

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 20 AUGUST 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 PM by Lisa Clark, 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	Present
Daimian S. Hines	Present
Randall L. Jones	Present, left at 3:26 after Item 90
Lydia Mares	Present
Beatrice Naranjo	<i>Absent</i>
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	Present
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 3:44 after Item 121
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Staff previously presented MTFP application updates to the Commission. On September 3, staff will present their recommendations to the Commission.

After the Commission's consideration, the MTFP will be forwarded to City Council for a vote. No other announcements were mentioned, for assistance, the Planning and Development Department can be reached at 832-393-6600. The Planner of the Day can be reached at 832-393-6624. The department's website is HoustonPlanning.com

APPROVAL OF MINUTES

Consideration of August 6, 2026, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Baldwin

Second: Pham

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-43)

b. REPLATS (44-76)

Staff recommendation: Approve Item No's. 1 – 76, subject to the CPC 101 form conditions, save and except for Item(s) 4, 5, 6, 17, 18, 23, 24, 32, 45, 55, and 66.

Commission action: Approved staff recommendations for all items excluding 4, 5, 6, 17, 18, 23, 24, 32, 45, 55, and 66 which were removed by abstaining commissioners. Item(s) 32 was removed for separate consideration.

Motion: Garza

Vote: Carried

Second: Carroll

Abstaining: Mares, Heisch, Shepherd

CONSIDERATION FOR ABSTAINED ITEMS

Staff recommendation: Approve Item No's. 4, 5, 6, 17, 18, 23, 24, 45, 55, and 66 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Pham

Abstaining: Mares, Heisch

ITEM(S) 32 WAS REMOVED FOR SEPARATE CONSIDERATION

32 MARTIN VIEW HEIGHTS

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

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

Speaker(s): Tonia Wells – opposed

Motion: Garza

Second: Victor

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

77 AZEEZ VISTA

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

78 CHARLESMONT 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): None

Motion: Sigler

Second: Mares

Vote: Unanimous

79 FISHERS POINTE AT WAVERLY PARTIAL REPLAT NO

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: Sikes

Vote: Unanimous

80 GOMEZ BIGWOOD 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: Serem

Second: Victor

Vote: Unanimous

81 PARKWAY OAKS SEC 6 PARTIAL REPLAT NO 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): Jolie Craft, applicant – available for questions

Motion: Mares

Second: Jones

Vote: Carried

Abstaining: Sikes

82 SAINT AUGUSTINE PARK

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: Hines

Second: Garza

Vote: Unanimous

83 WARWICK PLACE PARTIAL REPLAT NO 2

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Ballard

Second: Baldwin

Vote: Unanimous

84 WHITE CHAPEL ESTATE

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

85 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: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Ballard

Second: Pham

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

86 ALDINE ISD DOUGLAS MACARTHUR HIGH SCHOOL AND HAMBRICK MIDDLE SCHOOL
CAMPUSES GP

Staff recommendation: Defer HC Engineering request.

Commission action:

Speaker(s): None

Motion: Hines

Second: Mandapaka

Vote: Carried

Abstaining: Heisch

87 ALDINE ISD NIMITZ HIGH SCHOOL

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: Carroll

Vote: Unanimous

88 ALDINE WESTFIELD 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): None

Motion: Mandapaka

Second: Mares

Vote: Unanimous

89 CORMONT SEC 1 – Withdrawn

90 ENCLAVE AT SAINT CHARLES

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): Armondo Bucannon, applicant

Motion: Baldwin

Second: Mares

Vote: Carried

Opposed: Garza, Pham

91 MAXROYS CORNER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Casey Reed – opposed

Motion: Hines

Second: Shepherd

Vote: Unanimous

92 ROMAN ROCK 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): Jo E. Wilson – opposed, Joyce Owes, applicant – available for questions

