

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 17 SEPTEMBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 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	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:38 during Item(s) a & b
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
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	<i>Absent</i>
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, delivered two key announcements:

1. Phishing Alert for Plat Tracker Applicants, malicious phishing emails are targeting applicants who list their email addresses on PDF submissions. These fake messages appear to come from the City of Houston Planning Commission and request payment through fraudulent “settlement invoices” for plat approvals. Legitimate plat payments are handled only through Plat Tracker or directly with the department’s finance team. The department never sends settlement invoice emails.

If any suspicious email is received, applicants should confirm details through Plat Tracker or call the Planner of the Day at 832-393-6624.

2. Upcoming Platting Workshop – 22 October 2026, The Planning & Development Department, in partnership with Professional Surveyors Educational Foundation (PSEFI), will host a full-day platting workshop from 8AM to 4:30PM at Third Ward Multi-Service Center Auditorium (3611 Ennis Street). The workshop offers continuing education credits for licensed surveyors and valuable updates for anyone involved in subdivision platting and development. Proceeds support educational programs and scholarships through Lone Star College’s Surveying Group. Instruction will be provided by staff from City of Houston departments, Harris County, and CenterPoint Energy. For assistance, the department can be reached at 832-393-6600, and general planning information is available at HoustonPlanning.com

APPROVAL OF MINUTES

Consideration and approval of the September 3, 2026, Planning Commission Major Throughfare and Freeway Plan Amendment Request Public Hearing Minutes and September 3, 2026, Planning Commission Meeting Minutes

Commission action: Approved, with a correction on the attendance for Commissioner Sigler.

Motion: Sikes

Second: Pham

Vote: Unanimous

Consideration and approval of the September 3, 2026, Planning Commission Meeting Minutes

Commission action: Approved, with a correction on the attendance for Commissioner Sigler.

Motion: Victor

Second: Mares

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-31)

b. REPLATS (32-60)

Staff recommendation: Approve Items subject to the CPC 101 form conditions, save and except for Item(s) No's. 1, 2, 3, 5, 6, 12, 16, 17 and 60,

Commission action: Approved staff recommendations for all items excluding No's. 1, 2, 3, 5, 6, 12, 16, 17 and 60, which were removed by abstaining commissioners. No other Item(s) were removed for separate consideration.

Motion: Jones

Vote: Carried

Second: Porras-Pirtle

Abstaining: Heisch, Mares, Sikes, Shepherd

CONSIDERATION FOR ABSTAINED ITEMS

Staff recommendation: Approve Item No's. 1, 2, 3, 5, 6, 12, 16, 17 and 60, subjects to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Serem

Vote: Carried

Second: Naranjo

Abstaining: Heisch, Mares, Sikes, Shepherd

NO ITEMS WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

61 ASTON VILLAS PLAZA

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: Mares

Vote: Unanimous

62 CHARLESMONT CORNER

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Jones

Second: Victor

Vote: Unanimous

63 CONDAV BUSINESS 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: Ballard

Second: Garza

Vote: Unanimous

64 CRESMERE PLACE PARTIAL REPLAT NO 5

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

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

Speaker(s): Henry Segelke – opposed

Motion: Mares

Second: Garza

Vote: Unanimous

65 ESTATES AT KNOLL STREET 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: Ballard

Vote: Unanimous

66 GALICIA

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: Carroll

Vote: Unanimous

67 ISLAND LAKE RESIDENCE

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: Garza

Vote: Unanimous

68 LC 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: Jones

Second: Shepherd

Vote: Unanimous

69 LOMCREST PLAZA 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): Mary Villareal, applicant – available for questions

Motion: Victor

Second: Serem

Vote: Unanimous

70 MELBOURNE PLACE SEC 1 PARTIAL REPLAT NO 6

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: Carroll

Vote: Unanimous

71 PARK ENCLAVE AT ST AUGUSTINE

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: Ballard

Vote: Unanimous

72 POCO 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

Second: Shepherd

Vote: Unanimous

73 RESERVES AT PARK PLACE

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Victor Garay, Larry Ketner, Deborah Ketner, Samuel Reyes

