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HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 15 OCTOBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:41 PM by M. Sonny Garza, Vice Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	*Absent*
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Carroll	Present
Rodney Heisch	*Absent*
Daimian S. Hines	*Absent*
Randall L. Jones	Present
Lydia Mares	*Absent*
Beatrice Naranjo	*Absent*
Cindy Pham	Present
Stephen Pierce	*Absent*
Linda Porras-Pirtle	*Absent*
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present at 2:53 during Item III
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Upcoming Platting Workshop next week – 22 October 2026
The Planning & Development Department and PSEFI will host a full day Platting Workshop from 8AM to 4:30 PM at the Third Ward Multi Service Center (3611 Ennis St.). The workshop provides continuing education credits and updates for subdivision platting professionals. Proceeds support Lone Star College's Surveying Group. Instruction will be provided by staff from City of Houston departments, Harris County, and CenterPoint Energy.
We have reserved complimentary passes for Planning commission members to attend the platting workshop, and we hope you will be able to join us.

Director Tran concluded by reminding attendees they can contact staff at 832-393-6600 or visit HoustonPlanning.com

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Approval of Minutes

Consideration and approval of the October 1, 2026, Planning Commission Meeting Minutes
Commission action: Approved with corrections on attendance.

Motion: Baldwin Second: Ballard Vote: Unanimous

Item(s) I and II were taken together at this time

I. Presentation and consideration of the 2027 Planning Commission meeting dates

Commission action: Approved.

Motion: Victor Second: Jones Vote: Unanimous

II. Presentation and consideration of the 2027 Chapter 26 submittal dates

Commission action: Approved.

Motion: Pham Second: Carroll Vote: Unanimous

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-35)
b. Replats (36-66)

Staff recommendation: Approve Item(s) subject to the CPC 101 form conditions, save and except for Item No's. 32, 33, 52, and 53.
Commission action: Approved staff recommendations for all items excluding No's. 32, 33. Item(s) 52 and 53 were removed for separate consideration.

Motion: Sikes Vote: Carried
Second: Carroll Abstaining: Shepherd

Consideration for abstained Item(s)

Staff recommendation: Approve Item No. 32 and 33 subjects to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Jones Vote: Carried
Second: Victor Abstaining: Shepherd

Item(s) b. 52 and 53 were removed for separate consideration

52 Neyland Manors

Staff recommendation: Defer Council Member request.
Commission action: Deferred, per council members request.
Speaker(s): Council Member Ty K., Mario Castillo, Joyce Owens, Tonia Wells

Motion: Baldwin Second: Carroll Vote: Unanimous

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53 PARRA ESTATES AT NEYLAND STREET

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Deferred, per council members request.
Speaker(s): Tonia Wells, Council Member Ty K., Mario Castillo

Motion: Baldwin Second: Victor Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

67 ALMEDA GENOA COMPLEX

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, available for questions

Motion: Jones Second: Sikes Vote: Unanimous

68 AMPLIFIED PROPERTIES

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): applicant available for questions

Motion: Serem Second: Shepherd Vote: Unanimous

69 BAR ACRE 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: Ballard Second: Mandapaka Vote: Unanimous

70 BAYOU GLEN 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: Sigler Second: Ballard Vote: Unanimous

71 EASTER HAVEN

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: Jones Vote: Unanimous

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72 ESCATTA PARTIAL REPLAT NO 1 – Withdraw

73 FERRARI OF HOUSTON
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: Carroll Vote: Unanimous

74 HIGHLAND CROSSING 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: Ballard Second: Pham Vote: Unanimous

75 MILL RIDGE VILLAGE SEC 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Mandapaka Second: Baldwin Vote: Unanimous

76 RESERVES AT PARK PLACE – Withdraw

77 RONSON LANDING
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: Serem Second: Victor Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

78 BACHER MANOR
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Sikes Second: Pham Vote: Unanimous

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79 BENDERS CREEK 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: Shepherd Second: Jones Vote: Unanimous

80 CYPRESS TRAILS AT BAUER LANDING SEC 2
Saff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Mandapaka Second: Ballard Vote: Carried Recused: Shepherd

81 GARDENLIGHT CITY PLACE GP
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Mandapaka Second: Carroll Vote: Unanimous

ITEM(S) C. 82, 83 AND 84 WERE TAKEN TOGETHER WITH ONE VOTE

82 GARDENLIGHT CITY PLACE SEC 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.

83 GARDENLIGHT CITY PLACE SEC 2
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.

84 GARDENLIGHT CITY PLACE SEC 3
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Mandapaka Second: Ballard Vote: Unanimous

85 SPRING CYPRESS WAREHOUSES SEC 1 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: Mandapaka Second: Ballard Vote: Unanimous

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e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

86	Beall Park Residences	Approve
87	Blue Creek Trails Sec 4	Approve
88	Blue Creek Trails Sec 5	Approve
89	Luca Residence	Approve

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) 86 – 89.
Commission action: Approved per staff's recommendation for Item(s) 86 – 89.
Speaker(s): None

Motion: Jones Vote: Unanimous
Second: Pham Opposed: None

k. Development Plats with Variance Requests

90 801 McGowen Street
Staff recommendation: Defer
Commission action: Deferred.
Speaker(s): Giselle Martinez, Alexander Spike, Marian Wright – opposed

Motion: Baldwin Second: Ballard Vote: Unanimous

91 4801 N Main
Street Staff recommendation: Approve
Commission action: Approved the application.
Speaker(s): None

Motion: Baldwin Second: Jones Vote: Unanimous

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92 323 WYCLIFFE DRIVE

Staff recommendation: Approve
Commission action: Approved the application.
Speaker(s): None
Motion: Sigler Second: Jones Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2026

a. Charlesmont Corner
b. Denton Street Villas
c. Forest Green Reserve
d. Haddick Place
e. Highland Heights Green partial replat no 1
f. JDS Hopfe Road Sec 5 partial replat no 1
g. Montrose Residences
h. Wheeler Residences

Commission action: Accepted the November 12, 2026 public hearing date for IV Item(s), a-h.
Motion: Victor Vote: Unanimous
Second: Serem Opposed: None

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair M. Sonny Garza adjourned the meeting at 3:48 PM.

DocuSigned by:
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M. Sonny Garza, Chair

Signed by:
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Vonn Tran, Secretary