

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 14 MAY 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:34 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
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, left at 3:56 during Item 131
Vonn Tran, Secretary	Present

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, the City of Houston Public Works Department will host a live Microsoft Teams webinar covering the 2026 IDM changes, which are available on the Houston Permitting Center webpage. The seminar will take place on Thursday, May 21, from 12 noon to 3p, and registration is available through the Training Houston Permitting Center webpage. The American Planning Association National Conference 2027 will be held in Houston from May 15–19, 2027. For questions, contact the planning department at (832) 393-6600.

APPROVAL OF MINUTES

Consideration of the April 30, 2026 Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Victor

Vote: Unanimous

I. PUBLIC HEARING AND CONSIDERATION OF THE PROPOSED AMENDMENTS TO CHAPTER 42, DIVISION 7- PARKS & PRIVATE PARKS TO COMPLY WITH LOCAL GOVERNMENT 212.201-212

Commission action: Postpone for two weeks and is asking to conduct an analyst on raising the fee.

Speaker(s): Council Member Sallie Alcorn, Ed Pettitt, Cody Miller, Kimberly Phipps, Ben McPhaul, Sylvia Rivas, Taylor Valley Presley, Rita Robles

Motion: Baldwin

Vote: Unanimous

Second: Garza

Opposed: None

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-49)

b. REPLATS (50-98)

Staff recommendation: Approve Item No's. **1 – 98**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 8, 9, 10, 11, 16, 17, 18, 25, 26, 27, 28, 38, 43, 58 and 64 which were removed by abstaining commissioners.

There were no further Item(s) removed for separate consideration.

Motion: Pham

Second: Garza

Vote: Carried

Abstaining: Heisch – 8, 9, 10, 11, 16, 17, 18, 25, 26, 27, 28, 43, 64; Mares – 4, 38;

Pierce – 16, 17, 18; Sikes – 58, Shephard – 8, 9, 10, 11

CONSIDERATION FOR ABSTENTIONS

Staff recommendation: Approve Item No's. 4, 8, 9, 10, 11, 16, 17, 18, 25, 26, 27, 28, 38, 43, 58 and 64 subject to the CPC 101 form conditions.

Commission Action: Approved, with staff's recommendation.

Motion: Porras-Pirtle

Second: Naranjo

Vote: Carried

Abstaining: Heisch – 8, 9, 10, 11, 16, 17, 18, 25, 26, 27, 28, 43, 64; Mares – 4, 38;

Pierce – 16, 17, 18; Sikes – 58, Shephard – 8, 9, 10, 11

NO ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

99 ADAMS LANDING

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): Salin Obeid, applicant available for questions

Motion: Jones

Second: Baldwin

Vote: Unanimous

100 ASUZA 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: Sikes

Second: Hines

Vote: Unanimous

101 AZTLAN PLACES

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: Serem

Vote: Unanimous

102 CARA AT MID LANE

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: Heisch

Vote: Unanimous

103 CREEKMONT BRANCH 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): Stephen McGuire – opposed

Motion: Pham

Second: Jones

Vote: Unanimous

104 JACQUELYN 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: Porrás-Pirtle

Second: Serem

Vote: Unanimous

105 LEVANT HOMES AT ALLSTON

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

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

Speaker(s): Laura Virgadamo, Salin Obeid, applicants, available for questions

Motion: Garza

Second: Mares

Vote: Unanimous

106 MADERA SUITES

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: Ballard

Vote: Unanimous

107 RESIDENCES AT SNOWDEN – Withdrawn

108 SOUTH POST OAK COMMERCIAL RESERVE

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 Thayil, Jerry Thayil – applicant, available for questions

Motion: Garcia

Second: Naranjo

Vote: Unanimous

109 VISTA EYE CARE

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: Mares

Vote: Unanimous

110 WALKER STORAGE YARDS

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

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

Speaker(s): Matthew Davis

Motion: Porras-Pirtle

Second: Mares

Vote: Unanimous

111 WESTERN OAKS 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): Matthew Johnson, Kay Vincent, Pam Ray – supportive, Mvrtaza Nalwala, applicant

Motion: Jones

Second: Ballard

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

112 ALMEDA MALL SOUTH

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: Naranjo

Vote: Unanimous

113 ARC AT ION

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: Baldwin

Second: Hines

Vote: Unanimous

114 EMBRY STATES

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Mares

Vote: Unanimous

115 GARFAM INDUSTRIES INDUSTRIAL PARK

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

116 GREEN SCAPES

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: Shepherd

Second: Mandapaka

Vote: Unanimous

117 SHELDON DEZAVALLA 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: Mandapaka

Second: Mares

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

118 KOHRVILLE COMMERCE PARK

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: Mandapaka

Vote: Unanimous

119 OATES MEADOW

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: Ballard

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

- 120 GS Equity Northpark Approved
- 121 Katy ISD Elementary no 49 Approved
- 122 La Porte Grove Approved
- 123 Loduc Creek Approved
- 124 Northpark South Sec 2 Approved
- 125 Reisu Plaza Approved
- 126 Windstone Manor Boulevard Street Dedication Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

127	27636 Coach Light Lane	Approved
128	26704 Burning Tree	Approved
129	26700 Burning Tree	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 120 - 129.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Hines Second: Victor Vote: Carried Abstaining: Mares - 126

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

130 2015 Alabama Street DPV

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): Christopher Gibbs – opposed

Motion: Garza Second: Pham Vote: Unanimous

131 1420 Oxford Street DPV

Staff recommendation: Disapprove.

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

Speaker(s): Steve Furlong, John Rogers – opposed, Tracy Boulware – supportive

Motion: Garza Second: Hines Vote: Unanimous

132 2360 Rice Boulevard DPV

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Christopher Gibbs – opposed

Motion: Victor Second: Baldwin Vote: Unanimous

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2026

- a. Charlesmont Place
- a. Culver Residence
- b. Davenport Manor
- c. Garage Ultimate Westview
- d. LC Park
- e. Madera Village
- f. Royal Plaza
- g. Woodland Acres partial replat no 5

Commission action: Accepted the June 11, 2026 public hearing date for Item III, a-g.

Speaker(s): None

Motion: Sikes
Second: Pierce

Vote: Unanimous
Opposed: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 235 N. NORWOOD STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Adam Williams, applicant supportive, Dennis Wysock, Nathan Dietrich, applicant

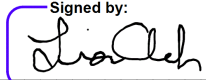
Motion: Baldwin
Second: Naranjo

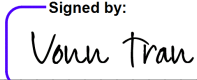
Vote: Unanimous
Opposed: None

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Clark adjourned the meeting at 4:09 PM.

Signed by:

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 Lisa M. Clark, Chair

Signed by:

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 Vonn Tran, Secretary