

HOUSTON PLANNING COMMISSION
 MINUTES
 THURSDAY, 2 APRIL 2026
 CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:43 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	Present
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	<i>Absent</i>
Juliet Serem	Present
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
Hugo Sanchez for The Honorable KP George	<i>Absent</i>
Patrick Mandapaka for The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Director’s Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, welcomed attendees and announced that the department would be closed on April 3 for the spring holiday, with normal operations resuming on April 6.

She reported that the review process for Major Thoroughfare and Freeway Plan (MTFP) amendment applications is currently underway, with staff evaluating materials and coordinating with relevant agencies. Findings will be presented at an upcoming workshop scheduled for May 14 at 1:00 PM.

For assistance, the public can contact the department directly, reach the Planner of the Day, or visit the department’s website.

APPROVAL OF MINUTES

Consideration of March 19, 2026, Planning Commission Meeting Minutes Commission action: Approved.

Motion: Mares

Second: Victor

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-82)

Staff recommendation: Approve Item No’s. 1 – 82, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 1, 4, 5, 6, 18, 19, 23, 29, 30, 32, and 42 which were removed by abstaining commissioners. Item(s) 57 and 72 were also removed for separate consideration.

Motion: Pham

Vote: Carried

Second: Jones

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 1, 4, 5, 6, 18, 19, 23, 29, 30, 32, and 42 subjects to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Garza

Vote: Carried

Second: Carroll

Abstaining: Mares, Heisch

ITEM(S) 59 AND 72 WERE REMOVED FOR SEPARATE CONSIDERATION

59 MAGNOLIA HOMES

Staff recommendation: Defer.

Commission action: Deferred, per applicant’s request.

Speaker(s): Carlos Espinoza – applicant, available for questions

Motion: Pham

Second: Baldwin

Vote: Unanimous

72 SAINT CLAIR VILLAS

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Baldwin

Second: Victor

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

83 BROAD OAKS RESERVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Garney Griggs – opposed Jullian Coin, David White, applicant

Motion: Sigler

Second: Baldwin

Vote: Unanimous

84 DIAMOND RESERVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones

Second: Mares

Vote: Unanimous

85 ESTATES ON BRINKLEY

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Carlos Espinoza – applicant, available for questions

Motion: Garza

Second: Ballard

Vote: Unanimous

86 FINCH COTTAGE COURTS

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Jose Arzate, Diane Williams, Robert Higgins – opposed

Motion: Garza

Second: Ballard

Vote: Unanimous

87 FUEL DEPOT SOUTHMORE – Withdrawn

88 HLB HOMES ON ALVIN

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Carlos Espinoza – applicant, available for questions

Motion: Jones

Second: Mares

Vote: Unanimous

89 HLB HOMES ON LAURA KOPPE REPLAT NO 1

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Espinoza – applicant, available for questions

Motion: Garza

Second: Pham

Vote: Unanimous

90 IDAHO RESIDENCES

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sikes

Second: Ballard

Vote: Unanimous

91 KINGS FOREST SEC 1 PARTIAL REPLAT NO 1

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Amir Shokouri – applicant, available for questions

Motion: Sigler

Second: Garza

Vote: Unanimous

92 MARINER HEIGHTS

Staff recommendation: Disapprove.

Commission action: 30-Day extension granted, per applicants written request.

Speaker(s): Nate Paoinchantara – applicant, available for questions

Motion: Garza

Second: Pham

Vote: Unanimous

93 WINTON VILLAS

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones

Second: Ballard

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

94 CHURCH STORY AT CYPRESS HEIGHTS

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Ballard

Second: Mares

Vote: Unanimous

95 MOSAIC UNITED METHODIST CHURCH

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): Tracy Youngblood – applicant, available for questions

Motion: Mandapaka

Second: Ballard

Vote: Carried Abstained: Heisch

96 PORTMAN CENTER STREET EAST REPLAT NO 1

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Baldwin

Second: Victor

Vote: Unanimous

97 SPRING BUSINESS PLAZA

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Second: Jones

Vote: Unanimous

98 TOPS SURGICAL GOSLING

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Second: Carroll

Vote: Unanimous

99 WILD BOAR RESERVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sikes

Second: Mandapaka

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

100 FIDELITY PLAZA

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Garza

Second: Jones

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

101	Apache Steel Works	Approved
102	Atlas Business Park	Approved
103	Herrmex Park	Approved
104	Lamar Consolidated ISD Campus Complex Sec 1	Approved
105	Melmar Industries	Approved
106	Mueschke Road at Dunham Pointe Street Dedication Sec 3	Approved
107	Nguyen and Pham Development at Brownie Campbell Road	Approved
108	Nicholes Garden	Approved
109	Nicholes Villas	Approved
110	Offices at Spring Cypress	Approved
111	Orange Grove Sec 2 partial replat no 2	Approved
112	Sage Commercial Reserve	Approved
113	Sugarland Point	Approved

h. NAME CHANGES

114	Arthus MUR Reserve (prev. Arthur MUR Reserve)	Approved
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i. CERTIFICATES OF COMPLIANCE

115	28107 Seven Sisters Road	Approved
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j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 101 – 115.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Mares Second: Carroll Vote: Carried Abstaining: Heisch, Pierce - 106

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

116 5035 CAREW STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Luis German, applicant

Motion: Baldwin Second: Ballard Vote: Unanimous

117 8030 FULTON STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): KC Maheshwor, applicant

Motion: Baldwin Second: Mares Vote: Unanimous

118 1510 GOLIAD STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin Second: Jones Vote: Unanimous

119 609 AND 617 OXFORD STREET

Staff recommendation: Disapprove.

Commission action: Defer for 2-weeks.

Speaker(s): Sonia Verhagen – opposed, Rick Grothues – applicant

Motion: Baldwin Second: Jones Vote: Carried Opposed: Garza, Mares

120 1026 THERESA STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): applicant, available for questions

Motion: Sigler Second: Victor Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 30, 2026

- a. Acevedo Properties
- b. Adams Landing
- c. Bladana Estates
- d. Burkett Garden Estates
- e. Ella Greens
- f. Espinoza Residence
- g. Hazard Street Views
- h. HC WCID no 36 Marwood Lift Station
- i. McAlpine Terraces
- j. Oakview Farm Estates
- k. West Main Grove

Commission action: Accepted the April 30, 2026 public hearing date for Item IV, a-k.

Speaker(s): None

Motion: Heisch
Second: Serem

Vote: Unanimous
Opposed: None


III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:59 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary