

HOUSTON PLANNING COMMISSION

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Cindy Pham
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Linda Porras-Pirtle
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Mark Sikes
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The Honorable KP George
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
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, March 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@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, March 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 February 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 (Dorianne Powe-Phlegm, Ken Calhoun, Aracely Rodriguez John Cedillo, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Devin Crittle, Geoff Butler, and Tammi Williamson)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- 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)

II. Establish a public hearing date of April 2, 2026

- a. Diamond Reserve
- b. Finch Cottage Courts
- c. Idaho Residences
- d. Kings Forest Sec 1 partial replat no 1
- e. Winton Villas

III. Consideration of an Off-Street Parking Variance at 3520 and 3616 Center Street (Geoff Butler)

IV. Consideration of proposed expansion to the existing Texas Medical Center Special Parking Area (Hector Rodriguez)

V. Consideration of a Hyde Park Hotel located at 704 Hyde Park Blvd (Devin Crittle)

VI. Excuse the absence of Commissioner Lydia Mares

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	Anderson Road Park	C3F	
2	Bathe Road Street Dedication Sec 3	C3P	
3	Brandon Crossing replat no 1	C3F	
4	Bridgeland Prairieland Village Sec 54	C3F	
5	Cedar Rock Reserve	C3F	
6	Clairmont Place Sec 1 partial replat no 13	C3F	
7	Convention District Jefferson East	C2	
8	Convention District Jefferson West	C2	
9	Cy Fair Fire Station no 15	C3F	
10	Darling Villas replat no 1	C3F	
11	DS Skinner Enclave	C2	DEF1
12	Grand Prairie Sec 14	C3F	
13	Jenap Investments	C2	
14	Katy Fort Bend Reserve	C2	
15	Kickapoo Road Street Dedication Sec 3	SP	
16	Klein ISD Klein Collins High School Complex Sec 1	C2	
17	Lakes of Bella Terra Reserve Sec 13	C2	
18	Mesa Manor	C2	DEF1
19	Moiras Roses Garden	C2	
20	New Caney ISD Elementary no 13	C2	
21	North Brentwood Sylvester	C2	DEF2
22	NTN Kuykendahl	C2	
23	Pinecrest GP	GP	
24	Press Manors	C2	
25	QuikTrip Store 4656 GP	GP	
26	Quinn Meadows	C3F	
27	Redding Center	C3F	
28	Rosehill Pines	C3F	
29	Sablewood	C3P	
30	Springwoods Village District Sec 9	C2	
31	Sundance Cove East Sec 1	C3F	
32	Sundance Cove East Sec 4	C3F	
33	Sunset Valley Sec 2	C3F	
34	Telge Ranch West Sec 2	C3F	
35	Upi at Fuqua Street	C3F	
36	Waheed Plaza	C2	
37	Willow Parrish	C3F	
B. Replats			
38	Allison Pointe	C3R	DEF1
39	Arthur MUR Reserve	C2R	
40	Bremond Lane	C2R	DEF1

41	Bridgeland Prairieland Village Sec 52	C3R
42	Bridgeland Prairieland Village Sec 57	C3R DEF1
43	Burr Square	C2R
44	Calhoun Estates	C2R
45	Chung Tai Zen Center of Houston	C2R
46	Cohn Jones South replat no 1	C2R
47	Development on North Shepherd	C2R
48	Diamond Center	C2R
49	Draper	C2R
50	Estates at Segrest Drive	C2R
51	Grayson Warehouse Addition	C2R DEF1
52	Homeland Oaks	C3R DEF2
53	Independent Height Estates	C3R
54	Innglo Global Places Homefoods Properties	C2R DEF2
55	Joywell Haight Estates	C2R
56	Kermier Business Park	C2R DEF1
57	Knight Landing	C2R
58	Manton Residences	C2R
59	McLean Haven	C2R
60	Noah Square	C2R DEF1
61	Plaza Estates at Conklin	C2R
62	Presidents Park Reserve	C2R
63	Reserve at Hempstead	C2R DEF2
64	Residences at Beulah	C2R
65	Residences at Junell	C2R
66	Residences at Oak Knoll	C2R
67	Safe House Facilities	C2R
68	St Catherines Montessori School Complex	C2R DEF1
69	Upper Brays Bayou WWTP Plat	C2R
70	West 21st Terrace	C2R DEF1
71	Woodland Hills Center partial replat no 1	C2R

C. Replats requiring Public Hearings with Notification

72	Broad Oaks Reserve	C3N
73	Charlesmont Home	C3N
74	Frick Road Reserves	C3N
75	Fuel Depot Southmore	C3N
76	HLB Homes on Alvin	C3N
77	HLB Homes on Carothers	C3N
78	HLB Homes on Laura Koppe replat no 1	C3N
79	HLB Homes on Springdale	C3N
80	HLB Homes on Springdale Estates	C3N
81	HLB Homes on Touchstone	C3N
82	HLB Homes on Weyburn	C3N
83	Kelvin Park	C3N
84	Kingsbury Villas	C3N
85	Mariner Heights	C3N

86	McAlpine Terraces	C3N
87	Menil Bookstore and Restroom	C3N
88	Milwaukee Village	C3N
89	Montgomery Enclave	C3N DEF1
90	Park at Oak Forest replat no 1	C3N
91	Spring Branch Estates No 2 partial replat no 19	C3N
92	Whispering Pines Estates partial replat no 14	C3N
93	White Oak Terrace Estates replat no 1	C3N

D. Subdivision Plats with Variance Requests

94	Goosby	C2
95	Iglesia Apostoles y Profetas Libres	C2R DEF1
96	Kuykendahl Village Sec 2	C3P DEF5
97	Paragon Place	C2R DEF2
98	Portman Center Street East replat no 1	C2R
99	Tops Surgical Gosling	C2
100	United Galvanizing Reserve	C2R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

101	Becker Business Park	C2R
102	Garrett Road Mini Storage	C2
103	Harris County MUD 144 Water Plant no 1	C3F
104	Highland Village partial replat no 3	C3F
105	Khoi Barbecue	C2
106	Memorial Town Square	C2R
107	Navajo Place Sec 1 partial replat no 2	C3F
108	Rena Properties LP	C2
109	Riviera Pines Sec 3	C3F
110	Shops at Newport	C2
111	Sila Sec 11	C3F
112	Sila Sec 12	C3F
113	Sila Lago Cecita Drive Street Dedication and Reserve	C3F
114	Telge Ranch West Sec 2	C3P

H. Name Changes

115	Core (prev. Hub)	C2
	Replat of Southgate Addition Sec 3 partial replat no 1 (prev. Replat of	
116	Southgate Addition Sec 3 partial replat no 1)	C3F

I. Certificates of Compliance

117	16022 Coe Loop	COC
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J. Administrative

None

K. Development Plats with Variance Requests

118	7720 Hoffman Street	DPV
119	4022 Navigation Boulevard	DPV
120	8303 Sunnyhill Street	DPV

Off-Street Parking with Variance Requests

III	3520 and 3616 Center Street	PV
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Special Parking Area

IV	Texas Medical Center	SPA
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Hotel/Motel with Variance Requests

V	704 Hyde Park Blvd	HMV
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