

# HOUSTON PLANNING COMMISSION

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Megan R. Sigler  
Mark Sikes  
Meera D. Victor

The Honorable KP George  
*Fort Bend County*  
The Honorable Adrian Garcia  
*Harris County*  
The Honorable Ritch Wheeler  
*Montgomery County*

## **ALTERNATE MEMBERS**

Hugo Sanchez  
*Fort Bend County*  
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, March 19, 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](mailto: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](http://www.houstonplanning.com)

E-mail Planning and Development:  
[planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://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 19, 2026, at 2:30 p.m.  
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

### **CALL TO ORDER**

#### **Director's Report**

#### **Consideration of March 5, 2026, 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 (Aracely Rodriguez, Ken Calhoun, Devin Crittle, and John Cedillo)
- d. Subdivision Plats with Variance Requests (Devin Crittle, Tammi Williamson, and Geoff Butler)
- 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 16, 2026**

- a. Balbo Estates
- b. Development on North Shepherd
- c. Esther Acres partial replat no 1
- d. Goforth Plaza
- e. Grand Prairie Highlands Reserve no 1
- f. Grand Prairie Highlands Sec 13 partial replat no 1 and extension
- g. Highline Enclave replat no 1
- h. Magnolia Point
- i. Reserve at Westheimer
- j. South Post Oak Commercial Reserve
- k. Woodlyn Plaza

### **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 No.	Subdivision Plat Name	App Type	Deferral
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**A. Consent Subdivision Plats**

1	Aztlan Places	C3F	
2	Bethel Institutional Missionary GP	GP	
3	Bethel Institutional Missionary Sec 1	C2	
4	Bridgeland Prairieland Village Sec 50	C3F	
5	Bridgeland Prairieland Village Sec 55	C3F	
6	Bridgeland Prairieland Village Sec 92	C3F	
7	Bridgeland Prairieland Village Sec 93	C3F	
8	Bridgeland Prairieland Village Sec 94	C3F	
9	Colonial Heights Annex	C3F	
10	Concrete Dolphin Family partial replat no 1	C3F	
11	Copperwood Water Plant Reserve replat no 1 and extension	C3F	
12	Cypresswood West Sec 1	C3F	
13	DS Skinner Enclave	C2	DEF2
14	East End Maker Hub at Navigation	C2	
15	Edgewood Village East Sec 2	C3F	
16	Fine Center	C2	
17	Generation Park East Sec 3	C3F	
18	Kelvin Park	C3F	
19	Kingsbury Villas	C3F	
20	Menil Bookstore And Restroom	C3F	
21	Mesa Manor	C2	DEF2
22	Moiras Roses Garden	C2	DEF1
23	NTN Kuykendahl	C3P	DEF1
24	NTW USA Headquarters	C3F	
25	Olympia Fields Sec 4	C3P	
26	Pinto Business Park Beltway 8 Reserve	C3F	
27	Reserve at Silsbee	C3F	
28	Riverstone Ranch Plaza	C2	
29	Sablewood	C3P	DEF1
30	Saint Tropez Multifamily	C2	
31	Sheldon Industrial Business Park	C3F	
32	Sheldon Ridge Sec 14	C3P	
33	Sheldon Ridge Sec 17	C3P	
34	Sila Sec 13	C3F	
35	Sila Sec 15	C3F	
36	Sila Sec 19	C3F	
37	Spring Branch Estates no 2 partial replat no 19	C3F	
38	Trammel Fresno Retail	C2	
39	Warehouses at Huffman	C2	

**B. Replats**

40	Allison Pointe	C3R	DEF2
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41	Arva Center	C2R
42	Axelrad Yard	C2R
43	Bremond Lane	C2R DEF2
44	Bridgeland Prairieland Village Sec 56	C3R
45	Carmen Residences	C2R
46	Collection at Letcher	C2R
47	De Priest Estates	C2R
48	Development on Montrose	C2R
49	Diamond Center	C2R DEF1
50	Ellington Villas	C2R
51	Estates at Triangle Gardens	C2R
52	Fuqua Tiny Home Community	C3R
53	Grayson Warehouse Addition	C2R DEF2
54	Greenswarth Plaza	C2R
55	Hawa Estates at Aledo	C2R
56	Independent Height Estates	C3R DEF1
57	Malibu	C2R
58	Newport Recreation Site	C2R
59	Noah Square	C2R DEF2
60	Pinemont Sweeper	C2R
61	Plaza Estates at Bowen	C2R
62	QuikTrip Store 4636	C2R
63	QuikTrip Store 4646	C2R
64	Safe House Facilities	C2R DEF1
65	Shell FCU Fulshear Branch	C2R
66	Southpoint Lift Station	C2R
67	Super Ruben Electric	C2R
68	Tejas Tubular on Green River	C2R
69	Telephone Logistics Center	C2R
70	Upper Brays Bayou WWTP Plat	C2R DEF1
71	Wilmington Square	C2R

**C. Replats requiring Public Hearings with Notification**

72	Broad Oaks Reserve	C3N DEF1
73	Craig Woods partial replat no 41	C3N
74	Estates on Brinkley	C3N
75	Fuel Depot Southmore	C3N DEF1
76	Greenwood Addition partial replat no 1	C3N
77	HLB Homes on Alvin	C3N DEF1
78	HLB Homes on Laura Koppe replat no 1	C3N DEF1
79	Isabella Villas	C3N
80	Mariner Heights	C3N DEF1
81	Montgomery Enclave	C3N DEF2
82	Morton Creek Ranch Sec 16 replat no 1 and extension	C3N
83	Palais at Bellefontaine	C3N
84	Ventana Lakes East Drill Site Park	C3N

**D. Subdivision Plats with Variance Requests**

85	Beltway Pines GP	GP
86	City of Houston AG Farms Lift Station	C2
87	Newport Pointe Sec 8	C3P
88	Portman Center Street East replat no 1	C2R DEF1
89	Tops Surgical Gosling	C2 DEF1

**E. Subdivision Plats with Special Exception Requests**

None

**F. Reconsideration of Requirement**

90	Leedy Family Addition	C2
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**G. Extension of Approval**

91	Boxx Modular at Cutten Road	C2
92	Breen Reserve Sec 2 partial replat no 1 and extension	C2R
93	Bridgeland Pollinator Drive Street Dedication Sec 5	C3F
94	Bridgeland Prairieland Village Sec 46	C3F
95	Lone Wolf Waterfront	C3R
96	Mound Road Street Dedication Sec 3	SP
97	Newport Grove Sec 3	C3P
98	Prairie Run Lane Street Dedication	SP
99	Synova Sec 11	C3F

**H. Name Changes**

None

**I. Certificates of Compliance**

None

**J. Administrative**

None

**K. Development Plats with Variance Requests**

100	507 Cordell Street	DPV
101	6515 Lockwood Drive	DPV
102	609 and 617 Oxford Street	DPV
103	5434 Petty Street	DPV