

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 AUGUST 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:31 PM by M. Sonny Garca, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	<i>Absent</i>
Linda Porras-Pirtle	Present
Juliet Serem	Present at 2:41 during Item 106
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	Present
Mark Sikes	<i>Absent</i>
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, two announcements Plat Tracker has been enhanced and is now user friendly and second on 20 August 2026 the Planning Commission will be able to hear the MTFP application updates beginning at 1PM CST here at the City Annex right before the Planning Commission Meeting, the public will be allowed to speak on the proposed updates.

APPROVAL OF MINUTES

Consideration of July 23, 2026, Planning Commission MTFP Amendment Requests Public Hearing and the Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Garza

Second: Carroll

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-52)

b. REPLATS (53-103)

Staff recommendation: Approve Item No's. 1 – 106, subject to the CPC 101 form conditions, save and except for Item(s) 10, 42, 86 and 87.

Commission action: Approved staff recommendations for all items excluding 10, 42, 86 and 87 which were removed by abstaining commissioners. No Item(s) were removed for separate consideration.

Motion: Pham

Vote: Carried

Second: Garza

Abstaining: Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 10, 42, 86 and 87 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Jones

Abstaining: Mares

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

104 CHARLESMONT TERRACE

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: Sigler

Vote: Unanimous

105 ENGLAND PARK 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: Jones

Second: Porras-Pirtle

Vote: Unanimous

106 FAULKNER 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: Garza

Second: Victor

Vote: Unanimous

107 FISHERS POINTE AT WAVERLY PARTIAL REPLAT NO 1

Staff recommendation: Defer, applicants request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Mares

Vote: Unanimous

108 FRINGEWOOD 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: Jones

Second: Mares

Vote: Unanimous

109 IVEBA ESTATES AT SNOWDEN STREET

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: Pham

Vote: Unanimous

110 MARTIN DEVELOP DESIGN MCDANIELS REPLAT NO 1 -Withdrawn

111 MS CUBE DEWBERRY 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): None

Motion: Porras-Pirtle

Second: Carroll

Vote: Unanimous

112 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 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): Eric Clark, applicant, available for questions, Steve Mead

Motion: Garza

Second: Ballard

Vote: Unanimous

113 PARKWAY OAKS SEC 6 PARTIAL REPLAT NO 1

Staff recommendation: Defer, additional information requested.

Commission action: Deferred, additional information requested.

Speaker(s): None

Motion: Baldwin

Second: Jones

Vote: Unanimous

114 RESIDENCES AT DUNLAVY

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: Baldwin

Vote: Unanimous

115 ROMINA PLACE

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: Serem

Second: Victor

Vote: Unanimous

116 WARWICK PLACE PARTIAL REPLAT NO 2

Staff recommendation: Defer, applicant's request.

Commission action: Deferred, per applicant's request.

Speaker(s): None

Motion: Mares

Second: Carroll

Vote: Unanimous

117 WHITE OAK TERRACE ESTATES REPLAT NO 1

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

Commission action: Deferred for two weeks for further study and review.

Speaker(s): John Brown – City of Houston Public Works

Motion: Baldwin

Second: Ballard

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

118 ANNISTON SEC 21

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: Garza

Vote: Carried

Abstaining: Mares

119 CORMONT GP – Withdrawn

120 ENCLAVE AT SAINT CHARLES

Staff recommendation: Defer, additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza

Second: Ballard

Vote: Unanimous

121 HUFFMEISTER BUSINESS COMPLEX

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

122 HUNTON SERVICES COMPLEX

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: Baldwin

Vote: Unanimous

123 MASON BUSINESS GP

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: Jones

Vote: Unanimous

124 TELGE HILL BUSINESS PARK

Staff recommendation: Defer, applicant's request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Mares

Second: Victor

Vote: Unanimous

125 TRAILS OF HIGHLAND HEIGHTS

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: Ballard

Second: Naranjo

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

126 HARTLEY RESERVE

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Serem

Vote: Unanimous

127 SOUTHLAND 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: Garza

Second: Pham

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

128	Aldine ISD Middle School Complex	Approved
129	Benders Grove	Approved
130	Enclave at Katy Hockley	Approved
131	Lakes of Bella Terra Reserve Sec 12	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

132	139 Long Road	Approved
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j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 128 – 132.

Commission action: Approved per staff's recommendation.

Speaker(s): None

Motion: Garza

Second: Ballard

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133 7390 FANNIN STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Sigler

Vote: Unanimous

134 2346 QUENBY STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jennifer Pool, applicant – available for questions

Motion: Baldwin

Second: Garza

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2026

- a. Alabama Commons
- b. Chapter at Bland Replat No. 1
- c. Cruz Auto Shop
- d. Eleanor Enclave
- e. Galicia
- f. LC Park
- g. Perry Villas
- h. Southland Place partial replat no 6
- i. Sul Ross Views

Commission action: Accepted the September 3, 2026 public hearing date for Item II, a-i.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Pham

Opposed: None

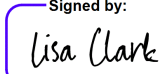
III. EXCUSE THE ABSENCE OF COMMISSIONER BILL BALDWIN, JULIET SEREM, CINDY PHAM

No action needed Commissioners were all in attendance.

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 3:34 PM.

Signed by:

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Lisa Clark, Chair

Signed by:

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Vonn Tran, Secretary