

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 3 SEPTEMBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 PM by Lisa Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra 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
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	<i>Absent</i>
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, delivered two key announcements:

1. Phishing Alert for Plat Tracker Applicants, malicious phishing emails are targeting applicants who list their email addresses on PDF submissions. These fake messages appear to come from the City of Houston Planning Commission and request payment through fraudulent “settlement invoices” for plat approvals. Legitimate plat payments are handled only through Plat Tracker or directly with the department’s finance team. The department never sends settlement invoice emails.

If any suspicious email is received, applicants should confirm details through Plat Tracker or call the Planner of the Day at 832-393-6624.

2. Upcoming Platting Workshop – 22 October 2026, The Planning & Development Department, in partnership with Professional Surveyors Educational Foundation (PSEFI), will host a full-day platting workshop from 8AM to 4:30PM at Third Ward Multi-Service Center Auditorium (3611 Ennis Street). The workshop offers continuing education credits for licensed surveyors and valuable updates for anyone involved in subdivision platting and development. Proceeds support educational programs and scholarships through Lone Star College’s Surveying Group. Instruction will be provided by staff from City of Houston departments, Harris County, and CenterPoint Energy. For assistance, the department can be reached at 832-393-6600, and general planning information is available at HoustonPlanning.com

APPROVAL OF MINUTES

Consideration of the approval of the August 20, 2026, Planning Commission for Major Throughfare and Freeway Plan Amendment Requests Meeting Minutes

Commission action: Approved.

Motion: Ballard

Second: Garza

Vote: Unanimous

Consideration of the approval of the August 20, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Garza

Second: Pham

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-44)

b. REPLATS (45-73)

Staff recommendation: Approve Item No's. 1 – 73, subject to the CPC 101 form conditions, save and except for Item(s) 3, 9, 10, 19, 24, 25, 28, 37, 40, 41, 43, 44, and 65.

Commission action: Approved staff recommendations for all items excluding which were removed by abstaining commissioners. Item(s) 65 was removed for separate consideration.

Motion: Victor

Vote: Carried

Second: Jones

Abstaining: Heisch, Mares, Pierce, Shephard

CONSIDERATION FOR ABSTAINED ITEMS

Staff recommendation: Approve Item No's. 3, 9, 10, 19, 24, 25, 28, 37, 40, 41, 43, and 44 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Hines

Vote: Carried

Second: Porras-Pirtle

Abstaining: Heisch, Mares, Pierce, Shephard

ITEM(S) B.65 WAS REMOVED FOR SEPARATE CONSIDERATION

65 MIDLINE SEC 9

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): Kayla Leal, applicant

Motion: Victor

Second: Porras-Pirtle

Vote: Carried

Abstaining: Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

74 ALABAMA COMMONS

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: Serem

Vote: Unanimous

75 CHAPTER AT BLAND 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): Charlie Turner

Motion: Hines

Second: Mares

Vote: Unanimous

76 CRUZ AUTO SHOP - Withdrawn

77 ELEANOR ENCLAVE

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

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

Speaker(s): Joseph Hernandez – opposed, Michelle Chapa, applicant

Motion: Jones

Second: Naranjo

Vote: Unanimous

78 GALICIA

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Garza

Vote: Unanimous

79 LC PARK

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Mandapaka

Second: Porras-Pirtle

Vote: Unanimous

80 PERRY 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: Garza

Second: Naranjo

Vote: Unanimous

81 SOUTHLAND PLACE PARTIAL REPLAT NO 6

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): None

Motion: Shepherd

Second: Mares

Vote: Unanimous

82 SUL ROSS VIEWS

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: Heisch

Second: Garza

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

83 ALDINE ISD DOUGLAS MACARTHUR HIGH SCHOOL AND HAMBRICK MIDDLE SCHOOL
CAMPUSES 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: Hines

Second: Mares

Vote: Carried

Abstaining: Heisch

84 ALI 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: Jones

Second: Victor

Vote: Unanimous

85 BRIDGELAND CREEKLAND VILLAGE 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: Pham

Vote: Carried

Abstaining: Mares, Heisch, Shephard

86 ENCLAVE AT SAINT CHARLES

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: Pham

Second: Garza

Vote: Unanimous

87 GENERATION PARK EAST 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: Garza

Second: Ballard

Vote: Carried

Abstaining: Sikes

88 MAXROYS CORNER

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

Commission action: Deferred for 2 weeks.

