

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 22 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 at 2:36 during Approval of Minutes
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
Dekecha Shepherd	Present
Megan R. Sigler	<i>Absent</i>
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 2:46 during Item 29
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Beginning February 1, 2026, the Planning and Development Department will issue all public notices in postcard format to streamline communication and improve efficiency. A full list of public notices will also be available on the department's website. Additionally, the department will conduct a survey to gather feedback on the new Plat Tracker website, including user suggestions, issue reporting, and opportunities for improvement for both the public portal and the internal Dynamics 365 system.

APPROVAL OF MINUTES

Consideration of January 8, 2026, Planning Commission Meeting Minutes Commission action:
Approved.

Motion: Victor

Second: Ballard

Vote: Unanimous

I. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT FEES

Motion: Garza

Vote: Unanimous

Second: Shepherd

Opposed: None

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

Motion: Heisch

Vote: Unanimous

Second: Pham

Opposed: None

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-29)

b. REPLATS (30-70)

Staff recommendation: Approve Item No's. 1 – 70, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 5, 14, 15, 24 and 26 which were removed by abstaining commissioners. Item(s) 29 was also removed for separate consideration.

Motion: Jones

Vote: Carried

Second: Hines

Abstaining: Heisch, Mares, Shepherd

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 4, 5, 14, 15, 24, and 26 subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Victor

Vote: Carried

Second: Pham

Abstaining: Heisch, Mares, Shepherd

ITEM(S) A. 29 WAS REMOVED FOR SEPARATE CONSIDERATION

29 WILLOW PARRISH

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

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

Speaker(s): Helen Landverdel- Ripple – opposed

Motion: Mares
Second: Garza

Vote: Unanimous
Opposed: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

71 CENTENARIO HOMES AT FARMER

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: Garza

Vote: Unanimous
Opposed: None

72 CY FAIR FIRE STATION NO 15

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: Mandapaka
Second: Jones

Vote: Unanimous
Opposed: None

73 HOMEWOOD 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: Sikes
Second: Serem

Vote: Unanimous
Opposed: None

74 MORSE STREET LIVING

Staff recommendation: Defer, per the applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin
Second: Ballard

Vote: Unanimous
Opposed: None

75 NEWHAVEN 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: Mares
Second: Pham

Vote: Unanimous
Opposed: None

76 PLAZA ESTATES AT NOBLE

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: Victor

Vote: Unanimous
Opposed: None

77 SHADOW CREEK ESTATES LAGO WOODS SEC 1 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): Chad Miller, applicant – available for questions

Motion: Ballard
Second: Mares

Vote: Unanimous
Opposed: None

78 SWIFTWATER 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): Melanie Urdralys – opposed

Motion: Jones
Second: Garza

Vote: Unanimous
Opposed: None

79 TIDWELL SQUARE

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: Garza

Vote: Unanimous
Opposed: None

80 WINDSOR PLACE ADDITION PARTIAL REPLAT NO 4

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): Susan Kisler – opposed, Kristal Casey, Nathan Dutrich – applicant available for questions

Motion: Baldwin

Vote: Unanimous

Second: Ballard

Opposed: None

81 WROXTON 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

Vote: Unanimous

Second: Mares

Opposed: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

82 CITY PLACE 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: Carried

Second: Victor

Abstaining: Mares

83 E STREET AT CARBY

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

Vote: Unanimous

Second: Jones

Opposed: None

84 FACIO 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: Pham
Second: Serem

Vote: Unanimous
Opposed: None

85 JUBILEE SEC 22

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: Hines

Vote: Carried
Abstaining: Mares

86 KUYKENDAHL VILLAGE SEC 2 – No action needed until 2/5/2026

Abstaining: Heisch

87 NORTHSORE 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: Jones
Second: Garza

Vote: Unanimous
Opposed: None

88 QUINN MEADOWS

Staff recommendation: Defer, per applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin
Second: Shepherd

Vote: Unanimous
Opposed: None

89 RIVER GROVE GP

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Ballard

Vote: Unanimous

Second: Carroll

Opposed: None

90 WAYNEBECK ENTERPRISES

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: Garza

Opposed: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**f. RECONSIDERATIONS OF REQUIREMENT – None****g. EXTENSIONS OF APPROVAL**

91	Angels Noor Enterprises	Approved
92	92 Champions Oak Sec 6	Approved
93	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2 partial replat no 1	Approved
94	Harris County Municipal Utility District no 189 WWTF replat no 1 and extension	Approved
95	Reserve at Airline and Tina	Approved
96	Woodland Lakes Sec 10	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) 91 – 96.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Mares Second: Pham Vote: Carried Abstaining: Heisch, 93

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 19, 2026

- a. Clairmont Place Sec 1 partial replat no 13
- b. Concrete Dolphin Family partial replat no 1
- c. Darling Villas replat no 1
- d. Montgomery Enclave
- e. Rosehill Pines

Commission action: Accepted the February 19, 2026 public hearing date for Item IV, a-e.

Speaker(s): None

Motion: Heisch Second: Carroll Vote: Unanimous Opposed: None

V. PUBLIC COMMENT –

Commissioner Hines shared appreciation for staff's hard work.

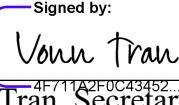
Vonn, Director chimed in as well, Staff member Suvidha Bandi expressed appreciation and also acknowledged staff's great work.

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:32 PM.

Signed by:

Lisa M. Clark, Chair

Signed by:

Vonn Tran, Secretary