HOUSTON PLANNING COMMISSION

AGENDA

Thursday, December 3, 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, December 3, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of November 12, 2026, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Randy Lilley)
b. Replats (Randy Lilley)
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, Maria Tobar, John Cedillo and Devin Crittle)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Tammi Williamson and John Cedillo)
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)

II. Establish a public hearing date of January 7, 2027

a. Anita Trails
b. Davenport Park Square
c. Market Square replat no 2
d. Indian Springs Sec 4 partial replat no 1

III. Consideration of an Off-Street Parking Variance at 6405 Telephone Road (Ramon Jaime-Leon)

IV. Consideration of an Off-Street Parking Variance at 1126 West 21st Street (Ramon Jaime-Leon)

V. Consideration of a Landscape Variance at 13500 Scarsdale Boulevard (Malcolm Oliver)

VI. Consideration of a Landscape Variance at 1070 ½ South Freeway (Ramon Jaime-Leon)

VII. Public Comment

VIII. 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	Almeda Genoa Village	C3P	
2	Anchor Twin Sisters GP	GP	
3	Anchor Twin Sisters East	C3P	DEF1
4	Anchor Twin Sisters Fredial Northwest	C2	DEF1
5	Anchor Twin Sisters Frontier South	C3P	DEF1
6	Anchor Twin Sisters Liberty North	C3P	
7	Anchor Twin Sisters West	C2	DEF1
8	Arbor Rose Capital Industrial Park	C2	
9	Astros Parking Garage	C2	
10	Bourgeois Warehouse	C2	
11	Cedar Brook Village	C2	
12	Cypress Grant Plaza	C3P	
13	Dellrose Sec 21	C3P	
14	Denton Street Villas	C3F	
15	Flores Acres	C2	
16	Fondren at Court Reserves Sec 1	C3F	
17	Galicia	C3F	
18	Garcia Retail Center	C2	
19	Gardenlight City Place Sec 2	C3F	
20	Generation Park East Sec 5	C3F	
21	Generation Park East Sec 8	C3F	
22	Highland Heights Green partial replat no 1	C3F	
23	Hillcroft Business Complex	C2	
24	JDS Hopfe Road Botkins Road Street Dedication	SP	
25	JDS Hopfe Road Mason Road Street Dedication Sec 1	SP	
26	JDS Hopfe Road Sec 5 partial replat no 1	C3F	
27	Jutland Homes	C3F	
28	Katy Gap Reserves North Sec 2	C2	
29	Kickapoo Road Street Dedication	C3P	
30	King Fuels JFK Center	C2	
31	KLN Properties Inc at Gulf Freeway	C2	
32	Lakeside Terrace Enclave	C2	
33	Loduc Creek	C3F	
34	Louetta Warehouse Park	C2	
35	Midline Sec 11	C3F	
36	Montrose Residences	C3F	
37	Noble Villas	C2	
38	OReilly Sunterra	C2	
39	Park at Braes	C3P	
40	PNC Bank Texas Medical Center	C2	DEF1
41	Reserve at Crosby Lynchburg	C2	DEF1
42	Reserve at North Lake Houston	C2	

43	Reserve at Spring Branch	C3F	
44	RPS Estates at Crockett Street	C2	
45	Whaley Center	C2	

B. Replats

46	Alcaraz Estates	C2R	
47	ARG Chetti Holdings	C2R	
48	Benders Grove	C2R	
49	Bertellis Corner	C2R	DEF1
50	Brinkman Springs	C2R	
51	Candela Reserves	C2R	
52	Central Oaks District	C2R	
53	Clover Plex Residences	C2R	DEF1
54	Compton Street Homes	C2R	
55	Compton Street Views	C2R	
56	Cuney Homes partial replat no 3	C3R	
57	Dennis Gardens	C2R	
58	Edgeworth Homes	C2R	DEF1
59	Generation Park East Sec 2	C2R	
60	GTF TX Holdings	C2R	
61	Harrisons at Bennington	C2R	
62	Juliet Row on Lehman	C2R	DEF1
63	Northwest Hollister	C2R	
64	Oakstone Place	C2R	
65	Owais Villas	C2R	
66	Peden Park Square	C2R	
67	Queenslad Park Residences	C2R	
68	Reeveston Place	C3R	
69	Robbie Street Landing	C2R	
70	Round Mountain Apple	C2R	
71	Round Mountain Pecan replat no 1 and extension	C2R	
72	Shops at Ventana Lakes partial replat no 1	C2R	
73	Space City Homes at Davis Street	C2R	
74	Swift at Bellaire	C2R	
75	Tristan Estates	C2R	
76	Upton Collective	C2R	
77	Wilmington Park Plaza	C2R	DEF1
78	Windstone Crossing Commercial South partial replat no 1	C2R	

C. Replats requiring Public Hearings with Notification

79	Aisla Villas	C3N	
80	Andores Rest	C3N	
81	Churchs Cullen	C3N	
82	Cruz Auto Shop	C3N	
83	Eastwood Street Villas	C3N	
84	Forest Green Reserve	C3N	DEF1
85	Gallahad Street Homes	C3N	

86	Haddick Place	C3N	DEF1
87	High Meadows Sec 2 partial replat no 1	C3N	
88	Vibe at Little York	C3N	
89	Wheeler Residences	C3N	DEF1

D. Subdivision Plats with Variance Requests

90	Aeric Oaks	C2R	
91	Afton Park GP	GP	
92	Afton Park Sec 1	C3P	
93	Bridgeland Prairieland Village Sec 48	C3P	DEF2
94	City North	C3R	
95	Crescent Moon Residences	C2R	
96	Faulkey Gully Municipal Utility District Water Plant No 3	C2	
97	Holzwarth Logistics Center replat no 1	C2R	
98	Spring Meadow Lane Reserves	C2	DEF1
99	Thompson Heights	C2R	
100	West 99 GP	GP	DEF1

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

101	Aldine ISD Nimitz High School	C2R	
102	Liberty Green	C2R	
103	Sikh Center Gulf Coast	C2R	DEF1

G. Extension of Approval

104	AQMS Development	C2R	
105	Crossbar Academy	C2	
106	Durant Classic Northwest	C2R	
107	Generation Park East Sec 1	C3F	
108	Grand Prairie Sec 13	C3F	
109	Singh and Singh Reserve	C2	
110	Telge Ranch West Sec 3	C3F	
111	Tidwell Lakes Sec 7	C3F	
112	Tidwell Lakes Sec 8	C3F	

H. Name Changes

None

I. Certificates of Compliance

113	21832 Cherry Street	COC	
114	19893 S Plantation Estates Drive	COC	

J. Administrative

None

K. Development Plats with Variance Requests

115	6722 Cindy Lane	DPV
116	1323 South Boulevard	DPV

Off-Street Parking Variance

III	6405 Telephone Road	PV
IV	1126 West 21st Street	PV

Landscape Variance

V	13500 Scarsdale Boulevard	LV
VI	1070 1/2 South Freeway	LV