Speaker(s): Shea Prihoda – opposed, Monica Fontenot (for the next-door neighbor Yvonne and Jorge Rodriguez), Nikolay Nikolov, applicant

Motion: Baldwin

Second: Mares

Vote: Unanimous

89 WESTHAVEN MANOR NORTH SEC 2

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: Hines

Second: Pham

Vote: Carried

Abstaining: Shephard

90 WESTHEIMER SUBDIVISION PARTIAL REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Ballard

Second: Serem

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

ITEM(S) F.91 AND F.92 WERE TAKEN TOGETHER

91 GRAND PRAIRIE 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.

92 GRAND PRAIRIE RESERVES SEC 2

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: Garcia

Second: Ballard

Vote: Carried

Abstaining: Shepherd

93 MAGNOLIA ENCLAVE

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

94 SCHURMIER RESIDENCES

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: Victor

Second: Jones

Vote: Unanimous

95 WESTFIELD VILLAGE INDUSTRIAL

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: Porras-Pirtle

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

96	Bridgeland Creekland Village Sec 15	Approved
97	Dowdell Park	Approved
98	Faith Family Church Campus	Approved
99	Grant Road Development	Approved
100	HC WCID no 36 Hollywood Water Plant	Approved
101	King Fuels FM 1960 Center	Approved
102	Konec Properties	Approved
103	Monte De Santidad	Approved
104	Plaza at Spring Cypress	Approved
105	Remi Lake Houston	Approved
106	San Jacinto Memorial Site Expansion	Approved
107	Sorella Sec 11	Approved
108	Villas at Breen	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

109	20797 Idle Wilde Roadway	Approved
110	22611 Oakley Road	Approved

Staff recommendation: Approve staff recommendations for G, H, and I Item(s) 96 – 110.

Commission action: Approved per staff's recommendation.

Speaker(s): None

Motion: Victor

Vote: Carried

Second: Naranjo

Abstaining: 96 – Heisch, Mares, Shephard, 107 – Mares

j. ADMINISTRATIVE

111 RESCISSION OF APPROVAL FOR A PARKING VARIANCE AT 13620 MEMORIAL DRIVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Baldwin

Opposed: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS - None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2026

- a. Bridgeland Creekland Village Sec 22 replat no 1
- b. Escatta partial replat no 1
- c. Haddick Place
- d. Pecan Villas partial replat no 1
- e. Westview Landing Detention

Commission action: Accepted the October 1, 2026 public hearing date for Item II, a-e.

Speaker(s): None

Motion: Hines

Vote: Unanimous

Second: Mares

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 913 SHARPSTOWN CENTER

Staff recommendation: Defer for 2-cycles, per applicant's request and for further study and review.

Commission action: Deferred for 2-cycles for further study and review.

Speaker(s): None

Motion: Naranjo

Vote: Unanimous

Second: Baldwin

Opposed: None

IV. CONSIDERATION OF ECHO SUITES HOTEL LOCATED AT 2920 AIRPORT BLVD

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: Jones

Vote: Carried

Second: Mares

Opposed:

V. EXCUSE THE ABSENCE OF COMMISSIONER BEATRICE NARANJO

No action needed, Commissioner Naranjo was in attendance.

VI. PUBLIC COMMENT – None

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 3:52 PM.

Lisa Clark, Chair

Vonn Tran, Secretary