

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 25 JUNE 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:33 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	<i>Absent</i>
Beatrice Naranjo	Present
Cindy Pham	<i>Absent</i>
Stephen Pierce	Present
Linda Porras-Pirtle	Present at 2:40 during Item I
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	<i>Absent</i>
Mark Sikes	Present
Meera D. Victor	Present, left at 3:59 during Item IV
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, announced a public hearing will be held on the proposed amendments to Chapter 42, Division 7 (Parks and Open Spaces) Wednesday, 8 July, at 9AM in City Council Chambers, 901 Bagby Street, 2nd Floor. If anyone would like to speak, they can do so before City Council by contact the Office of the City Secretary by 3PM on Tuesday, 7 July by calling 832-393-1100, or emailing speakers@houstontx.gov, you may also register online, or visiting City Hall Annex, 900 Bagby Street, Room P101.

APPROVAL OF MINUTES

Consideration of June 11, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Sikes

Second: Ballard

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-41)

b. REPLATS (42-80)

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, 2, 3, 4, 52, and 65 which were removed by abstaining commissioners. Item a.31 was removed for separate consideration.

Motion: Garza

Second: Victor

Vote: Carried

Abstaining: Heisch, Sikes

CONSIDERATION FOR ABSTAINED ITEMS.

Staff recommendation: Approve Items a. and b. No's. 1, 2, 3, 4, 52, and 65 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Jones

Second: Naranjo

Vote: Carried

Abstaining: Heisch, Sikes

ITEM(S) A.31 WAS REMOVED FOR SEPARATE CONSIDERATION

A.31 ROYAL 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): Jennifer Pool, applicant

Motion: Baldwin

Second: Victor

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

81 CULVER 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: Garza

Second: Ballard

Vote: Unanimous

82 FLOWERDALE COURT

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: Carroll

Vote: Unanimous

83 FMU CAYWOOD COLLECTION – Withdraw

84 HAZARD OAKS

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: Baldwin

Vote: Unanimous

85 HOOPER LANDING 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): None

Motion: Porras-Pirtle

Second: Hines

Vote: Unanimous

86 JOHANNA 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: Heisch

Second: Victor

Vote: Unanimous

87 MADERA VILLAGE

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

88 MASON CONDO ASSOCIATION

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Ballard

Second: Garza

Vote: Unanimous

89 **McCLENDON 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: Garza

Second: Carroll

Vote: Unanimous

90 **MONTROSE HEIGHTS**

Staff recommendation: Defer for 2 weeks to allow further legal review.

Commission action: Deferred.

Speaker(s): Sarah Frazier, David Taylor, Katherine Simpson, Lori Thompson, Rocky Kneten, Mary Martin – opposed, M. Villerreal, applicant

Motion: Ballard

Second: Baldwin

Vote: Unanimous

91 **SHERMANDALE PEDESTRIAN CROSSING**

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: Porras-Pirtle

Vote: Carried

Abstaining: Shepherd

92 **SOUTHLAND PLACE PARTIAL REPLAT NO 6 – Withdraw**

93 **WELCH 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): Venits Stamey, CC Sherry Knight – opposed

Motion: Garza

Second: Jones

Vote: Carried

Opposed: Ballard

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

94 **BRIDGELAND CREEKLAND VILLAGE GP**

Staff recommendation: Defer HC Engineering request.

Commission action:

Speaker(s): None

Motion: Mandapaka

Second: Serem

Vote: Carried

Abstaining: Heisch, Shepherd

95 GRAND MASON GP

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Gerald Grissom, applicant – supportive

Motion: Sikes

Second: Garza

Vote: Carried

Abstaining: Heisch

96 GRAND MASON DETENTION RESERVE A – Deferred, no action needed until 07.09.2026

97 LOFTS AT WAYFARER

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Victor

Second: Garza

Vote: Unanimous

98 LONESOME OAK BUSINESS 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: Shepherd

Vote: Unanimous

99 POUNDBURY 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: Baldwin

Second: Garza

Vote: Unanimous

100 SHEKINAH LIFE CENTER

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Second: Ballard

Vote: Unanimous

101 WILDCAT 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): Perdita Chavis Mayor Pro Tem Martha Tatum, District K

Motion: Baldwin

Second: Hines

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**f. RECONSIDERATIONS OF REQUIREMENT****102 WOODLAND LAKES DETENTION SMITH 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: Pierce

Second: Carroll

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

103	Bridgeland Creekland Village Sec 23	Approve
104	Corner at Greens partial replat no 1 and extension	Approve
105	Crosby Farms Sec 6	Approve
106	Crosby Farms Sec 8	Approve
107	Express Mart New Caney	Approve
108	Grand Prairie Reserves Sec 2	Approve
109	Harris County MUD no 165 Lift Station no 20	Approve
110	Haude Commercial	Approve
111	Houston Methodist Spring Comprehensive Care Center	Approve
112	Howell Townhomes	Approve
113	North Lake Houston Parkway Street Dedication Sec 2	Approve
114	Oakberry Trails Sec 11	Approve
115	Royal Pines Sec 5	Approve
116	Waller ISD Warren Ranch High School and Johnson Junior High	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) 103 – 116.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Garza

Vote: Carried

Second: Hines

Abstaining: Heisch, 103, 109; Shepherd 103, 108

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 4210 FULTON STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): James Fernades, applicant, Maria Traver, Jose Vega, Tim Traver

Motion: Garza

Second: Serem

Vote: Unanimous

118 2600 PEMBERTON DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jennifer Pool, applicant

Motion: Jones

Second: Naranjo

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 23, 2026

- a. Caywood Park replat no 1
- b. East End on the Bayou Trails
- c. Fishers Pointe at Waverly partial replat no 1
- d. Fringewood Views
- e. Fringewood Villas
- f. Garage Ultimate Westview
- g. Iveba Estates at Snowden Street
- h. Laurel Place Reserves
- i. Mansfield Manor Preserve
- j. Martin Develop Design McDaniels replat no 1
- k. Telge OST Development
- l. Warwick Place partial replat no 2

Commission action: Accepted the July 23, 2026 public hearing date for Item II, a-l.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Ballard

Opposed: None

III. HOTEL/MOTEL VARIANCE PUBLIC HEARING AND CONSIDERATION OF HOTEL AT RICHMOND LOCATED AT 6510 RICHMOND AVENUE

Staff recommendation: Deny.

Commission action: Denied.

Speaker(s): Jennifer Pool, applicant

Motion: Baldwin

Vote: Unanimous

Second: Victor

Opposed: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE FOR THE 2300-2400 BLOCK OF BARTLETT STREET IN THE GREENBRIAR SUBDIVISION

Staff recommendation: forward to city counsel

Commission action: Accepts staff's recommendation to forward the application to city counsel for approval.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Hines

Opposed: None

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE FOR THE 1700 BLOCK OF MILFORD STREET IN THE WEST EDMONT AND ORMOND PLACE SUBDIVISIONS

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

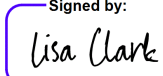
Second: Jones

Opposed: None

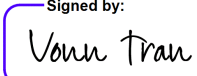
VI. PUBLIC COMMENT – None

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Clark adjourned the meeting at 4:01 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary