

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 24 JULY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:37 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>
Michelle Colvard	<i>Absent</i>
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present at 2:53 during Item 66
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	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

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd
Legal Department Kim Mickelson
Houston Public Works John Brown • Suhail Kanwar

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Mayor Whitmire’s 30-Day Residential Permit pilot program launched July 7th, which would expedite city operations and rebuild public trust in local government. During the third week of this program 31 projects have been approved out of 50 applications.

APPROVAL OF MINUTES

Consideration of July 10, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Tahir

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-34)

b. REPLATS (35-64)

Staff recommendation: Approve Item No's. 1 – 64, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items. There were no further Item(s) removed for separate consideration.

Motion: Victor

Vote: Carried

Second: Jones

Recused: Mares – 11

NO ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

65 COASTAL ENCLAVE 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: Garza

Second: Sigler

Vote: Unanimous

66 FALVEL CROSSING PLACE

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

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

Speaker(s): Tim O'Leary, Ed Curry, Larry Spell, Dianna Baldwin, Val Lee, William Gentry – opposed, Sohail Ali – applicant, supportive

Motion: Khaleeq

Second: Mares

Vote: Unanimous

67 FOUR OAKS AT NANTUCKET

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

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

Speaker(s): Gary Kenner, undecided

Motion: Garza

Second: Jones

Vote: Unanimous

68 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: Victor

Second: Mares

Vote: Unanimous

69 JOHNSON PLACE 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): Kimberly Lee – supportive

Motion: Hines

Second: Tahir

Vote: Unanimous

70 JOHNSON PLACE VIEWS

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): Kimberly Lee – supportive

Motion: Viera-Bland

Second: Sigler

Vote: Unanimous

71 MACGREGOR RESIDENCES

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: Porras-Pirtle

Vote: Unanimous

72 MCKENZIE PARK SEC 4 PARTIAL REPLAT NO 2 – Withdrawn

73 MOUNT HOUSTON ROAD MUD CORDOBA DRIVE 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): D. Alvarez, Matt Tangen w/HPW

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

74 PARK AT CHAMPIONS 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: Garza

Second: Victor

Vote: Unanimous

75 REPLAT OF SOUTHGATE ADDITION SEC 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): Mario Colina, applicant

Motion: Sigler

Second: Jones

Vote: Unanimous

76 ROLLING FORK PUD WATER PLANT – Withdrawn

77 TRAILS ON ELMVIEW

Staff recommendation: Defer Additional information required.

Commission action: Deferred the application for further information.

Speaker(s): Alan Roman representing Council Member Amy Peck – opposed

Motion: Garza

Second: Hines

Vote: Unanimous

78 VILLAS AT SCOTT

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: Sigler

Vote: Unanimous

79 VILVA BLODGETT DEVELOPMENT

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

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

80 BECKER COMMERCIAL

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: Viera-Bland

Vote: Unanimous

81 ENCLAVE AT KATY HOCKLEY

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

Commission action: 30-day extension granted and deferred until August 21st.

Speaker(s): Naomi Strauss, representing applicant

Motion: Garza

Second: Tahir

Vote: Unanimous

82 HARRIS HEALTH SYSTEM CASA DE AMIGOS REPLAT 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): Chuck Davis, applicant, available for questions

Motion: Khaleeq

Second: Sigler

Vote: Carried

Recused: Viera-Bland

83 NE SLUDGE TRANSFER 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.

Speaker(s): None

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS –None

f. RECONSIDERATIONS OF REQUIREMENT

84 SUNTERRA LEGACY SHOPPES

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: Victor

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

85	Aldine Westfield Plaza	Approved
86	Bridgeland Peek Road Street Dedication Sec 11	Approved
87	Cam Business Park	Approved
88	Harris County ESD 17 Airline Drive replat No. 1 and extension	Approved
89	Harris Health System Lyndon B Johnson Hospital	Approved
90	Jasek Farms Lift Station	Approved
91	Jasek Farms Wastewater Treatment Plant	Approved
92	Jasek Farms Water Plant	Approved
93	Newport Pointe Sec 6	Approved
94	Sundance Cove East Detention Pond F	Approved
95	Sundance Cove East Detention Pond G	Approved

h. NAME CHANGES – None**i. CERTIFICATES OF COMPLIANCE – None****j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for section G, Item(s) 85 – 95.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Khaleeq
Second: Tahir

Vote: Carried
Recused: Mares – 86, 93
Viera-Bland – 89

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**96 312 GLENWOOD DRIVE**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Jennifer Pool, applicant, available for questions

Motion: Sigler

Second: Garza

Vote: Unanimous

97 7803 SANDRA STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 21, 2025

- a. Bonaire Estates
- b. Bradford Villas
- c. Carr Street Estates
- d. Chloes Haven
- e. Elyson Cy Fair Sec 1 partial replat no 1
- f. Enclave at Colquitt
- g. Hempstead Crossing
- h. McKenzie Park Sec 4 partial replat no 2

Commission action: Accepted the August 21st public hearing date for II, Item(s) a-h.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Viera-Bland

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 4:01 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary