

**HOUSTON PLANNING COMMISSION**  
**MINUTES**  
**THURSDAY, 28 MAY 2026**  
**CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:34 PM by Lisa M. Clark, Chair

| <b>Commissioners</b>                              | <b>Quorum - Present / Absent</b>        |
|---------------------------------------------------|-----------------------------------------|
| 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                                  | <i>Absent</i>                           |
| Cindy Pham                                        | Present                                 |
| Stephen Pierce                                    | Present                                 |
| Linda Porras-Pirtle                               | <i>Absent</i>                           |
| Juliet Serem                                      | <i>Absent</i>                           |
| Dekecha Shepherd                                  | Present                                 |
| Megan R. Sigler                                   | Present                                 |
| Mark Sikes                                        | Present                                 |
| Meera D. Victor                                   | <i>Absent</i>                           |
| 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 2:37 during Directors Report |
| Vonn Tran, Secretary                              | Present                                 |

**Director's Report,** Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced the 2026 Major Thoroughfare and Freeway Plan Amendment process is now underway. At our previous meeting, staff and applicants presented proposed amendments, we are now notifying affected property owners and continuing reviewing Amendment applications. A public open house will be held on 11 June (virtual only), where applicants will provide follow-up presentations on their requests. Anyone seeking information about our Open House is asked to contact Jeff Butler and/or visit our web site.

### **APPROVAL OF MAJOR THOROUGHFARE & FREEWAY PLAN MINUTES**

Consideration of May 14, 2026, MTFP Workshop Meeting Minutes

Commission action: Approved.

Motion: Ballard

Second: Mares

Vote: Unanimous

### **APPROVAL OF PLANNING COMMISSION MINUTES**

Consideration of May 14, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Sikes

Second: Jones

Vote: Unanimous

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

Commission action:

Speaker(s): Sallie Alcorn

Motion: Baldwin

Vote: Unanimous

Second: Ballard

Opposed: None

### **II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

#### **a. CONSENT SUBDIVISION PLATS (1-31)**

#### **b. REPLATS (32-80)**

Staff recommendation: Approve Item No's. 1 – 80, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 1, 3, 4, 5, 10, 11, 12, 21, 22, 23, 24, 37, 61 and 73 which were removed by abstaining commissioners. Item(s) b. 46 was removed for separate consideration.

Motion: Garza

Second: Pham

Vote: Carried

Abstaining: Heisch – 3, 4, 5, 11; Mares – 1, 4, 10, 21, 22, 23, 24; Sikes – 73;

Shephard – 4, 12, 37, 61

### **CONSIDERATION FOR ABSTAINED ITEMS.**

Staff recommendation: Approve Items a. and b. No's. 1, 3, 4, 5, 10, 11, 12, 21, 22, 23, 24, 37, 61 and 73 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Sigler

Second: Hines

Vote: Carried

Abstaining: Heisch – 3, 4, 5, 11; Mares – 1, 4, 10, 21, 22, 23, 24; Sikes – 73;

