

HOUSTON PLANNING COMMISSION

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

CALL TO ORDER

Director's Report

Consideration of April 16, 2026, Planning Commission Meeting Minutes

- I. Presentation on the proposed amendments to Chapter 42, Division 7-Parks & Private Parks to comply with Local Government Code 212.201-212.213 and establish a Public Hearing for May 14, 2026**
- II. 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, John Cedillo, and Dorianne Powe-Phlegm)
 - d. Subdivision Plats with Variance Requests (Devin Crittle, Tammi Williamson, and Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Geoff Butler)
 - g. Extensions of Approval (Akhila Bigi)
 - h. Name Changes (Akhila Bigi)
 - i. Certificates of Compliance (Akhila Bigi)
 - j. Administrative
 - k. Development Plats with Variance Requests (Devin Crittle, Tammi Williamson, Ed Buckley, and Ramon Jaime-Leon)
- III. Establish a public hearing date of May 28, 2026**
 - a. Acevedo Property
 - b. Bridgestone MUD Lift Station no 4 replat no 1 and extension
 - c. Esplanade on Live Oak replat no 1
 - d. FMU Caywood Collection
 - e. Garden Acres Plaza
 - f. Houstons Skyscraper Shadows Sec 2 partial replat no 7
 - g. Mid Lane Reserve
 - h. Parkhurst Cove
 - i. Wycliffe Estates replat no 1
- IV. Public Hearing and Consideration of a Special Minimum Lot Size Renewal for the 2400-2500 Block of Oakdale Street in the Riverside Terrace Sec 3 Subdivision – MLS 147REN (Jacqueline Brown)**
- V. Public Comment**
- VI. Adjournment**

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Bacha Reserve	C2	
2	Balbo Estates	C3F	
3	Balderaz Duplex Vacating Plat	VF	
4	Bear Manors	C3F	
5	Broad Oaks Reserve	C3F	
6	Champions Oak Sec 6	C3F	
7	Coastal Enclave replat no 1	C3F	
8	Cordoba Estates	C3F	
9	Cottage Grove Fifth Section partial replat no 1 Vacating Plat	VP	
10	Craig Woods partial replat no 41	C3F	
11	Crosby Logistics Center	C2	
12	Dalwadi Truck Parking Lot	C2	
13	Edgewood Village East Sec 2	C3F	
14	Esther Acres partial replat no 1	C3F	
15	Goforth Plaza	C3F	
16	Golden Meridian Drive and Shimmering Sunbeam Way Street Dedication and Reserves	C3P	
17	Grand Prairie Highlands Reserve no 1	C3F	
18	Grand Prairie Highlands Sec 13 partial replat no 1 and extension	C3F	
19	Green Scapes	C2	
20	Grove on 11th	C2	
21	HEM Cypresswood	C2	
22	Highline Enclave replat no 1	C3F	
23	Idaho Residences	C3F	
24	IJMDB Investments LLC	C2	
25	Jubilee Sec 23	C3P	
26	Kohrville Commerce Park	C2	DEF1
27	Mavis Augusta Pines	C2	
28	Midline GP	GP	
29	Mills Road Industrial Sec 2	C2	
30	Olympia Fields Sec 3	C3F	
31	Pineland Distribution Center	C3P	DEF1
32	Residences at Mansfield	C3F	
33	Scott Street Lift Station no 3	C2	
34	Valley Ranch Commerce District West	C2	
35	Winton Villas	C3F	
36	Woodlyn Plaza	C3F	
B. Replats			
37	Chew Estates	C2R	DEF1
38	Crescent Moon Residence	C2R	
39	DarNova Crescent	C2R	DEF1

40	Dorothy Street Grove	C2R
41	Estates at Wheatley	C2R
42	Ethereal Estates at Peachtree	C2R DEF1
43	Fountain Residences	C2R
44	Fulton Estate	C2R
45	Harbach Ripley replat no 1	C2R DEF2
46	Hardy Aldine Westfield	C2R
47	HCWCID no 84 Water Plant no 1	C2R
48	Hearthstone on Reeves	C2R
49	Homes At Mansfield	C2R
50	Homes At Peachtree	C2R
51	Hope Reserve at Magnolia Bend	C3R
52	La Branch Square	C2R DEF1
53	Lou Ellen Residences	C2R
54	Magnolia Homes	C2R DEF2
55	Mainer Residences	C2R
56	Midaria	C3R
57	Minnesota Street Development	C2R
58	Post Oak Place Apartments	C2R
59	Redbud Manor	C2R
60	Reserves at Morton Ranch partial replat no 1	C2R
61	Residences at Dewalt	C2R DEF2
62	Residencias on Laura Koppe	C2R DEF2
63	Riverway on Caroline	C2R
64	Rosemont Residences	C2R
65	Sanctuary At Hope Meadow	C2R
66	Sandra Street Villas	C2R
67	Schurmier Industrial Park	C2R
68	SEC Industrial Park replat no 1	C2R
69	Shady Acres Crossing	C2R
70	Shops at Aliana partial replat no 1	C2R
71	Smith Estates at Los Angeles Street	C2R DEF1
72	Sundance Cove Boat Storage Reserve replat no 1 and extension	C2R
73	Vera Heights	C2R
74	Westland Residences	C2R
75	White Oak Views	C2R
76	Wood Estates	C2R

C. Replats requiring Public Hearings with Notification

77	Acevedo Properties	C3N
78	Adams Landing	C3N
79	Bladana Estates	C3N
80	Burkett Garden Estates	C3N
81	Ella Greens	C3N
82	Espinoza Residence	C3N
83	Hazard Street Views	C3N
84	HC WCID no 36 Marwood Lift Station	C3N

85	Mariner Heights	C3N DEF4
86	McAlpine Terraces	C3N
87	Reserve at Westheimer	C3N DEF1
88	South Post Oak Commercial Reserve	C3N DEF1
89	West Main Grove	C3N

D. Subdivision Plats with Variance Requests

90	Eastex Industrial GP	GP
91	Faulkey Gully Municipal Utility District Water Plant no 3	C2
92	Hurtado Estate	C2
93	Willow Partners Development	C2
94	Winward Falls GP	GP DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

95	Shell FCU Fulshear Branch	C2R
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G. Extension of Approval

96	Almeda Retail East	C2R
97	Almeda Retail West	C2R
98	Asifito Residence	C2R
99	Bauer Hockley Farm Commercial Reserve	C2R
100	East Aldine Estates	C3F
101	Grand Junction	C2
102	Huffmeister Flex Space Center	C2
103	Sanford Farms Sec 5	C3F
104	Villas at Lakeview	C3F

H. Name Changes

None

I. Certificates of Compliance

105	20006 Red Oaks S	COC
106	24323 E Terrace Drive	COC
107	26400 Blackberry Lane	COC

J. Administrative

None

K. Development Plats with Variance Requests

108	2015 Alabama Street	DPV DEF1
109	1104 Gargan Street	DPV
110	7802 Gulf Freeway	DPV
111	1420 Oxford Street	DPV DEF1
112	4742 Park Drive	DPV

113 2360 Rice Boulevard

DPV