

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 19 MARCH 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	<i>Absent</i>
Brooks Ballard	Present
Barbara Carroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	<i>Absent</i>
Juliet Serem	Present, at 2:38 during directors' report
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	Present
Mark Sikes	Present
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	<i>Absent</i>
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department had 3 items. First, the PD Department is doing a PlatTracker survey for feedback and will remain open through March, available on Planning homepage. Review of MTF is underway through the march deadline. We have BLANK applicants and will review them on March 15. Planning Commission training is planned for March 26.

APPROVAL OF MINUTES

Consideration of the March 5, 2026 Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Ballard

Second: Garza

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-39)

b. REPLATS (40-71)

Staff recommendation: Approve Item No’s. **1 – 71**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 5, 6, 8, 25, 26, 30, 34, 35, 36, 40, and 44 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Sikes

Vote: Carried

Second: Hines

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 4, 5, 6, 8, 25, 26, 30, 34, 35, 36, 40, and 44 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Sigler

Vote: Carried

Second: Jones

Abstaining: Mares, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

72 BROAD OAKS RESERVE

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

Commission Action: Deferred.

Speakers: Garney Griggs – opposed, Glen Hilford – opposed, Bill Plye – opposed, Debby Leighton – opposed, Lisa Francisco – opposed, Lee Lahourcade – opposed, George Francisco – opposed, Julian Cogra – applicant, David White – applicant, Randall Hicks – opposed

Motion: Sigler

Second: Hines

Vote: Carried

Opposed: Heisch, Garza

73 CRAIG WOODS PARTIAL REPLAT NO 41

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

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

Speakers: None

Motion: Jones

Second: Pham

Vote: Unanimous

74 ESTATES ON BRINKLEY

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speakers: Carlos Espinoza – applicant

Motion: Mares

Second: Hines

Vote: Unanimous

75 FUEL DEPOT SOUTHMORE

Staff recommendation: Defer State Representative request.

Commission action: Deferred.

Speakers: None

Motion: Garza

Second: Pham

Vote: Unanimous

76 GREENWOOD ADDITION 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.

Speakers: None

Motion: Garza

Second: Ballard

Vote: Unanimous

77 HLB HOMES ON ALVIN

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speakers: None

Motion: Mares

Second: Jones

Vote: Unanimous

78 HLB HOMES ON LAURA KOPPE REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speakers: None

Motion: Garza

Second: Ballard

Vote: Unanimous

79 ISABELLA VILLAS

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

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

Speakers: None

Motion: Ballard

Second: Jones

Vote: Unanimous

80 MARINER HEIGHTS

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speakers: None

Motion: Garza

Second: Serem

Vote: Unanimous

81 MONTGOMERY ENCLAVE

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

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

Speakers: None

Motion: Mares

Second: Pham

Vote: Unanimous

82 MORTON CREEK RANCH SEC 16 REPLAT NO 1 AND EXTENSION

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

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

Speakers: None.

Motion: Jones

Second: Sigler

Vote: Unanimous

83 PALAIS AT BELLEFONTAINE

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

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

Speakers: Evalyn Krudy – undecided

Motion: Garza

Second: Ballard

Vote: Unanimous

84 VENTANA LAKES EAST DRILL SITE 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.

Speakers: None

Motion: Ballard

Second: Mares

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

85 BELTWAY PINES 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.

Speakers: None

Motion: Jones

Second: Pham

Vote: Unanimous

86 CITY OF HOUSTON AG FARMS LIFT STATION

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.

Speakers: None

Motion: Sikes

Second: Mares

Vote: Unanimous

87 NEWPORT POINTE SEC 8

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.

Speakers: None

Motion: Pham

Second: Garza

Vote: Carried

Abstaining: Mares

88 PORTMAN CENTER STREET EAST REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speakers: None

Motion: Hines

Second: Sigler

Vote: Unanimous

89 TOPS SURGICAL GOSLING

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speakers: Randy Nerren – supportive, Kit Wilson – supportive

Motion: Hines

Second: Mares

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

90 LEEDY FAMILY ADDITION

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.

Speakers: None.

Motion: Heisch

Second: Serem

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

91	Boxx Modular at Cutten Road	Approved
92	Breen Reserve Sec. 2 Partial Replat No. 1 and Extension	Approved
93	Bridgeland Pollinator Drive Street Dedication Sec. 5	Approved
94	Bridgeland Prairieland Village Sec. 46	Approved
95	Lone Wolf Waterfront	Approved
96	Mound Road Street Dedication Sec. 3	Approved
97	Newport Grove Sec. 3	Approved
98	Prairie Run Lane Street Dedication	Approved
99	Synova Sec. 11	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) 91-99.

Commission action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Garza Second: Carroll Vote: Carried Abstaining: Heisch

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

100 507 CORDELL STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speakers: Genevieve Rowland – applicant

Motion: Ballard Second: Garza Vote: Unanimous

101 6515 LOCKWOOD DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speakers: Joyce Owens – applicant, Gregory McAfee – opposed

Motion: Hines Second: Serem Vote: Unanimous

102 609 AND 617 OXFORD STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speakers: Rick Grothues – applicant.

Motion: Garza

Second: Mares

Vote: Unanimous

103 5434 PETTY STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speakers: None

Motion: Sigler

Second: Ballard

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 16, 2026

- a) Balbo Estates
- b) Development on North Shepherd
- c) Esther Acres partial replat no 1
- d) Goforth Plaza
- e) Grand Prairie Highlands Reserve no 1
- f) Grand Prairie Highlands Sec 13 partial replat no 1 and extension
- g) Highline Enclave
- h) Magnolia Point
- i) Reserve at Westheimer
- j) South Post Oak Commercial Reserve
- k) Woodlyn Plaza

Commission action: Accepted the April 16, 2026 public hearing date for Item II, a-k.

Motion: Heisch

Vote: Unanimous

Second: Garza

Opposed: None

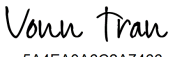
III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:08 PM.

Signed by:

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 Lisa M. Clark, Chair

Signed by:

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 Vonn Tran, Secretary