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HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 29 OCTOBER 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:34 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
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present at 2:41 during Item I
Stephen Pierce	*Absent*
Linda Porras-Pirtle	Absent
Juliet Serem	Present
Dekecha Shepherd	*Absent*
Megan R. Sigler	Present
Mark Sikes	*Absent*
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, left at 3:43 During item 71
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, the 2026 PSEFI Platting Workshop was successfully held on October 22 at the Third Ward Multi-Service Center, bringing together 150 attendees, including 113 paid registrants. Hosted in partnership with Houston Public Works, Harris County, CenterPoint Energy, and industry professionals, the workshop provided valuable education and collaboration on platting, development review, variances, and other development-related topics. The event raised $27,250 to support educational programs in Lone Star College's Surveying Program.

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Approval of Minutes

Consideration and approval of the October 15, 2026, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Victor Second: Serem Vote: Unanimous

I. Presentation of Park and Recreation Dedication Fund 2026 Annual Report and Establish a Public Hearing for November 12, 2026

Speaker(s): Counsil Member Sallie Alcorn, Brit Vara, Counsil Member Julian Martines, Ben McPhaul, Bill Kelly, Myra Hernandez, Kimberly Phipps-Nichol, Cody Mills, Justin Schultz, Taylor Valley-Presley, Melanie Young, Mary Anne Piaceul, Karha Blest
Commission action: Approved.

Motion: Baldwin Vote: None
Second: Carroll Opposed: None

II. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-35)

b. Replats (36-70)

Staff recommendation: Approve Items 1-70, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 7, 8, 14, 23, 24, 26, 29, 37, 54 and 55 which were removed by abstaining commissioners. Item(s) 56 and 60 were removed for separate consideration.

Motion: Garza Vote: Carried
Second: Hines Abstaining: Heisch; 7, 8, 14, 37
Mares; 7, 8, 23, 24, 26, 29,54, 55

Consideration for abstained Item(s)

Staff recommendation: Approve Item No. 7, 8, 14, 23, 24, 26, 29, 37, 54 and 55 subjects to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Sigler Vote: Carried
Second: Jones Abstaining: Mares, Heisch

Item 56 and 60 were removed for separate consideration

56 Neyland Manor

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Tonia Wells, Kelvin Williams – opposed

Motion: Garza Second: Mares Vote: Unanimous

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60 PARRA ESTATES AT NEYLAND STREET
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Tonia Wells, Kelvin Williams – opposed, Juan Castillo, Joyce Owens, Staff member Jacqueline Brown
Motion: Garza Second: Hines Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

71 JUTLAND HOMES
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Porras-Pirtle Second: Mares Vote: Unanimous

72 KAFI COMMONS – Withdrawn

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

74 PARTIAL REPLAT OF SANDALWOOD SEC 2 AND 3 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: Ballard Second: Serem Vote: Unanimous

75 RICHLAND DRIVE 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: Porras-Pirtle Second: Pham Vote: Unanimous

76 SEVILLA COMMERCIAL
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Errick Cooke, applicant – available for questions
Motion: Victor Second: Jones Vote: Unanimous

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d. Subdivision Plats with Variance Requests

77 Bacher Manor
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: Mares Vote: Unanimous

78 Bridgeland Prairieland Village GP – Withdrawn

79 Bridgeland Prairieland Village Sec 48
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): Bob Terry, Pete Huinken – applicant
Motion: Mares Second: Victor Vote: Carried Recused: Heisch

80 Cypress Trails at Bauer Landing Sec 2
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Jones Second: Ballard Vote: Unanimous

81 Gardenlight 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: Porras-Pirtle Second: Carroll Vote: Carried Recused: Mares

Items 82, 83, 84 were presented together with one vote

82 Gardenlight City Place Sec 1
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

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83 GARDENLIGHT CITY PLACE SEC 2
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

84 GARDENLIGHT CITY PLACE SEC 3
Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Pham Second: Naranjo Vote: Carried Recused: Mares

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

85	Bridgeland Prairieland Village Sec 49	Approve
86	Derrington Crossing	Approve
87	Dunham Pointe Mesenil Drive Street Dedication	Approve
88	Dunham Pointe Lift Station and Open Space Reserve	Approve
89	Gessner Crossing	Approve
90	Northwest 99 Business Park Sec 4	Approve
91	Uhaul Mesa Road Addition	Approve

h. NAME CHANGES – None

92	Riverwood on East TC Jester Blvd partial replat no 1 (prev. Riverwood on East TC Jester Blvd replat no 1)	Approve

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 85 – 92.
Commission action: Approved per staff's recommendation for Item(s) 85 – 92.
Motion: Ballard Vote: Carried
Second: Sigler Recused: Heisch; 85, 87, 88

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k. Development Plats with Variance Requests

93 801 McGowen Street – Withdrawn

94 1501 Wichman Street
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None
Motion: Baldwin Second: Heisch Vote: Unanimous

III. Establish a public hearing date of December 3, 2026

a. Andores Rest
b. Aisla Villas
c. Churchs Cullen
d. Cruz Auto Shop
e. Eastwood Street Villas
f. Gallahad Street Homes
g. High Meadows Sec 2 partial replat no 1
h. Vibe at Little York

Commission action: Accepted the December 3, 2026 public hearing date for Item(s) III, a-h.
Motion: Sigler Vote: Unanimous
Second: Pham Opposed: None

IV. Public Hearing and Consideration of a Special Minimum Lot Size for the 2400-2500 Block of Wichita Street in the Riverside Terrace Subdivision Sections 1 and 3 – MLS 927

Staff recommendation: Approve and recommend forwarding to city council for approval
Commission action: Approved and forwarding to city council for approval.
Speaker(s): Letter read from Council Member Carolyn Evans-Shabazz, Houston City Council, District D, Phyllis Moss
Motion: Ballard Vote: Unanimous
Second: Baldwin Opposed: None

V. Public Hearing and Consideration of a Special Minimum Lot Size for the 2300 Block of Wroxton Road in the Southampton Place Extension– MLS 929

Staff recommendation: Approve and recommend forwarding to city council for approval
Commission action: Approved and forwarding to city council for approval.
Speaker(s): Stephen Savva – supportive
Motion: Sigler Vote: Unanimous
Second: Ballard Opposed: None

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VI. PUBLIC COMMENT

Speaker(s): Alexander Spike spoke on Item 93

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 4:22 PM.

Signed by:
Lisa Clark
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Lisa Clark, Chair

Signed by:
Vonn Tran
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Vonn Tran, Secretary