

HOUSTON PLANNING COMMISSION

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Cindy Pham
Stephen Pierce
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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

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, February 5, 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@houstonx.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@houstonx.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, February 5, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of January 22, 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 (Ken Calhoun, Aracely Rodriguez, and Dianne Power-Phlegm)
- d. Subdivision Plats with Variance Requests (Tammi Williamson, Geoff Butler, John Cedillo, and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
- f. Reconsiderations of Requirement (Devin Crittle, John Cedillo, and Tammi Williamson)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Akhila Bigi)
- i. Certificates of Compliance (Akhila Bigi)
- j. Administrative (Akhila Bigi)
- k. Development Plats with Variance Requests

II. Establish a public hearing date of March 5, 2026

- a. Broad Oaks Reserve
- b. Charlesmont Home
- c. Frick Road Reserves
- d. Fuel Depot Southmore
- e. HLB Homes on Alvin
- f. HLB Homes on Carothers
- g. HLB Homes on Laura Koppe replat no 1
- h. HLB Homes on Springdale
- i. HLB Homes on Springdale Estates
- j. HLB Homes on Touchstone
- k. HLB Homes on Weyburn
- l. Kelvin Park
- m. Kingsbury Villas
- n. Mariner Heights
- o. McAlpine Terraces
- p. Menil Bookstore and Restroom
- q. Milwaukee Village
- r. Park at Oak Forest replat no 1
- s. Spring Branch Estates no 2 partial replat no 19
- t. Whispering Pines Estates partial replat no 14
- u. White Oak Terrace Estates replat no 1

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	Subdivision	App	
No.	Plat Name	Type	Deferral
A. Consent Subdivision Plats			
1	Avalon at Cypress West Avalon Highlands Drive Street Dedication	SP	
2	Azalea District Sec 6	C3F	
3	Azalea District Sec 7	C3F	
4	Bauer Reserve	C2	
5	Bayou Trail replat no 1	C3F	
6	Blue Creek Trails Sec 3	C3F	
7	Boudreaux Commercial	C2	
8	Bridge Creek Reserve	C2	
9	Centenario Homes at Farmer	C3F	
10	Clearwater Sec 1	C3F	
11	Estates on Florence	C3F	
12	Fairbanks Landing Sec 1	C3F	
13	Fidelity Plaza	C2	
14	Jones Road Boutique Apartments	C2	
15	Knight Street Park	VP	
16	Layette Landing	C3F	DEF1
17	Mecca Springs	C3F	
18	Meyer Express	C2	DEF1
19	Mills Road Tract	C3F	
20	Neuen Manor partial replat no 31	C3F	
21	Newhaven Villas	C3F	
22	North Brentwood Sylvester	C2	
23	North Bridgeland Lake Parkway Street Dedication Sec 11	SP	
24	Oak Forest Plaza	C2	
25	Plaza Estates at Noble	C3F	
26	Reeves Residences	C2	
27	Reserve at Silsbee	C3P	
28	Sanford Farms Sec 6	C3F	DEF1
29	Shadow Creek Estates Lago Woods Sec 1 partial replat no 1	C3F	
30	Vibe at Tomball	C2	
31	Westheimer Business Reserve	C2	
B. Replats			
32	Alvin Square	C2R	
33	Bauer Center	C2R	DEF1
34	Betka Plaza	C2R	DEF1
35	Brutus Estates	C2R	
36	Caplin Duo	C2R	
37	Carrington Estate	C2R	DEF1
38	Courtyard at the Heights Enclave	C2R	
39	Estates at Langley Road	C2R	DEF1
40	Goforth Collective	C2R	DEF2

41	Grand Prairie Baethe Road Street Dedication Sec 2	C3R
42	Grant Properties	C2R
43	Griffin Villas	C2R
44	Hanover Facilities replat no 1	C2R DEF1
45	Homefoods Estates at Old Richmond Road	C2R
46	Homeland Oaks	C3R
47	Isabella Villas	C2R
48	JPMC Kirby	C2R
49	JSQUARE Brandon Street Development	C2R
50	Langley Road Lodge	C2R DEF1
51	McCann Park	C3R DEF2
52	McDaniel Interests at Buschong	C2R
53	Mimosa Landing	C2R
54	Monarch Square	C2R DEF1
55	Museum of Fine Arts Houston Addition	C2R
56	Nevada Green	C2R
57	Reserve at Heampstead	C2R
58	Shukri Estates	C2R DEF1
59	South Post Oak Commercial Reserve	C2R DEF1
60	Sul Ross Grove	C2R
61	Tarley Villas	C2R

C. Replats requiring Public Hearings with Notification

62	Bedford Business Square	C3N
63	Bridgeland Creekland Village Sec 6 partial replat no 1	C3N
64	Del Monte Sec 1 partial replat no 1	C3N
65	Morse Street Living	C3N DEF1
66	Stearns Villas	C3N
67	Stubdivision	C3N

D. Subdivision Plats with Variance Requests

68	Aldine ISD East Transportation Complex	C2R
69	Highland Acre Homes partial replat no 2	C2R
70	Kuykendahl Village Sec 2	C3P DEF3
71	Montrose Mix Use	C2R
72	NTW USA Headquarters	C3R
73	Paragon Place	C2
74	Prakash Abode	C2
75	Quinn Meadows	C3R DEF1
76	River Grove GP	GP DEF1
77	Tidwell Villas	C2R

E. Subdivision Plats with Special Exception Requests

78	Grand Mason GP	GP
79	Grand Mason Detention Reserve B	C2 DEF1

F. Reconsideration of Requirement

80	Petty Villa	C2R
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81	Reeveston Industrial Site	C2R
82	Sheldon Industrial Business Park	C2R
83	Wallisville Business Park replat no 1 and extension	C2R
84	Zavalla Business Park	C2

G. Extension of Approval

85	Bridgeland Pollinator Drive Street Dedication Sec 3	SP
86	Bridgeland Pollinator Drive Street Dedication Sec 4	SP
87	Bridgeland Prairieland Village Sec 88	C3R
88	Bridgeland Prairieland Village Sec 89	C3R
89	Bridgeland Prairieland Village Sec 90	C3R
90	Bridgeland Prairieland Village Sec 91	C3R
91	Bridgeland Prairieland Village Sec 92	C3R
92	Bridgeland Prairieland Village Sec 93	C3R
93	Bridgeland Prairieland Village Sec 94	C3R
94	Bridgeland Prairieland Village Sec 95	C3R
95	Eight45 Development	C2
96	Elyson Sec 66	C3F
97	Elyson Sec 67	C3F
98	Escher Acres	C2
99	Fairbanks North Houston Center Sec 2	C3F
100	Harris County MUD no 539 Remote Water Well	C2
101	Mister Car Wash Crosstimbers	C2
102	Northpointe Commercial Office	C2R
103	Northwest 99 Business Park Sec 3	C3F
104	Paloma Sec 1	C3F
105	Providence Plaza	C2R
106	Providence Villas	C2R
107	Richey Ella Distribution Center	C2
108	Saint Tropez Laguna Amenity	C2
109	SGJGM Fairbanks Center	C2
110	Vargas Village	C2R

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

None