

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 7 AUGUST 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:33 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	<i>Absent</i>
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	<i>Absent</i>
Libby Viera-Bland	<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

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, announced MTFP Application Update, August 21, Planning Commission Meeting - In-Person Only - 1:00 p.m. here in City Hall Annex, 900 Bagby Street, Public Level

APPROVAL OF MINUTES

Consideration of July 24, 2025, Planning Commission MTFP Amendment Requests Public Hearing and Planning Commission Meeting Minutes

Motion: Garza

Second: Tahir

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)
a. CONSENT SUBDIVISION PLATS (1-37)
b. REPLATS (38-64)

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

Commission action: Approved staff recommendations for all Items excluding 16, 32, 33 40, and 56 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Khaleeq
 Second: Sigler

Vote: Carried
 Abstaining: Mares, Hines, Baldwin

CONSIDERATION FOR ABSTENTIONS

Staff recommendation: Approve Item No's. 16, 32, 33 40, and 56 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle
 Second: Tahir

Vote: Carried
 Abstaining: Mares, Hines, Baldwin

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

65 ADELE 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): None

Motion: Mares

Second: Baldwin

Vote: Unanimous

66 COTTON OAKS RESERVE

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Sara Yeager

Motion: Colvard

Second: Jones

Vote: Unanimous

67 ENCLAVE AT LINCOLNSHIRE

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: Tahir

Vote: Unanimous

68 ESTATES AT ETHAN HOLLOW 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: Jones

Vote: Unanimous

69 FLIGHTLINE NORTH

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Felicia Galloway-Kizzie, Barbara Eaglin, Abel Mosley, Joe Ballard, Marjorie Thomas, Celisa Bowie, Donna Jubert, Alma Rosesa – opposed, staff from HPW addressed the commission

Motion: Garza

Second: Mares

Vote: Unanimous

70 FRY ROAD TRACT 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

Motion: Hines

Second: Jones

Vote: Carried

Abstaining: Mares

71 HOLLEY 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.

Speaker(s): Mario Colina, applicant, available for questions, Scott Frankel

Motion: Khaleeq

Second: Baldwin

Vote: Unanimous

72 LAVERNE STREET HOMES 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: Hines

Second: Jones

Vote: Unanimous

73 PLAZA ESTATES AT FISK

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: Mares

Vote: Unanimous

74 PLAZA XOCHIMILCO

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

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

Speaker(s): Edgar Salentino

Motion: Garza

Second: Jones

Vote: Unanimous

75 TRINITY LOT – Withdrawn

76 VILLAS AT SCOTT

Staff recommendation: Defer, per applicant's request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Porras-Pirtle

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

77 AVANTE HOMES AT HENNESSY

Staff recommendation: Defer per Harris County request.

Commission action:

Speaker(s): None

Motion: Baldwin

Second: Garza

Vote: Unanimous

ITEM(S) WERE 78 AND 79 WERE TAKEN TOGETHER AT THIS TIME

78 BRIDGELAND CREEKLAND VILLAGE 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.

79 BRIDGELAND CREEKLAND VILLAGE RESERVE SEC 3 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.

Speaker(s): None

Motion: Sigler

Second: Khaleeq

Vote: Carried

Abstaining: Mares

80 ENCLAVE AT KATY HOCKLEY – No action needed until 08/21/2025

81 NORTHWEST HARRIS COUNTY MUD NO 5 WATER PLANT 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: Jones

Second: Tahir

Vote: Unanimous

82 NORTHWEST HARRIS COUNTY MUD NO 5 WATER PLANT NO 3

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: Jones

Vote: Unanimous

83 **WAYNEBECK ENTERPRISES**

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Khaleeq

Second: Mares

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

84	Andrade Landholdings Estates at Luthe Road East	Approved
85	Andrade Landholdings Estates at Luthe Road West	Approved
86	B and P Port Logistics	Approved
87	Cohn Jones North	Approved
88	Houston Community College Woodridge Center	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

89	21703 Dunn Street COC	Approved
90	24333 West Oak Drive COC	Approved
91	26455 Lantern Lane	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, and I, Item(s) 84 – 91.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Khaleeq

Second: Garza

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2025

- a. Edfield Manor
- b. Flightline Northwest
- c. Godos Foods
- d. Hallmark Reserve
- e. Milwaukee Village
- f. Montrige Square
- g. Reserve at Trinity
- h. Rolling Fork PUD Water Plant
- i. Sheldon Woods Sec 1 partial replat no 2

Commission action: Accepted the January 23rd public hearing date for Section II, Item(s) a – i.

Speaker(s): None

Motion: Hines
Second: Colvard

Vote: Unanimous
Opposed: None

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 4, 2025, FOR AN EXPRESS INN AND SUITES HOTEL LOCATED AT 6200 HILLCROFT AVENUE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Garza
Second: Hines

Vote: Unanimous
Opposed: None

IV. EXCUSE THE ABSENCE OF COMMISSIONERS BILL BALDWIN, MICHELLE COLVARD, AND RODNEY HEISCH

Commission action: Staff excused the absence for Commissioner Heisch. Baldwin and Colvard were present, no action needed.

Motion: Jones
Second: Garza

Vote: Unanimous
Opposed: None

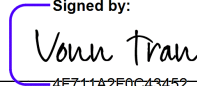
V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:40 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary