

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 1 OCTOBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:34 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 Carroll	<i>Absent</i>
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present at 2:40 during Item I & II
Cindy Pham	Present
Stephen Pierce	<i>Absent</i>
Linda Porras-Pirtle	<i>Absent</i>
Juliet Serem	Present
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	<i>Absent</i>
Mark Sikes	<i>Absent</i>
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 three major updates:

- 2026 Major Thoroughfare & Freeway Plan Amendments Approved

City Council passed the 2026 amendments on September 30, following Planning Commission approval on September 3. Staff is working on recommended process improvements and will soon publish updated maps and hierarchy tables for public use.

- Upcoming Platting Workshop – October 22

Will be held at the Third Ward Multi-Service Center, 3611 Ennis Street.

Provides continuing education credits and subdivision planning updates.

Instructors will include City of Houston departments, Harris County, and CenterPoint Energy.

Complimentary passes have been reserved for Commission members.

- Phishing Alert Reminder

Applicants and staff may receive fraudulent emails targeting those who list email addresses in PDF submissions.

These phishing emails falsely appear to come from the Planning Department and request payment through fake invoices.

Legitimate plat payments are handled only through Plat Tracker or the Department's Finance Team—never by emailed invoices. Recipients of suspicious messages should verify through Plat Tracker or contact a planner at 832-393-6624.

Director Tran concluded by reminding attendees they can contact staff at 832-393-6600 or visit HoustonPlanning.com

APPROVAL OF MINUTES

Consideration and approval of the September 17, 2026, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Mares

Second: Pham

Vote: Unanimous

I. PRESENTATION AND CONSIDERATION OF THE 2027 PLANNING COMMISSION MEETING DATES

Commission action: Approved.

II. PRESENTATION AND CONSIDERATION OF THE 2027 CHAPTER 26 SUBMITTAL DATES

Commission action: Approved.

Motion: Garza

Second: Hines

Vote: Unanimous

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-49)

b. REPLATS (50-75)

Staff recommendation: Approve Items subject to the CPC 101 form conditions, save and except for Item(s) No. 26.

Commission action: Approved staff recommendations for all items excluding No. 26. Item 24 was removed for separate consideration.

Motion: Serem

Vote: Carried

Second: Jones

Abstaining: Mares

CONSIDERATION FOR ABSTAINED ITEM(S)

Staff recommendation: Approve Item No. 26 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Garza

Vote: Carried

Second: Hines

Abstaining: Mares

ITEM 24 WAS REMOVED FOR SEPARATE CONSIDERATION

24 HAZARD HOMES ENCLAVE

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

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

Speaker(s): Matthew Sigman, applicant, Gabriel Olson, Alejandro Levin, Doris Rodriguez, Nicklas Collins

Motion: Garza

Second: Hines

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

76 BRIDGELAND CREEKLAND VILLAGE SEC 22 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): Katy Haris, applicant

Motion: Mandapaka

Second: Serem

Vote: Carried

Recused: Mares

77 ESCATTA PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Jones

Second: Baldwin

Vote: Unanimous

78 HADDICK PLACE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Ballard

Second: Mares

Vote: Unanimous

79 PECAN VILLAS 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): Wilburn Eanes – opposed

Motion: Garza

Second: Hines

Vote: Unanimous

80 RESERVES AT PARK PLACE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Rebecca Sallans, Jill Brary, Maria Gomez, Deborah Ketner, Elaine Rodriguez, Claudia Borago, Victor Garay – opposed

Motion: Garza

Second: Ballard

Vote: Unanimous

81 RIVERS REEF

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): Maggie Port, Matthan Sigman, applicant, John Gibbs – opposed, John Brown, Houston Public Works

Motion: Garza

Second: Jones

Vote: Unanimous

82 TOUCHSTONE 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: Pham

Second: Mares

Vote: Unanimous

83 WESTVIEW LANDING DETENTION

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

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

Speaker(s): Yulisa Angel

Motion: Mandapaka

Second: Ballard

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

84 NORTHWEST HARRIS COUNTY MUD 21 AND 22 WELL SITE NO 3

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): Jon N. Strange, applicant – supportive

Motion: Mares

Second: Garza

Vote: Unanimous

85 WESTHEIMER SUBDIVISION 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): None

Motion: Baldwin

Second: Ballard

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

86 KATY ISD SUNDOWN ELEMENTARY

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: Baldwin

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

87	Corder Manor	Approve
88	Grand Mason West Road Reserve	Approve
89	Hockley Meadows Sec 5	Approve
90	Legacy Ranch Business Park Sec 2	Approve
91	Marin Acres	Approve
92	Northwest 99 Business Park Sec 3	Approve
93	Oakberry Trails Sec 5	Approve
94	Oakberry Trails Sec 12	Approve
95	Palm Mixed Use	Approve
96	Pecan Estates Sec 5	Approve
97	QuikTrip Store 4660	Approve
98	Redbud Sec 3	Approve
99	Texas Toy Box Storage Bridgeland Sec 1	Approve
100	Trillium Sec 12	Approve
101	Vales at Rhodes Road	Approve
102	Via Dora Drive Street Dedication	Approve
103	Villas at Cullen	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE – None

Commission action: Approved per staff's recommendation for Item(s) 89, 96 and 102.

Motion: Jones

Vote: Carried

Second: Baldwin

Recused: Mares; 89, 96, 102

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 87 – 103.

Commission action: Approved per staff's recommendation for Item(s) 87 – 103, save and except for G. 89, 96 and 102.

Speaker(s): None

Motion: Naranjo

Vote: Carried

Second: Baldwin

Recused: Mares; 89, 96, 102

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

104 12806 BOHEME DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): John Sullivan, applicant

Motion: Baldwin

Second: Pham

Vote: Unanimous

105 2360 RICE BOULEVARD

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): John Cadenhead, applicant, Joe Fischer, Guy Streatfield, Chris Gibbns – opposed

Motion: Baldwin

Second: Mares

Vote: Unanimous

106 323 WYCLIFFE DRIVE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Keelan Baker, Willia J. applicant

Motion: Garza

Second: Naranjo

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2026

- a. Jutland Homes
- b. Kafi Commons
- c. Partial Replat of Sandalwood Sec 2 and 3 partial replat no 1
- d. Richland Drive Villas
- e. Sevilla Commercial

Commission action: Accepted the October 29, 2026 public hearing date for Item(s) IV, a-e.

Speaker(s): None

Motion: Ballard

Vote: Unanimous

Second: Pham

Opposed: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3208 AUSTIN STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Dave Price – opposed, David Richmond, applicant

Motion: Baldwin

Vote: Unanimous

Second: Hines

Opposed: None

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 913 SHARPSTOWN CENTER –
Withdrawn**

VII. PUBLIC COMMENT

Speaker(s): None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 4:22 PM.

Signed by:

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Lisa Clark, Chair

Signed by:

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Vonn Tran, Secretary