

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 9 JULY 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:32 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
Barbara Carroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:37 during Directors Report
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present at 2:37 during Directors Report
Juliet Serem	Present
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	Present
Mark Sikes	<i>Absent</i>
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 of the Houston Planning and Development Department, announced the proposed amendments to Chapter 42, Division Seven – Parks and Open Spaces are scheduled for consideration by City Council on July 15, 2026, at 9:00 a.m. in the City Council Chambers. The Director also announced that the Planning Commission will hold a public hearing on the 2026 Major Thoroughfare and Freeway Plan (MTFP) on July 23, 2026, at 1:00 p.m. at the current meeting location. During the public hearing, Planning staff will present each item with a preliminary recommendation, applicants will have an opportunity to present their requests to the Commission, and members of the public will be invited to provide comments. No action will be taken at the public hearing. Following the hearing, staff will consider feedback from the Commission, applicants, agencies, and stakeholders in preparation for the MTFP Update Meeting, scheduled for August 20, 2026, at 1:00 p.m. at the same location.

The Director concluded by reminding the public that assistance is available through the Planning and Development Department by calling 832-393-6600. The Planner of the Day can be reached at 832-393-6624, and additional information is available at HoustonPlanning.com.

APPROVAL OF MINUTES

Consideration of June 25, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Ballard

Second: Garza

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-41)

b. REPLATS (42-68)

Staff recommendation: Approve Item No's. 1 – 68, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 6, 16, 17, 22, 25, 28, 45, 46 and 68 which were removed by abstaining commissioners. No other items were removed for separate consideration.

Motion: Mares

Second: Carroll

Vote: Carried

Abstaining: Heisch – 2, 6, 22, 28, 45, 46

Mares – 16, 17, 25, 68; Pierce 6

CONSIDERATION FOR ABSTAINED ITEMS.

Staff recommendation: Approve Items a. and b. No's. 2, 6, 16, 17, 22, 25, 28, 45, 46 and 68 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Second: Pham

Vote: Carried

Abstaining: Heisch – 2, 6, 22, 28, 45, 46

Mares – 16, 17, 25, 68; Pierce – 6

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

69 ALCONBURY RESIDENCE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Russell Jackson – opposed

Motion: Garza

Second: Ballard

Vote: Unanimous

70 BAYOU WOODS SEC 2 PARTIAL REPLAT NO 3 AND EXTENSION

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Mario Colina, applicant

Motion: Garza

Second: Hines

Vote: Unanimous

71 BRAESWOOD PARK ESTATE

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

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

Speaker(s): Joe Powers, David Fieldman – opposed

Motion: Garza

Second: Ballard

Vote: Unanimous

72 HAMLET 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: Jones

Second: Serem

Vote: Unanimous

73 HIGHLINE ENCLAVE 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): Joyce Owens, applicant

Motion: Victor

Second: Garza

Vote: Unanimous

74 KUYKENDAHL VILLAGE SEC 1 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): Grace Lipetska, applicant – available for questions

Motion: Mandapaka

Second: Jones

Vote: Carried

Abstaining: Heisch

75 MASON CONDO ASSOCIATION

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: Garza

Second: Carroll

Vote: Unanimous

76 MONTROSE HEIGHTS

Staff recommendation: Defer per Council Member Request.

Commission action:

Speaker(s): Sarah Frazisr, Mary Villareal – applicant, available for questions

Motion: Baldwin

Second: Ballard

Vote: Unanimous

77 REIN RETREAT

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: Hines

Vote: Unanimous

78 TORRES VENTURE 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: Mandapaka

Second: Mares

Vote: Unanimous

79 VALE VIEW HOMES

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): Charles Moore, Marco Moore, Claybonne Hughes – opposed

Motion: Garza

Second: Pierce

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

80 BRIDGELAND CREEKLAND VILLAGE GP

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Matt Tangen, Harris County

Motion: Garza

Second: Carroll

Vote: Carried

Abstaining: Mares, Heisch

81 FRANZ RESERVES

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

Commission action:

Speaker(s): None

Motion: Mandapaka

Second: Sigler

Vote: Unanimous

ITEM(S) 82 AND 83 WERE TAKEN TOGETHER AT THIS TIME

82 GRAND MASON 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.

83 **GRAND MASON DETENTION RESERVE A**

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

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

Speaker(s): Gerald Grissom, applicant, available for questions

Motion: Mandapaka

Second: Mares

Vote: Carried

Abstaining: Heisch

84 **LOCKWOOD 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: Heisch

Second: Victor

Vote: Unanimous

85 **LOFTS AT WAYFARER**

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: Carroll

Vote: Unanimous

86 **MASON BUSINESS GP**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Unanimous

87 **ORION LOGISTICS CENTER**

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): Sara Dunn, applicant, available for questions

Motion: Garza

Second: Baldwin

Vote: Unanimous

88 **SHEKINAH LIFE CENTER**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Ballard

Second: Pierce

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

89 SCOTT STREET LIFT STATION NO 3

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

90	Edgewood Village East Sec 1	Approve
91	Hopfe Center	Approve
92	Katy Fort Bend Business Park Sec 2	Approve
93	Lanza Plaza replat no 1 and extension	Approve
94	Sila Sec 18	Approve
95	Texas Petroleum Group Southwest Freeway	Approve
96	Veterans Memorial Constellation	Approve
97	Wild Privet Drive Reserve A	Approve

h. NAME CHANGES

98	Cypress Hill MUD no 1 Water Plant no 3 (prev. Cypress Hill MUD Water Plant no 3)	Approved
----	--	----------

i. CERTIFICATES OF COMPLIANCE – None

99	22940 Chaparral Court	Approved
100	21610 ED Drive	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 90 – 100.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Garza

Second: Sigler

Vote: Carried

Abstaining: Heisch – 94, 97

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

101 3987 S. GESSNER ROAD

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Naranjo

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2026

- a. Charlesmont Terrace
- b. England Park Plaza
- c. Faulkner Estates
- d. MS Cube Dewberry Development
- e. Orange Grove Sec 2 partial replat no 2
- f. Parkway Oaks Sec 6 partial replat no 1
- g. Romina Place
- h. Residences at Dunlavy
- i. White Oak Terrace Estates replat no 1

Commission action: Accepted August 6, 2026, for the public hearing date for Item II, a-i.

Speaker(s): None

Motion: Pham

Vote: Unanimous

Second: Mares

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2821 W 11TH STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Ruben Garza – supportive

Motion: Baldwin

Vote: Unanimous

Second: Naranjo

Opposed: None

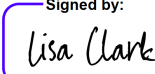
IV. EXCUSE THE ABSENCE OF COMMISSIONER CINDY PHAM

No action needed, Commissioner Pham was present.

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Clark adjourned the meeting at 3:36 PM.

Signed by:

51717246E64E438...
Lisa M. Clark, Chair

Signed by:

5A4EA0A6C2A7466...
Vonn Tran, Secretary