HOUSTON PLANNING COMMISSION

AGENDA

Thursday, November 12, 2026
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Brooks Ballard
Barbara A. Carroll
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Beatrice Naranjo
Cindy Pham
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
Marcus Stuckett, P.E., CFM

SECRETARY
Vonn Tran

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 two minutes are allowed 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, November 12, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of October 29, 2026, Planning Commission Meeting Minutes

I. Public hearing and consideration of Park and Recreation Dedication Fund 2026 Annual Report and Amendments to Sec. 42-253 by increasing the fee to $900 (Kenneth Allen, Director, Houston Parks and Recreation Department)

II. Presentation on adding Division 9 to Article III of Chapter 42 of the Code of Ordinances on Retail Fueling Stations and establishing a public hearing date on December 17, 2026 (Marlene Gafrick)

III. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Gladys Lopez)
b. Replats (Gladys Lopez)
c. Replats requiring Public Hearings with Notification (Ken Calhoun, Aracely Rodriguez, and Dorianne Powe-Phlegm)
d. Subdivision Plats with Variance Requests (Suvidha Bandi, Tammi Williamson, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Devin Crittle)
f. Reconsiderations of Requirement (Tammi Williamson)
g. Extensions of Approval (Randy Lilley)
h. Name Changes (Randy Lilley)
i. Certificates of Compliance (Randy Lilley)
j. Administrative
k. Development Plats with Variance Requests (Malcolm Oliver and Ramon Jaime-Leon)

IV. Establish a public hearing date of December 17, 2026

a. Bacher Park Residences
b. Cashmere Owl Development
c. Enclave at Newport partial replat no 1
d. Fox Creek Village
e. Homes at Springdale
f. Melanie Court partial replat no 2
g. Scotts Point Lift Station

V. Public Hearing and Consideration of the renewal of a Special Minimum Lot Size for the 1700 of W Main Street in the West Lancaster Place; Lancaster Place Extn 3; Lancaster Place Extn 3 Amend; Lancaster Place Extn Sec 2 Subdivisions – MLS 247REN (Eriq Glenn)

VI. Public Hearing and Consideration of the renewal of a Special Minimum Lot Size for the 2300 Block of McClendon Street in the Windemere Subdivision – MLS 171REN (Eriq Glenn)

VII. Excuse the Absence of Commissioners Mark Sikes and Steven Pierce

VIII. Public Comment

IX. 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	Amplified Properties	C3F	
2	Anchor Twin Sisters East	C3P	
3	Anchor Twin Sisters West	C2	
4	Aurora Fields	C3F	DEF2
5	Benavides Villas on Wellington	C2	DEF1
6	Bridgeland Prairieland Village Sec 57	C3F	
7	Creek Development	C2	
8	Esperanza at Barker Cypress	C2	
9	Esther Residences Square	C3P	DEF1
10	Fredial Northwest	C2	
11	Frontier South	C3P	
12	Grand Mission Pickleball Courts	C2	
13	Highland Crossing replat no 1	C3F	
14	Jubilee Baethe Road Steet Dedication and Reserve Sec 3	C3P	DEF1
15	Legacy Villas	C2	
16	Lopez Center	C2	
17	Midline Sec 9	C3F	
18	Midline Sec 10	C3F	
19	Mossy Oaks Reserve	C3P	
20	Neighborly Storage Spring Stuebner	C2	
21	Old Galveston Road Development	C2	
22	Partial Replat of Sandalwood Sec 2 and 3 partial replat no 1	C3F	
23	Pelican Morton Ranch	C2	
24	PNC Bank Texas Medical Center	C2	
25	Ram Crossing	C3F	
26	Reserve at Crosby Lynchburg	C2	
27	Richland Drive Villas	C3F	
28	Ronson Landing	C3F	
29	Royalwood Municipal Utility District South Wastewater Treatment Plant	C2	
30	Sandpiper Apartments	C3F	
31	Sevilla Commercial	C3F	
32	Sims Orem Industrial	C3F	
33	Southland Logistics Center	C3F	DEF1
34	Stallion Lakes Sec 3	C3P	
B. Replats			
35	Alpha Prime Residences	C2R	
36	Auburn Trails at Oakhurst Detention Pond and Pump Station	C2R	
37	Bear Manors	C2R	
38	Beltway 45 Exchange	C2R	
39	Bertellis Corner	C2R	

40	Blossom Grove	C2R	
41	Bricker Green	C2R	
42	Chapelwood United Methodist Church	C2R	
43	Clarborough Reserve	C2R	
44	Clover Plex Residences	C2R	
45	Dolly Wright Manor	C2R	DEF2
46	Edgeworth Homes	C2R	
47	Fourth Church	C2R	
48	Granger Place	C2R	
49	International Swaminarayan Satsang Org	C2R	
50	Istar	C2R	
51	Juliet Row on Lehman	C2R	
52	Majestic at Harvest Green replat no 1	C2R	
53	Market at Oak Forest	C2R	
54	Maybell Springs	C2R	DEF1
55	Oasis Residences	C2R	
56	Plaza Estates at Observatory	C2R	
57	QTH Real Estate at Kenton Street	C2R	
58	River Oaks Baptist replat no 1 and extension	C2R	DEF1
59	Settegast Ranch Commercial Corner partial replat no 1	C2R	
60	West Clay Vista	C2R	
61	Wilmington Park Plaza	C2R	
62	Windfern Commons	C2R	
63	Woodmoss Estates	C2R	DEF2
64	XPO Kermier	C2R	
65	Zakinho Gardens	C2R	DEF2

C. Replats requiring Public Hearings with Notification

66	Charlesmont Corner	C3N	
67	Denton Street Villas	C3N	
68	Forest Green Reserve	C3N	
69	Haddick Place	C3N	
70	Highland Heights Green partial replat no 1	C3N	
71	JDS Hopfe Road Sec 5 partial replat no 1	C3N	
72	Jutland Homes	C3N	DEF1
73	Mill Ridge Village Sec 1	C3N	DEF2
74	Montrose Residences	C3N	
75	Wheeler Residences	C3N	

D. Subdivision Plats with Variance Requests

76	Bridgeland Prairieland Village Sec 48	C3P	DEF1
77	Cypress Trails at Bauer Landing Sec 2	C3P	DEF2
78	Gardenlight City Place Sec 1	C3P	DEF2
79	Gardenlight City Place Sec 3	C3R	DEF2
80	Newport Pointe GP	GP	
81	Scott Wet Weather Facility	C2	
82	Spring Meadow Lane Reserves	C2	

83	West 99 GP	GP

E. Subdivision Plats with Special Exception Requests

84	Fondren at Court Reserves GP	GP
85	Fondren at Court Reserves Sec 1	C3P

F. Reconsideration of Requirement

86	Grace Lane Estates	C2
87	Sikh Center Gulf Coast	C2R

G. Extension of Approval

88	All Seasons Plaza FM 2920	C2
89	Bissonnet MUD Water Plant no 2	C2
90	GCW Industrial Park Expansion	C2
91	Holt Lunsford Commercial Investment Mount Houston	C2
92	Jubilee Baethe Road Street Dedication Sec 1 and Reserves	C3F
93	Oakhill Reserve Sec 3	C3F
94	Reserve at Boudreaux	C2
95	Uvalde West	C2

H. Name Changes

None

I. Certificates of Compliance

96	23585 Flower Ridge Drive	COC
97	23611 Flower Ridge Drive	COC

J. Administrative

None

K. Development Plats with Variance Requests

98	13515 Perthshire Road	DPV
99	3747 Dreyfus Street	DPV
100	403 Yorkchester Drive	DPV
101	6102 Waltway Drive	DPV