41	AQMS Development	C2R
42	Bear Creek Plantation Sec 2 partial replat no 2	C2R
43	Broad Oaks Grove	C3R
44	Buck Square	C2R
45	Burnside Estates	C2R
46	Burr Residences	C2R
47	Cannon Street Development	C2R
48	Chabad Lubavitch Campus	C2R
49	Clover Castles	C2R
50	Cristo Rey Jesuit College Preparatory School of Houston replat no 1	C2R
51	Crosby ISD 6th Grade Center	C2R
52	Dumble Residences	C2R
53	Edison Estates	C2R
54	Emkay Enterprises Plaza	C2R
55	Evergreen Enclave	C2R
56	Fiveway Homes at Baer Street	C2R
57	Fuller Properties	C2R
58	Grove At Mason Park	C2R
59	Gulf Bank Commons	C3R
60	Houston AAA Estates at South Lane	C2R
61	Kenton Collection	C2R
62	Levant at Allston	C2R
63	Long Meadow Town Center Sec 2 replat no 1	C2R
64	Mallow Estates	C2R
65	Mendoza Estates	C2R
66	Miren Properties	C2R
67	Navigation Residence	C2R
68	Noah Residences	C2R
69	Palmsprings Estates	C2R
70	Parkhurst Cove	C2R
71	Petty Villa	C2R
72	Pine Tree Villas	C2R
73	Plaza Estates at Pardee	C2R
74	Plaza Estates at Russell	C2R
75	Rebecca Square	C2R
76	Reeveston Industrial Site	C2R
77	Seaton Estates	C2R
78	Taft Country Estates	C2R
79	Taylor Place on Brownie Campbell	C2R
80	Tippett Estates	C2R
81	Tran Arcola	C3R
82	UPI at Fuqua Street	C3R
83	UrbanNav	C2R
84	Venegas Properties	C2R
85	Wallisville Business Park replat no 1	C2R
86	West 17th Street Grove	C2R
87	West 20th Street Landing	C2R

88	West Lake Church Campus	C2R
89	Westfield Estates Lift Station Replat	C2R

C. Replats requiring Public Hearings with Notification

90	Aztlan Places	C3N DEF1
91	Caddo Pines	C3N
92	Gateway Villas	C3N
93	Lockett Manor	C3N DEF2
94	Oakview Farm Estates	C3N
95	Riverwood on East TC Jester Blvd partial replat no 1	C3N DEF1

D. Subdivision Plats with Variance Requests

96	Cooper Reserve	C2R DEF1
97	Kuykendahl Village Sec 2	C3P
98	Lawndale Reserve	C2R
99	Layette Landing	C3R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

100	Azalea District Sec 8	C3P
101	Blue Creek Trails Sec 5	C3P
102	Flightline South	C2
103	Synova East GP	GP

G. Extension of Approval

104	Bridgecreek Commercial Sec 3	C2
105	Forestwood Sage Sec 2	C2
106	Northpark Enclave	C3F
107	Northpointe East Business Park	C3F
108	Porter Road Office Warehouses	C2
109	Solugen	C2R
110	Sundance Bend Drive Street Dedication Sec 2	SP
111	Synova Sec 9	C3F
112	Woodlands Village of Creekside Park Sec 41	C3R

H. Name Changes

113	Thornton Ridge Heights (prev. Thornton Springs)	C3F
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I. Certificates of Compliance

114	20136 and 20140 Ada Lane	COC
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J. Administrative

None

K. Development Plats with Variance Requests

115	511 Cordell Street	DPV
116	1132 E 6th ½ Street	DPV
117	1402 Glourie Drive	DPV
118	5343 Inker Street	DPV DEF1
119	4022 Navigation Blvd	DPV
120	240 N York Street	DPV

Off-Street Parking with Variance Requests

III	5317 Inker Street	PV
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