Motion: Garza

Second: Mandapaka

Vote: Unanimous

93 SIMS OREM 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): None

Motion: Pham

Second: Garza

Vote: Unanimous

94 TELGE HILL BUSINESS PARK – Withdrawn

ITEM(S) 95 AND 96 WERE TAKEN TOGETHER

95 VALLEY VIEW AT NORTHPARK GP

96 VALLEY VIEW AT NORTHPARK 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: Sikes

Second: Ballard

Vote: Carried

Abstaining: Shephard

97 WESTHAVEN MANOR NORTH SEC 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Mares

Vote: Carried

Abstaining: Shephard

98 WILBURFORCE PARK PLAZA

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: Serem

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

99 HARTLEY RESERVE

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: Garza

Vote: Unanimous

100 SCHURMIER RESIDENCES

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Pierce

Second: Porras-Pirtle

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

101	Blue River Petcare Fairbanks Animal Clinic	Approved
102	Cypress Square Retail	Approved
103	Hattrick	Approved
104	HC MUD 61 Water Plant no 2	Approved
105	Jubilee LJ Scholars Way Street Dedication Sec 1	Approved
106	Kickapoo Estates	Approved
107	Klein ISD Epps Island Elementary School	Approved
108	MD Brothers Kermier	Approved
109	Plaza Xochimilco	Approved
110	Saint Tropez Sec 2	Approved
111	Sam Road Farm	Approved
112	Sila Sec 16	Approved
113	Sila Sec 17	Approved
114	Sila Sec 20	Approved
115	Sila Sec 21	Approved
116	Spring High School	Approved
117	Subsea Spring Addition	Approved
118	Town Site of Aldine partial replat no 2	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

119	20196 Heights Blvd	Approved
120	23499 Roberts Road	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 101 – 120.

Commission action: Approved per staff's recommendation.

Speaker(s): None

Motion: Pham

Second: Garza

Vote: Carried

Abstaining: Mares 105, 110

Heisch 112, 113, 114, 115

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

121 126 CINNAMON OAK LANE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Sigler

Vote: Unanimous

122 13931 PEBBLEBROOK DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Garza

Vote: Unanimous

123 3902 TRISTAN STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Garza

Second: Mares

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2026

- a. Aston Villas Plaza
- b. Charlesmont Corner
- c. Condav Business Park
- d. Cresmere Place partial replat no 5
- e. Estates at Knoll Street replat no 1
- f. Island Lake Residence
- g. Lomcrest Plaza replat no 1
- h. Melbourne Place Sec 1 partial replat no 6
- i. Park Enclave at St. Augustine
- j. Poco Estates
- k. Reserves at Park Place
- l. Reserves on Grover
- m. Rivers Reef
- n. Riverside Terrace Sec 6 partial replat no 4
- o. Touchstone Park

Commission action: Accepted the September 17, 2026 public hearing date for Item II, a-o.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Ballard

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5800 EASTEX FREEWAY

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Carroll
Second: Baldwin

Vote: Unanimous
Opposed: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 13620 MEMORIAL DRIVE

Staff recommendation: Defer.

Commission action: Granted the requested variance.

Speaker(s): Katelyn Robart, Kristin Baber, applicant - supportive, Rose Ramsey, Kim Zander – opposed

Motion: Baldwin
Second: Pham

Vote: Carried
Opposed: Porras–Pirtle, Sikes
Garza, Shephard, Heisch

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 913 SHARPSTOWN CENTER

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Garza
Second: Ballard

Vote: Unanimous
Opposed: None

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE FOR THE 600-700 BLOCK OF MARSHALL STREET IN THE MONTROSE SUBDIVISION – MBL 90REN

Staff recommendation: Approve

Commission action:

Speaker(s): Christopher Bryant – applicant, supportive

Motion: Sigler
Second: Victor

Vote: Unanimous
Opposed: None

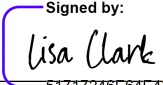
VII. EXCUSE THE ABSENCE OF COMMISSIONER RODNEY HEISCH

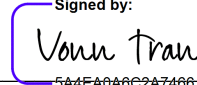
No action needed, Commissioner Heisch was in attendance.

VIII. PUBLIC COMMENT – None

IX. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 4:16 PM.

Signed by:

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Lisa Clark, Chair

Signed by:

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Vonn Tran, Secretary