Shephard – 4, 12, 37, 61

**ITEM(S) B.46 WAS REMOVED FOR SEPARATE CONSIDERATION**

**46 HEB EAST END**

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

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

Speaker(s): Scott Singleton – supportive

Motion: Mares

Second: Ballard

Vote: Unanimous

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**81 ACEVEDO PROPERTY**

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: Pham

Vote: Unanimous

**82 BRIDGESTONE MUD LIFT STATION NO 4 REPLAT NO 1 AND EXTENSION**

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: Jones

Vote: Unanimous

**83 ESPLANADE ON LIVE OAK 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: Sigler

Second: Ballard

Vote: Unanimous

**84 FMU CAYWOOD COLLECTION**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Heisch

Second: Hines

Vote: Unanimous

85 GARDEN ACRES PLAZA

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

86 HOUSTONS SKYSCRAPER SHADOWS SEC 2 PARTIAL REPLAT NO 7

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: Garza

Vote: Unanimous

87 MID LANE 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): Dan Dimitrijevic – undecided

Motion: Baldwin

Second: Heisch

Vote: Unanimous

88 PARKHURST COVE

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: Jones

Vote: Unanimous

89 WYCLIFFE 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): None

Motion: Baldwin

Second: Mares

Vote: Unanimous

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

90 BICE 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: Mandapaka

Second: Shepherd

Vote: Unanimous

91 EMBRY STATES

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: Jones

Vote: Unanimous

92 FAMILY TIES

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): Eric Clark, applicant

Motion: Mandapaka

Second: Garza

Vote: Unanimous

93 SALINAS ESTATES AT SHARON STREET

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Pham

Vote: Unanimous

94 STAR WINDOWS BUSINESS 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): None

Motion: Sikes

Second: Jones

Vote: Unanimous

ITEM(S) D. 95, 96 AND 97 WERE TAKEN TOGETHER

95 WESTMOOR COURT 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

96 WESTMOOR COURT SEC 1

97 WESTMOOR COURT 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: Carroll

Second: Sigler

Vote: Carried

Abstaining: Mares

98 WILDCAT INDUSTRIAL

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

Commission action: Deferred per council member.

Speaker(s): Perdita Chaves, Chief of Staff for Mayor Pro Tem Castex-Tatum

Motion: Baldwin

Second: Hines

Vote: Unanimous

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT**

99 CROSBY 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): None

Motion: Pham

Second: Mares

Vote: Unanimous

100 WINWARD FALLS GP

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Jones

Second: Mandapaka

Vote: Unanimous

**g. EXTENSIONS OF APPROVAL**

|     |                                        |         |
|-----|----------------------------------------|---------|
| 101 | Beamer Business Complex                | Approve |
| 102 | Dunham Pointe Commercial Reserve Sec 1 | Approve |
| 103 | Elyson Sec 71                          | Approve |
| 104 | Keeton Spring Reserve                  | Approve |
| 105 | Miranda Manor                          | Approve |
| 106 | NewTechWood America Headquarters       | Approve |
| 107 | Nueces Park Place South                | Approve |
| 108 | Porter Vitality Center Sec 1           | Approve |

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE – None**

**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 101 – 108.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Baldwin

Second: Pham

Vote: Carried

Abstaining: Heisch: 102, 103

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

109 2360 RICE BOULEVARD – Withdrawn

110 7402 RATON STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Sigler

Second: Garza

Vote: Unanimous

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2026**

- a. Flowerdale Court
- b. Hazard Oaks
- c. Hooper Landing partial replat no 1
- d. Johanna Grove

- e. Mason Condo Association
- f. Montrose Heights
- g. McClendon Grove
- h. Shermandale Pedestrian Crossing
- i. Southland Place partial replat no 6
- j. Welch Street Views

Commission action: Accepted the June 25, 2026 public hearing date for Item III, a-j.

Speaker(s): None

Motion: Garza  
Second: Hines

Vote: Unanimous  
Opposed: None

**IV. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25TH, 2026, FOR A HOTEL AT RICHMOND LOCATED AT 6150 RICHMOND AVENUE**

Commission action:

Speaker(s): None

Motion: Garza  
Second: Shepherd

Vote: Unanimous  
Opposed: None

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE RENEWAL FOR THE 4600-4800 BLOCK OF RUSK STREET IN THE EASTWOOD SUBDIVISION – MBL 86REN**

Commission action: Approve and forward to City Council.

Speaker(s): Paul O’Sullivan – supportive

Motion: Garza  
Second: Hines

Vote: Unanimous  
Opposed: None

**VI. EXCUSE THE ABSENCES OF COMMISSIONERS BARBARA A. CARROLL AND MEGAN R. SIGLER**

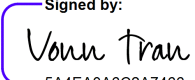
No action was needed; both Commissioners Carroll and Sigler were present.

**VII. PUBLIC COMMENT – None**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission; Chair Clark adjourned the meeting at 3:21 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary