

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 5 FEBRUARY 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:33 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
Barbara Carroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	<i>Absent</i>
Beatrice Naranjo	Present
Cindy Pham	<i>Absent</i>
Stephen Pierce	<i>Absent</i>
Linda Porras-Pirtle	Present at 2:46 during Item 65
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
Vonn Tran, Secretary	Present

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, introduced interim legal counsel, Heather Cook, who is attending while permanent counsel is being sought. She announced the Planning and Development Department is conducting a Plat Tracker user survey, available on the department’s homepage through February 28, to gather feedback and improve the system. Also advised applicants to ensure their company names in Plat Tracker exactly match their LLC filings to avoid delays with Harris County. Contact information for the department and website were provided to conclude the report.

APPROVAL OF MINUTES

Consideration of January 22, 2026, Planning Commission Meeting Minutes Commission action:
Approved.

Motion: Ballard

Second: Victor

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-31)

b. REPLATS (32-61)

Staff recommendation: Approve Item No's. **1 – 61**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 3, 10, 28 and 41, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Sigler

Vote: Carried

Second: Garza

Abstaining: Mares, Shepherd, Sikes

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 2, 3, 10, 28 and 41, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Victor

Vote: Carried

Second: Garza

Abstaining: Mares

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

62 BEDFORD BUSINESS 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: Sikes

Second: Baldwin

Vote: Unanimous

63 BRIDGELAND CREEKLAND VILLAGE SEC 6 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): None

Motion: Mandapaka

Second: Jones

Vote: Carried

Abstaining: Mares

64 DEL MONTE 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): None

Motion: Sigler

Second: Serem

Vote: Unanimous

65 MORSE STREET LIVING

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: Jones

Vote: Unanimous

66 STEARNS 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): Amanda Hony, undecided

Motion: Garza

Second: Carroll

Vote: Unanimous

67 STUBDIVISION

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: Baldwin

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

68 ALDINE ISD EAST TRANSPORTATION 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: Jones

Second: Shepherd

Vote: Unanimous

69 HIGHLAND ACRE HOMES PARTIAL REPLAT NO 2

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: Serem

Vote: Unanimous

70 KUYKENDAHL VILLAGE SEC 2

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: 30-Day extension.

Speaker(s): Tracy Youngblood – applicant, Harris County Representative Matt Tangen, Harris County Richard Smith

Motion: Jones

Second: Baldwin

Vote: Unanimous

71 MONTROSE MIX USE

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

Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): Sue Levell, Rocky Kneten, Sarah Frazier, Marian Wright, Michelle Bouhard, Laura Caille - opposed, Dennis Patel, Alex Mosti, Bret Hightower, John Cadenhead, applicants – support

Motion: Garza

Second: Carroll

Vote: Carried

Opposed: Baldwin, Carroll

72 NTW USA HEADQUARTERS

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Garza

Second: Serem

Vote: Unanimous

73 PARAGON PLACE

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones

Second: Mandapaka

Vote: Unanimous

74 PRAKASH ABODE

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): Courtney Chaney – applicant, available for questions

Motion: Mandapaka

Second: Shepherd

Vote: Unanimous

75 QUINN MEADOWS

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: Victor

Vote: Unanimous

76 RIVER GROVE GP – Withdrawn by Applicant

77 TIDWELL VILLAS

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

ITEMS 78 AND 79 WERE TAKEN TOGETHER AT THIS TIME

78 GRAND MASON GP

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

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.

79 GRAND MASON DETENTION RESERVE B

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: Jones

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

80 PETTY VILLA

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Shepherd

Second: Carroll

Vote: Unanimous

81 REEVESTON INDUSTRIAL SITE

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

Commission action:

Speaker(s): None

Motion: Mandapaka

Second: Garza

Vote: Unanimous

82 SHELDON INDUSTRIAL BUSINESS 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: Jones

Vote: Unanimous

83 WALLISVILLE BUSINESS PARK 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: Jones

Second: Ballard

Vote: Unanimous

84 ZAVALLA BUSINESS 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): Perdita Chavis, District K – undecided, Garth Ellis – opposed

Motion: Garza

Second: Hines

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

85	Bridgeland Pollinator Drive Street Dedication Sec 3 SP	Approved
86	Bridgeland Pollinator Drive Street Dedication Sec 4 SP	Approved
87	Bridgeland Prairieland Village Sec 88 C3R	Approved
88	Bridgeland Prairieland Village Sec 89 C3R	Approved
89	Bridgeland Prairieland Village Sec 90 C3R	Approved
90	Bridgeland Prairieland Village Sec 91 C3R	Approved
91	Bridgeland Prairieland Village Sec 92 C3R	Approved
92	Bridgeland Prairieland Village Sec 93 C3R	Approved
93	Bridgeland Prairieland Village Sec 94 C3R	Approved
94	Bridgeland Prairieland Village Sec 95 C3R	Approved
95	Eight45 Development C2	Approved
96	Elyson Sec 66 C3F	Approved
97	Elyson Sec 67 C3F	Approved
98	Escher Acres C2	Approved
99	Fairbanks North Houston Center Sec 2 C3F	Approved
100	Harris County MUD no 539 Remote Water Well C2	Approved
101	Mister Car Wash Crosstimbers C2	Approved
102	Northpointe Commercial Office C2R	Approved
103	Northwest 99 Business Park Sec 3 C3F	Approved
104	Paloma Sec 1 C3F	Approved
105	Providence Plaza C2R	Approved
106	Providence Villas C2R	Approved
107	Richey Ella Distribution Center C2	Approved
108	Saint Tropez Laguna Amenity C2	Approved
109	SGJGM Fairbanks Center C2	Approved
110	Vargas Village	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) 85 – 110.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Garza	Second: Carroll	Vote: Carried
Abstaining: Mares – 87, 88, 89, 91, 92, 93, 94, 100, 108		
Shephard, 86, 87, 106		

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

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

- a. Broad Oaks Reserve
- b. Charlesmont Home
- c. Frick Road Reserves
- d. Fuel Depot Southmore
- e. HLB Homes on Alvin
- f. HLB Homes on Carothers
- g. HLB Homes on Laura Koppe replat no 1
- h. HLB Homes on Springdale
- i. HLB Homes on Springdale Estates
- j. HLB Homes on Touchstone
- k. HLB Homes on Weyburn
- l. Kelvin Park
- m. Kingsbury Villas
- n. Mariner Heights
- o. McAlpine Terraces
- p. Menil Bookstore and Restroom
- q. Milwaukee Village
- r. Park at Oak Forest replat no 1
- s. Spring Branch Estates no 2 partial replat no 19
- t. Whispering Pines Estates partial replat no 14
- u. White Oak Terrace Estates replat no 1

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

Speaker(s): None

Motion: Sikes
Second: Sigler

Vote: Unanimous
Opposed: None

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:59 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary