

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 30 APRIL 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 at 2:41 during Item I
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present at 2:36 during Approval of Minutes
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
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	<i>Absent</i>
Vonn Tran, Secretary	Present

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, welcomed attendees and announced the 2026 Major Thoroughfare and Freeway Plan Amendments. An open house will be held at 1:00 PM on 14 May at 900 Bagby, featuring a staff introduction and applicant presentations on six proposed amendments. This meeting is the first of five public meetings leading to a Planning Commission decision in September.

APPROVAL OF MINUTES

Consideration of April 16, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Hines

Vote: Unanimous

I. PRESENTATION ON THE PROPOSED AMENDMENTS TO CHAPTER 42, DIVISION 7- PARKS & PRIVATE PARKS TO COMPLY WITH LOCAL GOVERNMENT CODE 212.201-212.213 AND ESTABLISH A PUBLIC HEARING FOR MAY 14, 2026

Commission action: Accepts staff proposed amendments.

Speaker(s): Doug Smith – undecided

Motion: Garza

Second: Shephard

Vote: Unanimous

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-36)

b. REPLATS (37-76)

Staff recommendation: Approve Item No’s. 1 – 76, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 16, 17, 18, 25, 28, 30 and 34, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Victor

Vote: Carried

Second: Garza

Abstaining: Mares, Sikes

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 16, 17, 18, 25, 28, 30 and 34, subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Sigler

Vote: Carried

Second: Jones

Abstaining: Mares, Sikes

NO ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

77 ACEVEDO PROPERTIES – Withdrawn

78 ADAMS LANDING

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

79 BLADANA 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): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

80 BURKETT GARDEN ESTATES – Withdrawn by Applicant

81 ELLA GREENS

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: Jones

Vote: Unanimous

82 ESPINOZA RESIDENCE

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: Mares

Second: Ballard

Vote: Unanimous

83 HAZARD STREET 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: Sigler

Second: Carroll

Vote: Unanimous

84 HC WCID NO 36 MARWOOD 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: Jones

Second: Ballard

Vote: Unanimous

85 MARINER HEIGHTS

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: Mares

Second: Pham

Vote: Unanimous

86 MCALPINE TERRACES

Staff recommendation: Approve the plat subject to the conditions listed

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

Speaker(s): Zima Ortiz – opposed

Motion: Garza

Second: Serem

Vote: Unanimous

87 RESERVE AT WESTHEIMER

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

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

Speaker(s): Harrison Rusk, applicant, Neil Nesmith – supportive, Margo Fendrich – opposed

Motion: Baldwin

Second: Mares

Vote: Unanimous

88 SOUTH POST OAK COMMERCIAL RESERVE

Staff recommendation: Defer per the Council Member's request.

Commission action: Deferred.

Speaker(s): Perdita Chavis, Chief of Staff for Mayor Por Tem Castex-Tatum, District K

Motion: Garza

Second: Ballard

Vote: Unanimous

89 WEST MAIN GROVE

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

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

90 EASTEX INDUSTRIAL 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: Victor

Second: Garza

Vote: Unanimous

91 FAULKY GULLY MUNICIPAL UTILITY DISTRICT WATER PLANT 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: Sikes

Second: Carroll

Vote: Unanimous

92 HURTADO ESTATE

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

93 WILLOW PARTNERS DEVELOPMENT

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: Naranjo

Second: Garza

Vote: Unanimous

94 WINWARD FALLS 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: Shepherd

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

95 SHELL FCU FULSHEAR BRANCH

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: Pham

Second: Sikes

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

96	Alameda Retail East	Approved
97	Alameda Retail West	Approved
98	Asifito Residence	Approved
99	Bauer Hockley Farm Commercial Reserve	Approved
100	East Aldine Estates	Approved
101	Grand Junction	Approved
102	Huffmeister Flex Space Center	Approved
103	Sanford Farms Sec 5	Approved
104	Villas at Lakeview	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

105	20006 Red Oaks S	Approved
106	24323 E Terrace Drive	Approved
107	26400 Blackberry Lane	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 96 - 107.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Victor

Second: Ballard

Vote: Carried

Abstaining: Shephard - 103

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

108 2015 ALABAMA STREET

Staff recommendation: Defer

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Second: Ballard

Vote: Unanimous

109 1104 GARGAN STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Garza

Vote: Unanimous

110 7802 GULF FREEWAY

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Kristen Stapper – available for questions

Motion: Sigler

Second: Carroll

Vote: Unanimous

111 1420 OXFORD STREET

Staff recommendation: Defer, per applicant's request.

Commission action: Deferred.

Speaker(s): Tracy Boulwear – undecided

Motion: Garza

Second: Baldwin

Vote: Unanimous

112 4742 PARK DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Hines

Second: Pierce

Vote: Unanimous

113 2360 RICE BOULEVARD

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Guy Streatfeld, Chris Gibbs – opposed, John Cadenhead – applicant

Motion: Baldwin

Second: Garza

Vote: Unanimous

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 28, 2026

- a. Acevedo Property
- b. Bridgestone MUD Lift Station no 4 replat no 1 and extension
- c. Esplanade on Live Oak replat no 1
- d. FMU Caywood Collection
- e. Garden Acres Plaza
- f. Houstons Skyscraper Shadows Sec 2 partial replat no 7
- g. Mid Lane Reserve
- h. Parkhurst Cove
- i. Wycliffe Estates replat no 1

Commission action: Accepted the May 28, 2026 public hearing date for Item III, a-i.

Speaker(s): None

Motion: Garza
Second: Ballard

Vote: Unanimous
Opposed: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE RENEWAL FOR THE 2400-2500 BLOCK OF OAKDALE STREET IN THE RIVERSIDE TERRACE SEC 3 SUBDIVISION – MLS 147REN

Staff recommendation: Forward to city council for approval.

Commission action: Accepted staffs recommendation to forward to city council for approval.

Speaker(s): Luis De Santos, Elizabeth Eicher

Motion: Baldwin
Second: Garza

Vote: Unanimous
Opposed: None


V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:15 PM.

Signed by:

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 Lisa M. Clark, Chair

Signed by:

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 Vonn Tran, Secretary