

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 05 MARCH 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	<i>Absent</i>
Bill Baldwin	Present
Brooks Ballard	Present
Barbara Carroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present, left at 3:34 before starting on Item II
Randall L. Jones	Present
Lydia Mares	<i>Absent</i>
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
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 at 2:36 during Directors Report
Vonn Tran, Secretary	Present

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, the Planning and Development Department is conducting a PlatTracker user survey through the month of March to gather feedback, report issues, and identify improvements. The survey link is available on the Planning Department’s homepage, and an e-blast was sent to PlatTracker subscribers in early February. For questions, the public may contact the POD Line at 832-393-6624.

APPROVAL OF MINUTES

Consideration of the February 19, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Ballard

Second: Victor

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)
a. CONSENT SUBDIVISION PLATS (1-37)
b. REPLATS (38-71)

Staff recommendation: Approve Item No’s. **1 – 71**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 4, 12, 41, 42, and 46, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Victor
Second: Pham

Vote: Carried
Abstaining: Shephard

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 2, 4, 12, 46, 41, and 42 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Porras-Pirtle
Second: Hines

Vote: Carried
Abstaining: Shephard

NO ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

72 BROAD OAKS RESERVE

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): Julian Coyre, David White – applicant, available for questions

Motion: Sigler

Second: Pierce

Vote: Unanimous

73 CHARLESMONT HOME – Withdrawn

74 FRICK ROAD RESERVES

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): Ross Owen, Mikalua Hodges – applicant

Motion: Mandapaka

Second: Porras-Pirtle

Vote: Unanimous

75 FUEL DEPOT SOUTHMORE

Staff recommendation: Defer per Council Member's request.

Commission action: Deferred.

Speaker(s): John May, Mary Quinn Lynn – opposed

Motion: Baldwin

Second: Jones

Vote: Unanimous

76 HLB HOMES ON ALVIN

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

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

Motion: Porras-Pirtle

Second: Serem

Vote: Unanimous

77 HLB HOMES ON CAROTHERS

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: Hines

Vote: Unanimous

78 HLB HOMES ON LAURA KOPPE REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

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

Motion: Baldwin

Second: Sigler

Vote: Unanimous

79 HLB HOMES ON SPRINGDALE

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: Pham

Second: Ballard

Vote: Unanimous

80 HLB HOMES ON SPRINGDALE 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): Carlos Espinoza – applicant, available for questions

Motion: Jones

Second: Porras-Pirtle

Vote: Unanimous

81 HLB HOMES ON TOUCHSTONE

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: Pham

Second: Hines

Vote: Unanimous

82 HLB HOMES ON WEYBURN

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: Victor

Second: Pham

Vote: Unanimous

83 KELVIN PARK

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

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

Speaker(s): Julian Coyne, David White – applicant, available for questions

Motion: Sigler

Second: Jones

Vote: Unanimous

84 KINGSBURY 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): Jessica McBride – opposed

Motion: Baldwin

Second: Sigler

Vote: Unanimous

85 MARINER HEIGHTS

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): None

Motion: Porrás-Pirtle

Second: Pham

Vote: Unanimous

86 MCALPINE TERRACES – Withdrawn

87 MENIL BOOKSTORE AND RESTROOM

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: Baldwin

Vote: Unanimous

88 MILWAUKEE VILLAGE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Jones

Second: Shepherd

Vote: Unanimous

89 MONTGOMERY ENCLAVE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

90 PARK AT OAK FOREST 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): Steve Nuttmyer

Motion: Pierce

Second: Jones

Vote: Unanimous

91 SPRING BRANCH ESTATES NO 2 PARTIAL REPLAT NO 19

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: Victor

Second: Serem

Vote: Unanimous

92 WHISPERING PINES ESTATES PARTIAL REPLAT NO 14

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: Pierce

Vote: Unanimous

93 WHITE OAK TERRACE ESTATES 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): Craig Andress – opposed

Motion: Jones

Second: Ballard

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

94 GOOSBY

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): Junivs Landry – supportive

Motion: Hines

Second: Baldwin

Vote: Unanimous

95 IGLESIA APOSTOLES Y PROFETAS LIBRES

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): Carlos Espinoza – applicant, available for questions

Motion: Ballard

Second: Carroll

Vote: Unanimous

96 KUYKENDAHL VILLAGE 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): Tracy Youngblood – applicant, available for questions

Motion: Sigler

Second: Mandapaka

Vote: Unanimous

97 PARAGON PLACE

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: Hines

Vote: Unanimous

98 PORTMAN CENTER STREET EAST REPLAT NO 1

Staff recommendation: Defer, per council members request.

Commission action: Deferral, per council members request.

Speaker(s): Cole for Council Member Abbie Kamin

Motion: Baldwin

Second: Ballard

Vote: Unanimous

99 TOPS SURGICAL GOSLING

Staff recommendation: Defer per Harris County Engineering’s request.

Commission action: Deferred per Harris Conty Engineering request.

Speaker(s): None

Motion: Pierce

Second: Shepherd

Vote: Unanimous

100 UNITED GALVANIZING 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): Gerlad Grissom – applicant, available for questions

Motion: Jones

Second: Serem

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS - None

f. RECONSIDERATIONS OF REQUIREMENT - None

g. EXTENSIONS OF APPROVAL

101	Becker Business Park	Approved
102	Garrett Road Mini Storage	Approved
103	Harris County MUD 144 Water Plant no 1	Approved
104	Highland Village partial replat no 3	Approved
105	Khoi Barbecue	Approved
106	Memorial Town Square	Approved
107	Navajo Place Sec 1 partial replat no 2	Approved
108	Rena Properties LP	Approved
109	Riviera Pines Sec 3	Approved
110	Shops at Newport	Approved
111	Sila Sec 11	Approved
112	Sila Sec 12	Approved
113	Sila Lago Cecita Drive Street Dedication and Reserve	Approved
114	Telge Ranch West Sec 2	Approved

h. NAME CHANGES

115	Core (prev. Hub)	Approved
116	Replat of Southgate Addition Sec 3 partial replat no 1 (prev. Replat of Southgate Addition Sec 3 partial replat no 1)	Approved

i. CERTIFICATES OF COMPLIANCE

117	16022 Coe Loop	Approved
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j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 101 – 117.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Pham

Second: Sigler

Vote: Unanimous

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118 7720 HOFFMAN STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Yusuf Civeleti, applicant, available for questions

Motion: Porras-Pirtle

Second: Hines

Vote: Unanimous

119 4022 NAVIGATION BOULEVARD

Staff recommendation: Approve.

Commission action: Approved the application and added to provide 40% fenestration along Navigation Boulevard.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

120 8303 SUNNYHILL STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Ballard

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 2, 2026

- a) Diamond Reserve
- b) Finch Cottage Courts
- c) Idaho Residences
- d) Kings Forest Sec 1 partial replat no 1
- e) Winton Villas

Commission action: Accepted the April 2, 2026, public hearing date for Item II, a-e.

Speaker(s): None

Motion: Choose an item.

Vote: Unanimous

Second: Choose an item.

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3520 AND 3616 CENTER ST.

Staff recommendation: No action; variance not required. (Application determined that state law, 218–102A, 2.A, supersedes the multifamily parking requirements of Chapter 26.)

Speaker(s): Christopher Parma, Ruben Garza – supportive, Caitlin Conner – opposed, Donna Scudder, Mike Pittman – unsupported

IV. CONSIDERATION OF PROPOSED EXPANSION TO THE EXISTING TEXAS MEDICAL CENTER SPECIAL PARKING AREA

Staff recommendation: Approve and forward to City Council for consideration.

Commission action: Accepts staff’s recommendation to approve and forward to City Council for consideration.

Speaker(s): Qian Lu (June) – opposed, Donna Scudder – undecided, Ashley McPhail, applicant(s) with Texas Medical Center and Abbey Roberson with TMC

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Opposed: None

V. CONSIDERATION OF A HYDE PARK HOTEL LOCATED AT 704 HYDE PARK BLVD

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Grant J., Patti Joiner, applicant, available for questions

Motion: Baldwin

Vote: Unanimous

Second: Ballard

Opposed: None

VI. EXCUSE THE ABSENCE OF COMMISSIONER LYDIA MARES

Commission action: Absences excused.

Motion: Sigler

Vote: Unanimous

Second: Victor

Opposed: None

VII. PUBLIC COMMENT – None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:19 PM.

Signed by:

Lisa Clark

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Lisa M. Clark, Chair

Signed by:

Vonn Tran

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Vonn Tran, Secretary