

HOUSTON PLANNING COMMISSION

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Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

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Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

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AGENDA

Thursday, January 22, 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 22, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of January 8, 2026, Planning Commission Meeting Minutes

- I. Semi-Annual Report of the Capital Improvements Advisory Committee on Water/Wastewater Impact Fees** (Deidre Van Langen)
- II. Semi-Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees**
- III. Platting Activity (Subdivision and Development Plats)**
 - a. Consent Subdivision Plats (Maria Tobar)
 - b. Replats (Maria Tobar)
 - c. Replats requiring Public Hearings with Notification (Ken Calhoun, Aracely Rodriguez, and Dorianne Powe-Phlegm)
 - d. Subdivision Plats with Variance Requests (Tammi Williamson, Devin Crittle, and John Cedillo)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement
 - 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
- IV. Establish a public hearing date of February 19, 2026**
 - a. Clairmont Place Sec 1 partial replat no 13
 - b. Concrete Dolphin Family partial replat no 1
 - c. Darling Villas replat no 1
 - d. Montgomery Enclave
 - e. Rosehill Pines
- 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	Bauer Center GP	GP	
2	Betka Plaza	C2	
3	Bradford Village	C3F	
4	Bridgeland Creekland Village Sec 24	C3F	
5	Bridgeland Irrigation Pump Station no 8	C2	
6	Caddo Estates	C3F	
7	Cedar Brook Village	C2	
8	City Estates of Woodland Park partial replat no 1	C3F	
9	Crosby Corner	C2	
10	Cypress Telge Business Park	C2	
11	En Gedi Commercial Reserve	C2	
12	Estates at Wooding Street	C3F	
13	Fernwood Estates	C3F	
14	Grand Mason Detention Reserve B	C2	
15	Grand Mason Sweeping Willow Way Street Dedication Sec 1	SP	
16	Katy Gap Reserves North GP	GP	
17	Katy Gap Reserves North Sec 1	C2	
18	Layette Landing	C3F	
19	Meyer Express	C2	
20	Northwest Park MUD Water Plant no 5	C2	
21	Papalote Park	C3F	
22	Plaza Estates at Live Oak	C2	DEF1
23	Replat of Southgate Addition Sec 3 partial replat no 1	C3F	
24	Sanford Farms Sec 6	C3F	
25	Southern Shingles	C2	
26	Trillium Sec 14	C3F	
27	Whitewater Bridge Creek	C2	
28	Willow Park Reserve	C2	
29	Willow Parrish	C3F	

B. Replats

30	Artoria Landing	C2R	
31	Buffum Street Development	C2R	
32	Cannon Estates	C2R	
33	Carrington Estate	C2R	
34	Chatwood Place Estate	C2R	
35	Chatwood Place Views	C2R	
36	City of Houston Fire Station no 17	C2R	DEF1
37	Clear Endeavors Estates	C2R	
38	Cottages at Al Gregg	C2R	
39	Delldale partial replat no 1	C2R	DEF1
40	Durant Classic Northwest	C2R	DEF1

41	Estates at Carmen	C2R
42	Estates on Florence	C3R
43	Forbes Capital Commerce Park	C2R
44	Fortune Estates	C2R
45	Gano Villas	C2R
46	Goforth Collective	C2R DEF1
47	Hanover Facilities replat no 1	C2R
48	Imperial Valley Shopping Center partial replat no 1	C2R
49	Jackson at Museum District	C2R DEF1
50	Knox Drive Estate	C2R
51	Kroozin West Orem	C2R
52	Lucky Star Place	C2R
53	McCann Park	C3R DEF1
54	Mecca Springs	C3R DEF1
55	Melwood Heights	C2R
56	Monarch Square	C2R
57	Morin Estates	C2R DEF1
58	Museum City Homes	C2R
59	Onslow Street Estate	C2R
60	Onslow Street Lodge	C2R
61	Onslow Street Place	C2R
62	Park at Robertson	C2R
63	Peters on Page Addition	C2R DEF1
64	Phillips Landing Estates	C2R
65	Polly Square	C2R DEF1
66	Presidents Park Joza	C2R DEF1
67	Residences at Lee	C2R
68	Shukri Estates	C2R
69	South Post Oak Commercial Reserve	C2R
70	Svsons Plaza	C2R

C. Replats requiring Public Hearings with Notification

71	Centenario Homes at Farmer	C3N
72	Cy Fair Fire Station no 15	C3N
73	Homewood Estates	C3N
74	Morse Street Living	C3N
75	Newhaven Villas	C3N
76	Plaza Estates at Noble	C3N
77	Shadow Creek Estates Lago Woods Sec 1 partial replat no 1	C3N
78	Swiftwater Estate	C3N
79	Tidwell Square	C3N DEF1
80	Windsor Place Addition partial replat no 4	C3N DEF1
81	Wroxton Estates	C3N

D. Subdivision Plats with Variance Requests

82	City Place GP	GP
83	E Street at Carby	C3R

84	Facio Villas	C2R
85	Jubilee Sec 22	C3P
86	Kuykendahl Village Sec 2 (No action needed)	C3P DEF2
87	Northshore partial replat no 1	C2R
88	Quinn Meadows	C3R
89	River Grove GP	GP
90	Waynebeck Enterprises	C2R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

91	Angels Noor Enterprises	C2
92	Champions Oak Sec 6	C3P
93	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2 partial replat no 1	C3F
94	Harris County Municipal Utility District no 189 WWTF replat no 1 and extension	C2R
95	Reserve at Airline and Tina	C2R
96	Woodland Lakes Sec 10	C3F

H. Name Changes

None

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

None