

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 8 JANUARY 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	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	<i>Absent</i>
Cindy Pham	Present left at 3:30 during Item 110
Stephen Pierce	Present
Linda Porras-Pirtle	Present at 2:35 during Directors Report
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 at 3:03 during Item 83
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, MTFP process is under way, you may contact Geoff Butler for questions.

APPROVAL OF MINUTES

Consideration of the December 18, 2025, Planning Commission Meeting Minutes
 Commission action: Approved.

Motion: Garza

Second: Jones

Vote: Unanimous

78 COPPERWOOD WATER PLANT RESERVE REPLAT NO 1 AND EXTENSION

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: Heisch

Vote: Unanimous

Second: Hines

Opposed: None

79 ESTATES AT WOODING 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: Mares

Vote: Unanimous

Second: Pham

Opposed: None

80 FAIRWAY CREEK

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

Vote: Unanimous

Second: Serem

Opposed: None

81 FERNWOOD 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): Ken Callen - undecided, David White, Julian Coyen – applicant

Motion: Baldwin

Vote: Unanimous

Second: Ballard

Opposed: None

82 GULFWAY TERRACE 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): Ray Soto, Brenda Flewellen, Melissa Ledezma, Blanca Ocana, Estella Watts – opposed

Motion: Garza

Vote: Unanimous

Second: Ballard

Opposed: None

83 LOCKETT MANOR

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): Alonzo Gonzalez, Gerardo Gaytan, Vinay Chandraken, Sara Goldberg, Alfonso Pico, Peter Arvess, Corina Rosales, Jill Yaziji – opposed

 Motion: Baldwin

 Vote: Unanimous

 Second: Carroll

 Opposed: None

84 MILWAUKEE VILLAGE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

 Motion: Victor

 Vote: Unanimous

 Second: Jones

 Opposed: None

85 PAPALOTE 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: Garza

 Vote: Unanimous

 Second: Porras-Pirtle

 Opposed: None

86 TIDWELL SQUARE

Staff recommendation: Defer, per applicant's request.

Commission action: Deferred per applicant's request.

Speaker(s): Thomas Nguyen - undecided, Sam Jaughan – opposed

 Motion: Sigler

 Vote: Unanimous

 Second: Shepherd

 Opposed: None

87 WINDSOR PLACE ADDITION PARTIAL REPLAT NO 4

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Susan Kistler - opposed, Nathan Dietrich – applicant

 Motion: Jones

 Vote: Unanimous

 Second: Mares

 Opposed: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEMS 88, 89, 90 AND 91 WERE TAKEN TOGETHER AT THIS TIME

88 BRIDGELAND PRAIRIELAND VILLAGE SEC 64
89 BRIDGELAND PRAIRIELAND VILLAGE SEC 65
90 BRIDGELAND PRAIRIELAND VILLAGE SEC 66
91 BRIDGELAND PRAIRIELAND VILLAGE SEC 67

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: Victor

Vote: Carried
Abstaining: Heisch, Mares

92 IAH COMMERCE 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: Mandapaka
Second: Garza

Vote: Unanimous
Opposed: None

93 KUYKENDAHL VILLAGE SEC 2

Staff recommendation: Deny.

Commission action: 30-day extension granted.

Speaker(s): Applicant available for questions

Motion: Hines
Second: Jones

Vote: Carried
Abstaining: Heisch

94 MENDOZA HACIENDA

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: Sikes

Vote: Unanimous
Opposed: None

95 PRECISION TOMBALL COMMERCIAL

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): David White, Julian Coyne – applicants available for questions

Motion: Mandapaka	Vote: Unanimous
Second: Mares	Opposed: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

96 LUTHERAN GARDENS 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: Mandapaka	Vote: Unanimous
Second: Ballard	Opposed: None

97 WILLOW PARRISH

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): Andrea Soliz, Valiance Gant, Helen L. Ripple, Alejandra Caceres – opposed
Willow Parrish – applicant

Motion: Mares	Vote: Unanimous
Second: Garza	Opposed: None

g. EXTENSIONS OF APPROVAL

98	CNP Water Plant Reserve no 2	Approved
99	CNP Water Plant Reserve no 3	Approved
100	Grand Mason Detention Reserve C and Water Plant	Approved
101	Guild Shop of the Church of St John the Divine North Site	Approved
102	Indigo Trails Water Plant	Approved
103	Longhorn Realty Partners LLC	Approved
104	Mesa Vista Sec 2	Approved
105	Mueschke Real Estate LLC	Approved
106	Park Properties	Approved
107	Village at Dyer	Approved
108	Village at Engelmoehr	Approved

h. NAME CHANGES

109	Titus Court Villas (prev. Plaza Estates at Russell)	Approved
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i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 98 – 109.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Carried

Abstaining: Heisch – 100

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

110 5535 BIRDWOOD ROAD

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Don Kelso – opposed, applicant available for questions

Motion: Garza

Vote: Unanimous

Second: Pierce

Opposed: None

111 511 CORDELL STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin
Second: Hines

Vote: Unanimous
Opposed: None

112 1402 GLOURIE DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jessica De Dominico, Anthony De Dominico – supportive, Mary Villarreal – applicant

Motion: Sigler
Second: Carroll

Vote: Unanimous
Opposed: None

113 4609 RUSK STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Jones
Second: Victor

Vote: Unanimous
Opposed: None

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 5, 2026

- a. Bedford Business Square
- b. Bridgeland Creekland Village Sec 6 partial replat no 1
- c. Del Monte Sec 1 partial replat no 1
- d. Stearns Villas
- e. Stubdivision

Commission action: Accepted the February 5, 2026 public hearing date for Item II, a-e.

Speaker(s): None

Motion: Garza
Second: Porras-Pirtle

Vote: Unanimous
Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 5317 INKER STREET

Staff recommendation: Approve.

Commission action: Approved

Speaker(s): None

Motion: Carroll
Second: Serem

Vote: Unanimous
Opposed: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR EAST SUNNYSIDE COURT SUBDIVISION SECTION 3 – MLS 889

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Mares

Opposed: None

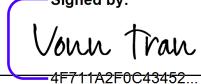
V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:10 PM.

Signed by:

Lisa M. Clark, Chair
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Signed by:

Vonn Tran
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Vonn Tran, Secretary