

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 23 JULY 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	<i>Absent</i>
Brooks Ballard	Present
Barbara Carroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	<i>Absent</i>
Stephen Pierce	Present
Linda Porras-Pirtle	Present
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
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced that on July 15, City Council approved amendments to Chapter 42, Division 7, Parks and Open Space. He expressed appreciation to Parks Department Director Allen, the Legal Department team led by Tammy Kim, Planning and Development Department staff, and the Planning Commission for their support in advancing the amendments to City Council.

Director Tran reminded the public that assistance is available through the Planning and Development Department at (832) 393-6600 or by contacting the Planner of the Day at (832) 393-6624. Additional information is available at HoustonPlanning.com

APPROVAL OF MINUTES

Consideration of June 9, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Garza

Second: Ballard

Vote: Unanimous

I. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES (DEIDRE VANLANGEN)

Commission action: Approved.

Motion: Mares

Second: Garza

Vote: Unanimous

II. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (DEIDRE VANLANGEN)

Commission action: Approved.

Motion: Mares

Second: Jones

Vote: Unanimous

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-39)

b. REPLATS (40-80)

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, 38, 43, 55, 68, 71, 72, and 80 which were removed by abstaining commissioners. No other items were removed for separate consideration.

Motion: Sikes

Vote: Carried

Second: Pierce

Abstaining: Mares, Pierce, Shepherd

CONSIDERATION FOR ABSTAINED ITEMS.

Staff recommendation: Approve Items a. and b. No's. 1, 3, 38, 43, 55, 68, 71, 72, and 80 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Sigler

Abstaining: Mares, Pierce, Shepherd

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

81 ALCONBURY RESIDENCE

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: Hines

Second: Mares

Vote: Unanimous

82 BAYOU WOODS SEC 2 PARTIAL REPLAT NO 3 AND EXTENSION

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: Naranjo

Vote: Unanimous

83 CAYWOOD PARK 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: Garza

Second: Carroll

Vote: Unanimous

84 EAST END ON THE BAYOU TRAILS

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: Naranjo

Vote: Unanimous

85 FISHERS POINTE AT WAVERLY PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Second: Garza

Vote: Unanimous

86 FRINGEWOOD 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: Mares

Vote: Unanimous

87 FRINGEWOOD VILLAS

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones

Second: Sikes

Vote: Unanimous

88 GARAGE ULTIMATE WESTVIEW

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

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

Speaker(s): Robert Stephons, Doug Lessard – opposed

Motion: Garza

Second: Hines

Vote: Unanimous

89 IVEBA ESTATES AT SNOWDEN STREET

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): Vicky Martin – opposed, Juan Castillo, applicant

Motion: Mares

Second: Ballard

Vote: Unanimous

90 LAUREL PLACE RESERVES

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: Ballard

Second: Jones

Vote: Unanimous

91 MANSFIELD MANOR PRESERVE

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: Sigler

Second: Naranjo

Vote: Unanimous

92 MARTIN DEVELOP DESIGN MCDANIELS REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Shepherd

Vote: Unanimous

93 MONTROSE HEIGHTS

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

Commission action: Item was moved to be voted on towards the end of the agenda, after Item V.

Speaker(s): Scott Schanfsma, Augustine Pararah, Elizabeth Bergt, Rocky Kneten, David Taylor, Sarah Frazier, Hugo Lazano – opposed, Mary Villarreal, applicant

Motion: Hines

Second: Ballard

Vote: Unanimous

94 TELGE OST DEVELOPMENT

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

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

Speaker(s): Arga Bourgeois – opposed, George Mara, applicant

Motion: Mares

Second: Garza

Vote: Unanimous

95 VALE VIEW HOMES

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

96 WARWICK PLACE PARTIAL REPLAT NO 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Pierce

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

97 AMIRA 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: Ballard

Vote: Carried

Abstaining: Shepherd

98 BRIDGELAND CREEKLAND VILLAGE GP

Staff recommendation: Withdraw, per applicant's request.

Commission action: Withdrawn.

Speaker(s): None

Motion: Choose an item. Second: Choose an item. Vote: Carried Abstaining: Mares

99 HUNTON SERVICES COMPLEX

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mares Second: Mandapaka Vote: Unanimous

100 MASON BUSINESS GP

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Mandapaka Second: Garza Vote: Unanimous

101 SHEKINAH LIFE 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: Mares Second: Garza Vote: Unanimous

102 TELGE HILL BUSINESS PARK

Staff recommendation: Defer HC Engineering request.

Speaker(s): None

Motion: Garza Second: Jones Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

103 **BERING DRIVE 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): None

Motion: Sigler

Second: Garza

Vote: Unanimous

104 HILLCROFT 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: Sikes

Second: Ballard

Vote: Unanimous

105 MIDLINE DETENTION RESERVE SEC 1

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: Carried

Abstaining: Mares

g. EXTENSIONS OF APPROVAL

106	Assets Up Aldine Mail Route	Approved
107	Fry Road Town Center	Approved
108	Fry Road Tract Sec 2	Approved
109	Harris County MUD 492 Lift Station no 1	Approved
110	Jubilee Warrenville Lane Street Dedication	Approved
111	Queensland Development	Approved

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: Carroll

Abstaining: Mares – 108, 110

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

112 5500 EVERGREEN STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Ballard

Second: Porras-Pirtle

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 20, 2026

- a. Azeez Vista
- b. Charlesmont Street Views
- c. Gomez Bigwood Development
- d. Saint Augustine Park
- e. White Chapel Estate

Commission action: Accepted the August 20, 2026 public hearing date for Item IV, a-e.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Hines

Opposed: None

V. CONSIDERATION OF A LANDSCAPE VARIANCE AT 14421 SOMMERMEYER STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Denise Yea, applicant

Motion: Garza

Vote: Unanimous

Second: Hines

Opposed: None

ITEM 93 WAS HEARD AT THIS TIME

93 MONTROSE HEIGHTS

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

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

Motion: Sigler

Second: Garza

Opposed: Carroll, Sikes, Ballard

VI. PUBLIC COMMENT – None

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Clark adjourned the meeting at 3:57 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary