

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 16 APRIL 2026  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:33 PM by Lisa M. Clark, Chair

| <b>Commissioners</b>                              | <b>Quorum - Present / Absent</b> |
|---|----------------------------------|
| Lisa M. Clark, Chair                              | Present                          |
| M. Sonny Garza, Vice Chair                        | <i>Absent</i>                    |
| Bill Baldwin                                      | Present                          |
| Brooks Ballard                                    | Present                          |
| Barbara Carroll                                   | Present                          |
| Rodney Heisch                                     | Present                          |
| Daimian S. Hines                                  | Present                          |
| Randall L. Jones                                  | Present                          |
| Lydia Mares                                       | Present                          |
| Beatrice Naranjo                                  | Present                          |
| Cindy Pham  | Present                          |
| Stephen Pierce                                    | Present, during Item 70 at 2:47  |
| Linda Porras-Pirtle                               | Present                          |
| Juliet Serem                                      | Present                          |
| Dekecha Shepherd                                  | Present                          |
| Megan R. Sigler                                   | Present                          |
| Mark Sikes  | Present                          |
| Meera D. Victor                                   | <i>Absent</i>                    |
| 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, during A&B at 2:39      |
| Vonn Tran, Secretary                              | Present                          |

**Director's Report**, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, one announcement the Major Throughfare and Freeway Plan, MTFP, amendment workshop is scheduled for 14 May at 1 PM, here at the City Hall Annex.

**APPROVAL OF MINUTES**

Consideration of the April 2, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Baldwin

Second: Ballard

Vote: Unanimous

**I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

**a. CONSENT SUBDIVISION PLATS (1-28)**

**b. REPLATS (29-64)**

Staff recommendation: Approve Item No's. **1 – 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 3, 9, 13, 15, 20 and 26, which were removed by abstaining commissioners. Item(s) 9 was removed for separate consideration.

Motion: Hines

Vote: Carried

Second: Naranjo

Abstaining: Heisch, Mares, Sikes, Shepherd

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 3, 9, 13, 15, 20 and 26 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Jones

Abstaining: Heisch, Mares, Sikes, Shepherd

**ITEM(S) 9 WAS REMOVED FOR SEPARATE CONSIDERATION, WILL BE PRESENTED WITH ITEM 77**

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**65 BALBO ESTATES**

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

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

Speaker(s): Balbo Estates, applicant – available for questions

Motion: Sikes

Second: Mares

Vote: Unanimous

**66 DEVELOPMENT ON NORTH SHEPHERD**

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: Naranjo

Vote: Unanimous

67 ESTHER ACRES 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): None

Motion: Shepherd

Second: Ballard

Vote: Unanimous

68 GOFORTH PLAZA

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: Hines

Second: Sigler

Vote: Unanimous

69 GRAND PRAIRIE HIGHLANDS RESERVE 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.

Motion: Baldwin

Second: Carroll

Vote: Unanimous

Abstaining: Mares

70 GRAND PRAIRIE HIGHLANDS SEC 13 PARTIAL REPLAT NO 1 AND EXTENSION

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.

Motion: Mandapaka

Second: Carroll

Vote: Unanimous

Abstaining: Mares

71 HIGHLINE ENCLAVE 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): Joyce Owens

Motion: Jones

Second: Carroll

Vote: Unanimous

72 MAGNOLIA POINT

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

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

Speaker(s): Carmon Roges, Ahsley Wagner, applicant – available for questions Johnne Zievera, Calvin Zievert

Motion: Pham

Second: Mares

Vote: Carried

Abstaining: Sikes

73 MARINER HEIGHTS – No action needed until 4/30/2026

74 RESERVE AT WESTHEIMER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Ballard

Second: Jones

Vote: Unanimous

75 SOUTH POST OAK COMMERCIAL RESERVE

Staff recommendation: Defer per the Council Member's request

Commission action: Defer per Council Member's request Mayor Por Tem Martha Castex-Tatum

Speaker(s): Perdita Chavis, Mayor Pro-Tem Castex-Tatum (District K)

Motion: Baldwin

Second: Ballard

Vote: Unanimous

76 WOODLYN PLAZA

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

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**ITEM(S) 9 WAS PRESENTED WITH ITEM 77**

9 HC MUD 566 UTILITY RESERVES SEC 1

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

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

77 BECKER ROAD TRACT GP

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: Sigler

Vote: Unanimous

78 GREENS EDGE

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: Serem

Vote: Unanimous

79 WINWARD FALLS GP

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Mares

Second: Mandapaka

Vote: Unanimous

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT**

80 ALLISON POINTE

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: Porras-Pirtle

Second: Pham

Vote: Unanimous

Abstaining: Mares

81 AZALEA DISTRICT SEC 8

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

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

Speaker(s): None

Motion: Jones

Second: Ballard

Vote: Carried

Abstaining: Sikes, Shephard

82 HARRIS COUNTY MUD NO 67 LIFT STATION

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: Mares

Second: Serem

Vote: Unanimous

**g. EXTENSIONS OF APPROVAL**

|    |                                     |          |
|----|-------------------------------------|----------|
| 89 | Avalon Place partial replat no 1    | Approved |
| 90 | Bridgeland Creekland Village Sec 26 | Approved |
| 91 | Broadway Grove                      | Approved |
| 92 | Mian Village                        | Approved |
| 93 | Simsbrook Village                   | Approved |

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE – None**

**j. ADMINISTRATIVE - None**

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 89 – 93.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Hines

Second: Carroll

Vote: Carried Abstaining: Heisch, Mares 84, Shepherd

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

89 2015 ALABAMA STREET

Staff recommendation: Defer

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Shepherd

Vote: Unanimous

90 7819 EDGEWAY DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Carroll

Vote: Unanimous

91 1803 FOXWOOD ROAD

Staff recommendation: Approve

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Shepherd

Vote: Unanimous

92 609 AND 617 OXFORD STREET (DEF 2) – Withdrawn

93 1420 OXFORD STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Jules Kennedy, David & Susan Jennings – opposed

Motion: Hines

Second: Ballard

Vote: Unanimous

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 14, 2026**

- a. Asuza Villas
- b. Aztlan Places
- c. Cara at Mid Lane
- d. Fremont Branch replat no 1
- e. Jacquelyn Grove
- f. Levant Homes at Allston
- g. Madera Suites
- h. Residences at Snowden
- i. Vista Eye Care
- j. Walker Storage Yards
- k. Western Oaks partial replat no 1

Commission action: Accepted the May 14, 2026, public hearing date for Item II, a-k.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Jones

Opposed: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 9700 HILLCROFT AVENUE**

Staff recommendation:

Commission action:

Speaker(s): Peter Cara, applicant

Motion: Naranjo

Second: Sigler

Vote: Unanimous

Opposed: None

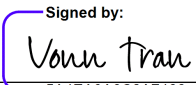
**IV. EXCUSE THE ABSENCES OF COMMISSIONERS DECKECHA SHEPHERD AND LINDA PORRAS-PIRTLE – No action needed; Commissioners were in attendance**

**V. PUBLIC COMMENT – None**

**VI. ADJOURNMENT**

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:33 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary