

HOUSTON PLANNING COMMISSION

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

SECRETARY

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AGENDA

Thursday, January 8, 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, January 8, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of December 18, 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, Aracely Rodriguez, John Cedillo, Devin Crittle and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Tammi Williamson, Geoff Butler and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (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 (Edward Buckley and Ramon Jaime-Leon)

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

- a. Bedford Business Square
- b. Bridgeland Creekland Village Sec 6 partial replat no 1
- c. Del Monte Sec 1 partial replat no 1
- d. Stearns Villas
- e. Stubdivision

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

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

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	Avalon at Cypress West Sec 9	C3F	
2	Avvento	C3P	DEF1
3	Bammel Plaza LLC	C2	
4	Bolan Commercial	C2	
5	Bridgeland Creekland Village Sec 15	C3F	
6	Bridgeland Creekland Village Sec 26	C3F	
7	Bridgeland Prairieland Village Sec 49	C3F	
8	Bridgeland Prairieland Village Sec 100	C3P	
9	Bridgeland Prairieland Village Sec 101	C3P	
10	Bridgeland Prairieland Village Sec 102	C3P	
11	Bridgeland Prairieland Village Sec 103	C3P	
12	Bridgeland Prairieland Village Sec 104	C3P	
13	Bridgeland Spring Bloom Drive Street Dedication Sec 2	SP	
14	Caddo Pines	C3F	
15	CG 7600 Ip Sec 1	C3F	
16	CG 7600 IP Sec 2	C3F	
17	Core5 North Houston	C3F	
18	Deer Trail Commerce Park	C2	
19	England Courts	C3F	
20	Gateway Villas	C3F	
21	Grand Prairie Sec 6	C3P	
22	Hero Business Park	C2	
23	Jubilee Sec 19	C3F	
24	Jubilee Sec 21	C3F	
25	Lone Wolf GP	GP	
26	Lone Wolf Water Treatment Plant	C2	DEF1
27	Long Road Estates	C2	
28	Mecca Springs	C3P	
29	Morin Estates	C2	
30	Oates Industrial	C2	
31	Plaza Estates at Live Oak	C2	
32	Precision Tomball	C2	DEF1
33	Reserves at Harvest Green	C2	
34	Telge Ranch West Sec 3	C3F	
35	Treaschwig Landing Sec 1	C2	
36	Treaschwig Landing GP	GP	
37	Westhaven Manor North	C3F	
38	Zavalla Business Park	C2	

B. Replats

39	Ashcraft Properties at Nagle	C2R	
40	Austin Quarters	C2R	

41	Brailsfort Gardens	C2R
42	Burnside Estates	C2R DEF1
43	City of Houston Fire Station no 17	C2R
44	Clover Castles	C2R DEF1
45	Dash Estates	C2R
46	De Priest Homes	C2R
47	Delldale partial replat no 1	C2R
48	Durant Classic Northwest	C2R
49	Edgewood Village East Sec 2	C3R
50	Ericville	C2R
51	Goforth Collective	C2R
52	Jackson at Museum District	C2R
53	Kappa Drive Villas	C2R
54	Kappa Residences	C2R
55	Levant at Allston	C2R DEF1
56	Louise Street Grove	C2R
57	Mallow Estates	C2R DEF1
58	McCann Park	C3R
59	Miren Properties	C2R DEF1
60	Northwest Transfer Station	C2R
61	Paul Quinn Residences	C2R
62	Peters on Page Addition	C2R
63	Plaza Estates at Pardee	C2R DEF1
64	Polly Square	C2R
65	Presidents Park Joza	C2R
66	Reeveston Industrial Site	C2R DEF1
67	Salinas Place	C2R
68	Scott Street Collection	C2R
69	Seaton Estates	C2R DEF1
70	Sumpter Crossing	C2R
71	Taylor Place on Brownie Campbell	C2R DEF1
72	Tippett Estates	C2R DEF1
73	Tran Arcola	C3R DEF1
74	Venegas Properties	C2R DEF1
75	Winbern Gardens	C2R

C. Replats requiring Public Hearings with Notification

76	Bayou Trail replat no 1	C3N
77	Caddo Estates	C3N
78	Copperwood Water Plant Reserve replat no 1 and extension	C3N
79	Estates at Wooding Street	C3N
80	Fairway Creek	C3N
81	Fernwood Estates	C3N
82	Gulfway Terrace partial replat no 1	C3N
83	Lockett Manor	C3N DEF3
84	Milwaukee Village	C3N
85	Papalote Park	C3N

86	Tidwell Square	C3N
87	Windsor Place Addition partial replat no 4	C3N

D. Subdivision Plats with Variance Requests

88	Bridgeland Prairieland Village Sec 64	C3R
89	Bridgeland Prairieland Village Sec 65	C3P
90	Bridgeland Prairieland Village Sec 66	C3P
91	Bridgeland Prairieland Village Sec 67	C3P
92	IAH Commerce Park	C2
93	Kuykendahl Village Sec 2	C3P DEF1
94	Mendoza Hacienda	C2
95	Precision Tomball Commercial	C2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

96	Lutheran Gardens	GP
97	Willow Parrish	C3P

G. Extension of Approval

98	CNP Water Plant Reserve no 2	C2R
99	CNP Water Plant Reserve no 3	C2
100	Grand Mason Detention Reserve C and Water Plant	C2
101	Guild Shop of the Church of St John the Divine North Site	C2R
102	Indigo Trails Water Plant	C2
103	Longhorn Realty Partners LLC	C2R
104	Mesa Vista Sec 2	C3P
105	Mueschke Real Estate LLC	C2
106	Park Properties	C2R
107	Village at Dyer	C2R
108	Village at Engelmohr	C2R

H. Name Changes

109	Titus Court Villas (prev. Plaza Estates at Russell)	C2R
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I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

110	5535 Birdwood Road	DPV
111	511 Cordell Street	DPV DEF1
112	1402 Glourie Drive	DPV DEF1
113	4609 Rusk Street	DPV

Off-Street Parking with Variance Requests

III	5317 Inker Street	PV	DEF2
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