

**HOUSTON PLANNING COMMISSION MINUTES**  
**THURSDAY, 2 OCTOBER 2025**  
**CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:32 PM by Lisa M. Clark, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Absent
Lydia Mares	Present
Linda Porras-Pirtle	Present at 2:42 during Item 94
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Absent
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 3:17 during Item 104
Vonn Tran, Secretary	Present

**Ex Officio Members**

Carol Lewis, Ph.D. • Randy Macchi • Yuhayna H. Mahmud, AICP • Tina Petersen, Ph.D., P.E.

**Director’s Report**, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; 2025 (PSEFI) Professional Surveyors Educational Foundation, Inc., Platting Workshop is being held Thursday, October 23, 2025, from 8am-4pm at the Third Ward Multi-Service Center, Auditorium Room 129, 3611 Ennis Street, Houston, TX 77004. For registration information, please visit [houstonplanning.com](http://houstonplanning.com).

This Tuesday, October 7, from 6pm-9pm, our Planning & Development Department will have some planners participating in National Night Out events across the city. They will be there to answer some questions about neighborhood planning tools, ordinances, and to share resources available for your community. Areas: Sunnyside, Fifth Ward, Third Ward and Near Northside.

### **APPROVAL OF MINUTES (MTFP AND PC)**

Consideration of the September 18, 2025, Major Thoroughfare and Freeway Plan Amendment Requests Public Hearing

Commission action: Approved.

Motion: Baldwin

Second: Garza

Vote: Unanimous

Consideration of the September 18, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Jones

Second: Sigler

Vote: Unanimous

### **I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

#### **a. CONSENT SUBDIVISION PLATS (1-45)**

#### **b. REPLATS (46-93)**

Staff recommendation: Approve Item No's. **1 – 93**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding **4, 8, 9, 10, 17, 18, 20, 25, 26, 37, 38, 39, and 45** which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Tahir

Vote: Carried

Second: Victor

Abstaining: Heisch

### **CONSIDERATION FOR ABSTAINED ITEMS ABOVE.**

Staff recommendation: Approve **Item No's. 4, 8, 9, 10, 17, 18, 20, 25, 26, 37, 38, 39, and 45** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Jones

Vote: Carried

Second: Tahir

Abstaining: Heisch

### **THERE WERE NO OTHER ITEM(S) REMOVED FOR SEPARATE CONSIDERATION**

#### **c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

##### **94. COASTAL ENCLAVE REPLAT NO 1**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Travis McGee – opposed

Motion: Baldwin

Second: Hines

Vote: Unanimous

##### **95. FERNDAL 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: Sigler

Second: Jones

Vote: Unanimous

96. FREEPARK PLAZA

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Mares

Second: Colvard

Vote: Unanimous

97. HULDY STREET VILLAS

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Second: Garza

Vote: Unanimous

98. LUCA RESIDENCE

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Joseph Bryant – opposed

Motion: Mandapaka

Second: Mares

Vote: Unanimous

99. NEW FLORES ESTATE

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

Commission action: Defer for two weeks for further information from Harris County.

Speaker(s): Angela Nix – opposed, Matt Tangan, Harris Co.

Motion: Baldwin

Second: Colvard

Vote: Unanimous

100. PLAZA ESTATES AT SOLO

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: Hines

Vote: Unanimous

101. RESERVE AT RUTH 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): None

Motion: Jones

Second: Porras-Pirtle

Vote: Unanimous

102. TALTON TWINS

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

**103. WESTHAVEN ESTATES SEC 1 PARTIAL REPLAT NO 11**

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

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

Speaker(s): Roberto Dacquino – undecided, Joyce Owens, applicant – available for question

Motion: Garza

Second: Mares

Vote: Unanimous

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**104. ACE AND IVY RIVER OAKS**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Jessie Amos – opposed

Motion: Mares

Second: Victor

Vote: Carried

Abstaining: Porras-Pirtle

**105. BAUER HOCKLEY MASON TRACT 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: Jones Second: Tahir Vote: Unanimous

**106. BELLAIRE NURSERY**

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: Garza

Vote: Unanimous

**ITEM(S) 107 AND 108 WERE TAKEN TOGETHER AT THIS TIME WITH ONE VOTE**

**107. BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES**

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.

**108. BLUE CREEK TRAILS SEC 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: Tahir

Second: Hines

Vote: Carried

Abstaining: Heisch

109. **HOLDERRIETH TELGE TRACT GP**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Victor

Second: Jones

Vote: Unanimous

110. **JUBILEE 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: Heisch

Second: Hines

Vote: Carried

Abstaining: Mares

111. **SALAZAR ESTATES**

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): Joyce Owens, applicant – available for questions

Motion: Baldwin

Second: Sigler

Vote: Unanimous

112. **SMC GROUP**

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

Commission action: Accepts staff's recommendation and approved the plat without the variance request.

Speaker(s): None

Motion: Garcia

Second: Mares

Vote: Unanimous

113. **TELUGU BHAVANAM**

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: Porras-Pirtle

Vote: Unanimous

114. **WINZER HEIGHTS**

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): Jose Mendoza, applicant – available for questions

Motion: Baldwin

Second: Garza

Vote: Unanimous

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT – None**

**g. EXTENSIONS OF APPROVAL**

115	AM Prime Will Clayton Development	Approved
116	Bridgeland Migration Way Street Dedication Sec 3	Approved
117	Cedars Industrial Park	Approved
118	Cypress Rosehill Corner	Approved
119	East Lake Houston Parkway North Street Dedication Sec 2	Approved
120	Flagstone Sec 4	Approved
121	Harlow District West Clay	Approved
122	Mills Branch Drive Street Dedication and Reserves	Approved
123	Reserve at Bridge Creek Terrace	Approved
124	Spring Creek Trail Estate	Approved
125	Spring Stuebner Sustainable Park	Approved

**h. NAME CHANGES**

126	Fort Bend County MUD No 50 Lift Station No. 7 Section (prev. Fort Bend County MUD no 50 Lift Station)	Approved
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**i. CERTIFICATES OF COMPLIANCE**

127	2301 FM 1960 W	Approved
128	24184 W Terrance Drive	Approved

**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 115 – 128.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Tahir

Second: Mares

Vote: Carried

Abstaining: Heisch (116, 126)

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None**

## II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 30, 2025

- a. City Estates of Woodland Park partial replat no 1
- b. Commons Park Place partial replat no 1
- c. Commons Park Place partial replat no 2
- d. Daimler Residence
- e. Lezac Villas
- f. Neuen Manor partial replat no 31
- g. North Bound Residences
- h. Plaza Estates at Goforth
- i. Vista Eye Care

Commission action: Accepted the October 30th public hearing date for **Section II, Item(s) a-i.**  
Speaker(s): None

Motion: Hines  
Second: Victor

Vote: Unanimous  
Opposed: None

## III. CONSIDERATION OF A N OFF-STREET PARKING VARIANCE AT 4109 MCKINNEY STREET

Staff recommendation: Approve.

Commission action: Approved

Speaker(s): Christian Pepe – opposed, David Cesneros, applicant

Motion: Tahir  
Second: Baldwin

Vote: Unanimous  
Opposed: None

## IV. PUBLIC COMMENT –

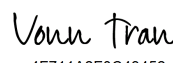
Speaker(s): Carlos Espinoza

Announced a new committee, H.L.P., Houston Land Planners Committee, wanted to get the word out of a new committee and work together with the City and staff to talk about advocacy for Chapter 42.

## V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:49 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary