

# HOUSTON PLANNING COMMISSION

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M. Sonny Garza, *Vice Chair*  
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Stephen Pierce  
Linda Porras-Pirtle  
Juliet Serem  
Dekecha Shepherd  
Megan R. Sigler  
Mark Sikes  
Meera D. Victor

The Honorable Daniel Wong  
*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

## **SECRETARY**

Vonn Tran

# AGENDA

Thursday, June 25, 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, June 25, 2026, at 2:30 p.m.  
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

### **CALL TO ORDER**

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

#### **Consideration of June 11, 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 (Aracely Rodriguez, John Cedillo, Ken Calhoun, and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Tammi Williamson, John Cedillo, Devin Crittle, Petra Hsia, and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (Tammi Williamson)
- g. Extensions of Approval (Matthew Hilburn)
- h. Name Changes (Matthew Hilburn)
- i. Certificates of Compliance (Matthew Hilburn)
- j. Administrative
- k. Development Plats with Variance Requests (Ramon Jaime-Leon and Malcolm Oliver)

#### **II. Establish a public hearing date of July 23, 2026**

- a. Caywood Park replat no 1
- b. East End on the Bayou Trails
- c. Fishers Pointe at Waverly partial replat no 1
- d. Fringewood Views
- e. Fringewood Villas
- f. Garage Ultimate Westview
- g. Iveba Estates at Snowden Street
- h. Laurel Place Reserves
- i. Mansfield Manor Preserve
- j. Martin Develop Design McDaniels replat no 1
- k. Telge OST Development
- l. Warwick Place partial replat no 2

#### **III. Public Hearing and Consideration of Hotel at Richmond located at 6510 Richmond Avenue (Devin Crittle)**

#### **IV. Public Hearing and Consideration of a Special Minimum Lot Size for the 2300-2400 Block of Bartlett Street in the Greenbriar Subdivision (Eriq Glenn)**

#### **V. Public Hearing and Consideration of a Special Minimum Building Line for the 1700 Block of Milford Street in the West Edgemont and Ormond Place Subdivisions (Jacqueline Brown)**

#### **VI. Public Comment**

#### **VII. Adjournment**

Item No.	Subdivision Plat Name	App Type	Deferral
<b>A. Consent Subdivision Plats</b>			
1	Avalon at Cypress West Sec 6	C3F	
2	Bridgeland Creekland Village Sec 23	C3F	
3	Bridgeland Migration Way Street Dedication Sec 4	SP	
4	Coco Court	C2	
5	Cypress Church Acres	C2	
6	Davenport Manor	C3F	
7	Ella Greens	C3F	
8	Ford Road Plaza	C2	DEF1
9	Furray Estates	C3F	DEF1
10	Generation Park East Sec 4	C3F	
11	HLB Homes on Alvin	C3F	
12	HLB Homes on Carothers	C3F	
13	HLB Homes on Laura Koppe replat no 1	C3F	
14	HLB Homes on Springdale	C3F	
15	HLB Homes on Springdale Estates	C3F	
16	HLB Homes on Touchstone	C3F	
17	HLB Homes on Weyburn	C3F	
18	Hockley Meadows Honeybee Hollow Lane Street Dedication and Reserves	C3F	
19	Houstons Skyscraper Shadows Sec 2 partial replat no 7	C3F	
20	Jasek Farms Lift Station	C3F	
21	Jasek Farms Sec 1	C3F	
22	Jasek Farms Waste Water Treatment Plant	C3F	
23	Jasek Farms Water Plant	C3F	
24	Jubilee Sec 22	C3F	
25	Jubilee Sec 23	C3F	
26	Kuykendahl Business Reserve	C2	
27	Levant Homes at Allston	C3F	
28	Mars Estates	C2	
29	Mountain View Terrace	C3F	
30	Reserve at Clay and Sundown	C2	
31	Royal Plaza	C3F	
32	Sheldon Ridge Sec 15	C3P	
33	Solara	C3F	
34	Spring Country Club	C3F	DEF1
35	Spring View Village	C3F	DEF2
36	Sunrise Trail Estates	C2	DEF1
37	White Wing Village	C3P	DEF1
38	Winward Falls Sec 1	C3P	
39	Woodland Acres partial replat no 5	C3F	
40	Woodlands Village of Sterling Ridge	GP	
41	Yale Village	C2	DEF1

**B. Replats**

42	Adele Street Homes	C2R
43	Alameda Genoa Road Tract	C2R
44	Apollo Mallow	C2R
45	AQK Plaza	C2R
46	Breen Warehouse	C2R
47	Collection at Ferguson Way	C2R
48	Crosby Fire Department Station no 3	C2R DEF1
49	Fannin Estates Reserve	C2R DEF1
50	Gran DeVille	C2R
51	Gulfgate Center West partial replat no 1	C2R
52	Houston Roy Multifamily	C2R
53	Hytorc of Texas replat and extension	C2R
54	Iveba Estates at Lynette Street	C2R
55	Lambright Industrial Reserve	C2R
56	Mason Garden Place	C3R
57	McGowen Landing	C2R
58	McGowen Reserve	C2R
59	Miramar Point	C2R
60	NASM Properties	C2R
61	North Houston Skate Park	C2R
62	Pardee Plaza Estates	C2R
63	Pinckney Place	C2R
64	Plaza at Simmons Estates	C2R
65	Postel Porter North	C2R DEF2
66	Reserve at Pembroke	C2R DEF1
67	Shady Acres Plaza	C3R
68	Shady Park Acres	C2R
69	South Hill Storage	C2R DEF1
70	Spencer Legacy Estates	C2R
71	Staples Court	C2R
72	Tavenor Sports Complex	C2R
73	Theall Commerce Center	C2R
74	Timber Lane Acres Sec 6 partial replat no 2	C2R DEF1
75	Vera Dunlavy Building	C2R
76	Wilburforce Corner	C2R DEF1
77	Williamsdale Estates	C2R
78	Wrenwood partial replat no 7	C2R
79	Wycliffe Residences	C2R
80	Yanez Estates at Mohawk Street	C2R

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

81	Culver Residences	C3N DEF1
82	Flowerdale Court	C3N
83	FMU Caywood Collection	C3N DEF2
84	Hazard Oaks	C3N

85	Hooper Landing partial replat no 1	C3N
86	Johanna Grove	C3N
87	Madera Village	C3N DEF1
88	Mason Condo Association	C3N
89	McClendon Grove	C3N
90	Montrose Heights	C3N
91	Shermandale Pedestrian Crossing	C3N
92	Southland Place partial replat no 6	C3N
93	Welch Street Views	C3N

**D. Subdivision Plats with Variance Requests**

94	Bridgeland Creekland Village GP	GP
95	Grand Mason GP	GP DEF1
96	Grand Mason Detention Reserve A (no action needed)	C2 DEF3
97	Lofts at Wayfarer	C2
98	Lonesome Oak Business Park	C2R
99	Poundbury Sec 2	C3R DEF1
100	Shekinah Life Center	C2R
101	Wildcat Industrial	C2R DEF2

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

None

**F. Reconsideration of Requirement**

102	Woodland Lakes Detention Smith South	C2
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**G. Extension of Approval**

103	Bridgeland Creekland Village Sec 23	C3P
104	Corner at Greens partial replat no 1 and extension	C2R
105	Crosby Farms Sec 6	C3F
106	Crosby Farms Sec 8	C3F
107	Express Mart New Caney	C2R
108	Grand Prairie Reserves Sec 2	C3P
109	Harris County MUD no 165 Lift Station no 20	C2
110	Haude Commercial	C2
111	Houston Methodist Spring Comprehensive Care Center	C2R
112	Howell Townhomes	C2R
113	North Lake Houston Parkway Street Dedication Sec 2	C3F
114	Oakberry Trails Sec 11	C3R
115	Royal Pines Sec 5	C3F
116	Waller ISD Warren Ranch High School and Johnson Junior High	C2

**H. Name Changes**

None

**I. Certificates of Compliance**

None

**J. Administrative**

None

**K. Development Plats with Variance Requests**

117	4210 Fulton Street	DPV
118	2600 Pemberton Drive	DPV

**Hotel/Motel Variance**

III.	6150 Richmond Avenue	HMV
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