Motion: Garza

Second: Pham

Vote: Unanimous

74 RESERVES ON GROVER

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: Sigler

Vote: Unanimous

75 RIVERS REEF

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): John Gibbs, Lonnie Jackson, Juan Lugo – opposed

Motion: Baldwin

Second: Hines

Vote: Unanimous

76 RIVERSIDE TERRACE SEC 6 PARTIAL REPLAT NO 4

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

Second: Ballard

Vote: Unanimous

77 SOUTHLAND PLACE PARTIAL REPLAT NO 6

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

Second: Mares

Vote: Unanimous

78 TOUCHSTONE PARK

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Porras-Pirtle

Second: Sikes

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

79 MAXROYS CORNER

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): Nikolay Nikolov, applicant Anna Rodirgues, Shea Prihoda – opposed

Motion: Baldwin

Second: Ballard

Vote: Unanimous

ITEM(S) 80 AND 81 WERE PRESENTED TOGETHER AT THIS TIME WITH ONE VOTE

80 MIDLINE 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.

81 MIDLINE SEC 9

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: Garza

Vote: Carried

Recused: Mares

82 VARGAS ESTATES

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: Shepherd

Second: Ballard

Vote: Unanimous

83 WESTHEIMER SUBDIVISION PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Second: Victor

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

84	Avante Homes at Hennessey	Approve
85	Bridgeland Migration Way Commercial Reserve	Approve
86	Champs Plaza	Approve
87	Cypress Rosehill Marketplace	Approve
88	Hub	Approve
89	Jubilee Winding Wonder Lane Street Dedication Sec 1	Approve
90	Mittelstaedt Reserve	Approve
91	Parkway Utility District Water Plant no 2	Approve
92	Plaza on Tidwell	Approve
93	Reserve at Katy Hockley	Approve
94	Synova East Sec 1	Approve
95	Synova East Sec 2	Approve
96	Synova East Sec 3	Approve
97	Synova East Street Dedication and Reserves	Approve
98	Telge Road Manufacturing Facility Offsite	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

Staff recommendation: Approve staff recommendations for G, H, and I Item(s) 84 – 98.

Commission action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Pham

Vote: Carried

Recused: Heisch; 85, Mares; 89

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

99 8402 BASSETT STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Serem

Vote: Unanimous

100 6202 KURY LANE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Nathan Dutrich, applicant – available for questions

Motion: Jones

Second: Naranjo

Vote: Unanimous

101 3841 OLYMPIA DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2026

- a. Alameda Genoa Complex
- b. Amplified Properties
- c. Bar Acre replat no 1
- d. Bayou Glen partial replat no 1

- e. Easter Haven
- f. Ferrari of Houston
- g. Highland Crossing replat no 1
- h. Mill Ridge Village Sec 1
- i. Ronson Landing

Commission action: Accepted the October 15, 2026 public hearing date for Item(s) II, a-i.

Speaker(s): None

Motion: Heisch

Second: Pierce

Vote: Unanimous

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 13620 MEMORIAL DRIVE

Staff recommendation:

Commission action:

Speaker(s): David Denis, Bertrand Oriot, Li Pei Shun, Ailin Hong, Kristin Baber, Kate Robart, Chris Robart, Marc Peeler, Stephen Soussan, Rose Ramsey, Patricia Brzymialkiewicz, Breton Rycroft

Motion: Victor

Second: Baldwin

Vote: Carried

Opposed: Porras-Pirtle

IV. PUBLIC COMMENT

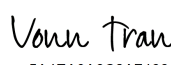
Speaker(s): Claudia Borago, had questions on Item c.73 Reserves at Park Place, needed clarification on the motion.

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 4:29 PM.

Signed by:

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Lisa Clark, Chair

Signed by:

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Vonn Tran, Secretary