

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 21 AUGUST 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:30 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	Present, left at 2:48 during Item 71
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present at 2:48 during Item 71
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	Present
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, next MTFP August 21, Application Update Meeting, will be in person Only beginning at 1:00 p.m. here in City Hall Annex, 900 Bagby Street, Public Level

APPROVAL OF MINUTES

Consideration of August 7, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Tahir

Second: Garcia

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-63)

Staff recommendation: Approve Item No's. 1 – 63, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 3, 4, 8, 14, 16, 20, 30, and 42, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Garcia

Vote: Carried

Second: Colvard

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 2, 3, 4, 8, 14, 16, 20, 30, and 42, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Garcia

Vote: Carried

Second: Sigler

Abstaining: Mares, Heisch

NO ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

64 BONAIRE ESTATES

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

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

Motion: Garcia

Second: Jones

Vote: Unanimous

65 BRADFORD VILLAS

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Viera-Bland

Second: Garcia

Vote: Unanimous

66 CARR STREET ESTATES

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garcia

Second: Colvard

Vote: Unanimous

67 CHLOES 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: Mares

Second: Porras-Pirtle

Vote: Unanimous

68 COTTON OAKS RESERVE

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

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

Speaker(s): Jose Mendoza – applicant, available for questions

Motion: Jones

Second: Garcia

Vote: Unanimous

69 ELYSON CY FAIR SEC 1 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.

Motion: Garcia

Second: Viera-Bland

Vote: Carried

Abstaining: Heisch

70 ENCLAVE AT COLQUITT

Staff recommendation: Recommendation was changed from, Defer LGL deed rests review pending, to Approve the plat subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Garcia

Second: Heisch

Vote: Unanimous

71 FLIGHTLINE NORTH

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

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

Speaker(s): Felicia Galloway-Kizzie, Celisa Bowie, Joe Ballard, Debbie Ann Renawd, Samantha Stone, Thermalene Henderson, Reynoldo Cordova, Melvin Williams? Woods, David Nelly – applicant

Motion: Garza

Second: Garcia

Vote: Unanimous

72 HEMPSTEAD CROSSING

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

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

Speaker(s): Lyla Battle

Motion: Mares

Second: Hines

Vote: Unanimous

73 MCKENZIE PARK SEC 4 PARTIAL REPLAT NO 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: Unanimous

74 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: Sigler

Second: Garcia

Vote: Carried

Abstaining: Mares

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

75 AVANTE HOMES AT HENNESSY

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s) None

Motion: Garcia

Second: Garza

Vote: Unanimous

76 ENCLAVE AT KATY HOCKLEY

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: Garcia

Vote: Unanimous

77 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s) None

Motion: Porras-Pirtle

Second: Victor

Vote: Carried

Abstaining: Mares

78 OATES ROAD TRACT

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: Viera-Bland

Second: Garcia

Vote: Unanimous

79 PARK TEN TRAILS

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

80 SAN JACINTO MEMORIAL SITE EXPANSION

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mares

Second: Hines

Vote: Unanimous

81 WAYNEBECK ENTERPRISES

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: Garcia

Second: Khaleeq

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

82	Blue Ridge Commerce Center Fondren Reserve	Approved
83	Chrome Shop	Approved
84	East Lake Houston Parkway North Street Dedication Sec 1	Approved
85	East Lake Houston Parkway Street Dedication Sec 2	Approved
86	Fannin Foundation	Approved
87	Fulton Station Apartments	Approved
88	Greenbusch Business Park	Approved
89	HC MUD 566 Utility Reserves Sec 2	Approved
90	Jason Forests of Avalon	Approved
91	Jubilee Haven Boulevard Street Dedication Sec 2	Approved
92	Newport Pointe Sec 6	Approved
93	Reserve at Jack Road	Approved
94	Sundance Cove Sec 10	Approved
95	Synova Sec 4	Approved
96	Synova Sec 6	Approved

h. NAME CHANGES

97	Werner Houston Sec (prev. Western Houston)	Approved
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i. CERTIFICATES OF COMPLIANCE

98	22218 Russell Drive	Approved
99	23643 3 rd Street	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 82 – 99.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Victor

Second: Tahir

Vote: Carried

Abstaining: Heisch 82, Mares 91, 92

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

100 4003 DRUMMOND STREET

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): Jennifer Pool, available for questions

Motion: Khaleeq

Second: Garcia

Vote: Unanimous

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 18, 2025

- a. Arbor Development
- b. Comfy Gateway at Sterlingshire
- c. Estates at Homewood Lane
- d. Estates at Mcalpine Place
- e. Freepark Plaza
- f. Jeanetta Reserve
- g. University of St Thomas Student Housing at Branard Street
- h. Woodland Heights Living

Commission action: Accepted the September 18th public hearing date for Item II, a-h.

Speaker(s): None

Motion: Viera-Bland

Second: Garza

Vote: Unanimous

Opposed: None

III. EXCUSE THE ABSENCE OF COMMISSIONERS RODNEY HEISCH, PATRICK MANDAPAKA, AND MEERA VICTOR

Commission action: Absents were excused.

Motion: Viera-Bland

Second: Garza


Vote: Unanimous

Opposed: None

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:37 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary