

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 16 OCTOBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

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

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present at 3:03 during Item 99
Bill Baldwin	Present
Michelle Colvard	<i>Absent</i>
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	<i>Absent</i>
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present at 2:49 during Item 90
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	Present at 3:04 during Item 99
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; the 2025 PSEFI Platting Workshop will be held on Thursday, October 23, 2025, from 8:00 a.m. to 4:00 p.m. at the Third Ward Multi-Service Center, Auditorium Room 129, 3611 Ennis Street, Houston, TX 77004. For registration information, please visit houstonplanning.com.

Director Angel Ponce with the Office for People with Disabilities recognized employees from the Development Services Division and presented them with the **Houston Champion of Inclusion Award**. The award honors their commitment and dedication to ensuring accessibility for individuals with disabilities is considered and prioritized during the plan review process.

APPROVAL OF MINUTES

Consideration of the October 2, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Khaleeq

Second: Mares

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-49)

b. REPLATS (50-88)

Staff recommendation: Approve item No's. 1 – 88, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all items excluding 3, 10, 19, 20, 21, 22, 32, 51, and 56 and no further items removed for separate consideration.

Motion: Khaleeq

Vote: Carried

Second: Viera-Bland

Abstaining: Mares

CONSIDERATION FOR EXCLUDED ITEMS.

Staff recommendation: Approve item No's. 3, 10, 19, 20, 21, 22, 32, 51, and 56 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Sigler

Vote: Carried

Second: Porras-Pirtle

Abstaining: Mares

THERE WERE NO ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

89 BRADFORD VILLAGE

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

90 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: Baldwin

Second: Hines

Vote: Unanimous

91 ENJOY PROPERTIES

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

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

Speaker(s): Joice Owens, available for questions

Motion: Sigler

Second: Porras-Pirtle

Vote: Unanimous

92 ESTATES AT LAURA KOPPE ROAD

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: Victor

Vote: Unanimous

93 FAIRVIEW PATIO HOMES

Staff recommendation: Defer to meet 20 – day notice requirement.

Commission action: Accepts staff recommendation to defer.

Speaker(s): None

Motion: Baldwin

Second: Mares

Vote: Unanimous

94 FREEPARK PLAZA

Staff recommendation: Disapprove.

Commission action: 30-day extension, per applicant's request.

Speaker(s): Matthew Signam, applicant

Motion: Baldwin

Second: Rosenberg

Vote: Unanimous

95 HAZARD STREET VISTA

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Unanimous

96 HULDY STREET VILLAS

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Victor

Second: Viera-Bland

Vote: Unanimous

97 LUCA RESIDENCE

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: Sigler

Vote: Unanimous

98 NANTUCKET 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: Tahir

Second: Baldwin

Vote: Unanimous

99 NEW FLORES ESTATE

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

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

Speaker(s): Matt Tangan Harris County speaker, Angela Nix – opposed, Max Key, Jeremy Cruvey, Pedro Flores, applicant – supportive

Motion: Khaleeq

Second: Mares

Vote: Unanimous

100 NEWPORT GREEN ACRES

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka

Second: Hines

Vote: Unanimous

101 SPRING STUEBNER COMMERCE CENTER

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): Jiten Karnani, Wilson Hu, applicant, Harris Benson, Luis Baena – supportive

Sabas Leal, Daniel Vasquez, Mat Hechler, Stacy Perlitz, Robert Hensen – opposed, Matt Tangan, Harris County Speaker

Motion: Baldwin

Second: Mandapaka

Vote: Unanimous

102 SPRINGDALE ESTATES

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

103 SPRINGDALE HILL

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Tahir

Vote: Unanimous

104 SPRINGDALE PLACE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

105 UMUAKUM 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): None

Motion: Sigler

Second: Garza

Vote: Unanimous

106 VAUGHN STREET PROJECT

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: Viera-Bland

Second: Porras-Pirtle

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

107 ACE AND IVY RIVER OAKS

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): Stacy Perlitz– opposed, Wilson Hu, applicant, Harris Benson, Luis Baena – supportive

Motion: Hines

Second: Khaleeq

Vote: Unanimous

108 ALL YOUR BASE ARE BELONG TO US

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: Mandapaka

Second: Viera-Bland

Vote: Unanimous

109 BUILDING HOPE REPLAT 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): David Thomas, applicant

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

110 HOLDERRIETH TELGE 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: Mandapaka

Second: Victor

Vote: Unanimous

111 LINE DRIVE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Mandapaka

Vote: Unanimous

112 MAHARAJ PROPERTIES

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: Mandapaka

Second: Mares

Vote: Unanimous

113 SENTINEL SELF STORAGE KNEBEL ROAD

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: Tahir

Vote: Unanimous

114 TELGE ROAD MANUFACTURING FACILITY OFFSITE

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: Mandapaka

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

115 OAK VIEW 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): None

Motion: Victor

Second: Hines

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

116	Bridgeland Creek Parkway Street Dedication Sec 11	Approved
117	Buybite	Approved
118	Lifetime Harvest Green	Approved
119	Neighborly Storage Spring Stuebner	Approved
120	Spring 2920	Approved
121	Sundance Cove Sec 11	Approved
122	Sunnyside Crossing	Approved
123	Warren Ranch Development	Approved
124	Bridgeland Creek Parkway Street Dedication Sec 11	Approved

h. NAME CHANGES

125	Angsoh Properties (prev. Angosh Properties)	Approved
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i. CERTIFICATES OF COMPLIANCE

126	25027 Plantation Valley	Approved
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j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 116 – 126.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Viera-Bland

Second: Tahir

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 13, 2025

- a. Chaucer East
- b. England Courts
- c. Estates At Wooding Street
- d. Ferndale Landing
- e. Lockett Manor
- f. Marino Place replat no 1
- g. Prince Gardens
- h. Quitman Court
- i. Spring Branch Estates no 2 partial replat no 18
- j. Wroxtton City Homes

Commission action: Accepted the November 13th public hearing date for II, Item(s) a-j.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

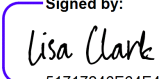
Second: Mares

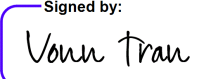
Opposed: None

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:15 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary