

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 30 OCTOBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:50 PM by M. Sonny Garza, Acting Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	<i>Absent</i>
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	<i>Absent</i>
Linda Porras-Pirtle	<i>Absent</i>
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	<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	Present
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, we welcome our new commissioners and reappointed commissioners.

New Commissioners	Reappointed
Juliet Serem	Daimian S. Hines
DeKecha Shepherd	Medardo E. "Sonny" Garza
Mark Sikes	Linda Porras-Pirtle
Cindy Pham	Megan Sigler
Stephen Pierce	Rodney R. Heisch
Beatrice Naranjo	Lisa M. Clark
Barbara Carroll	Lydia Mares
Brooks Ballard	Randy Jones
	Meera D. Victor

APPROVAL OF MINUTES

Consideration of the October 16, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Jones

Second: Hines

Vote: Unanimous

ITEMS I AND II WERE DEFERRED TO NEXT MEETING

- I. PRESENTATION AND CONSIDERATION OF THE 2026 PLANNING COMMISSION MEETING DATES
- II. PRESENTATION AND CONSIDERATION OF THE 2026 CHAPTER 26 SUBMITTAL DATES

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-42)

b. REPLATS (43-74)

Staff recommendation: Approve Item No's. 1 – 74, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 5, 7, 11, 12, 14, 32, 37, 41 and 56 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Mares

Vote: Carried

Second: Hines

Abstaining: Heisch, Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 4, 5, 7, 11, 12, 14, 32, 37, 41 and 56 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Sigler

Vote: Carried

Second: Jones

Abstaining: Heisch, Mares

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

75 CITY ESTATES OF WOODLAND PARK PARTIAL REPLAT NO 1

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Baldwin

Second: Heisch

Vote: Unanimous

76 COMMONS PARK PLACE PARTIAL REPLAT NO 1

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Hua Xia, Evelyn Brennah, Joe Franklin, Tobey Taylor – opposed, Jennifer Curtis – applicant

Motion: Mandapaka Second: Jones Vote: Carried Abstaining: Sikes, Shepherd

77 COMMONS PARK PLACE PARTIAL REPLAT NO 2

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Evelyn Brennah, Joe Franklin – opposed, Jennifer Curtis – applicant

Motion: Mandapaka Second: Mares Vote: Carried Abstaining: Sikes, Shepherd

78 DAIMLER 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: Jones Second: Sikes Vote: Unanimous

79 FAIRVIEW PATIO HOMES

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

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

Speaker(s): Kristal Casey – applicant

Motion: Sigler Second: Hines Vote: Unanimous

80 FREEPARK PLAZA – No action needed until 13 November 2025.

81 HAZARD STREET VISTA

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: Heisch Vote: Unanimous

82 HULDY STREET 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: Jones Second: Baldwin Vote: Unanimous

83 LEZAC VILLAS

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): Fernando Fuentes, Elizabeth Williams – opposed

Motion: Mares

Second: Baldwin

Vote: Unanimous

84 NEUEN MANOR PARTIAL REPLAT NO 31

Staff recommendation: Defer LGL deed rests review pending.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Heisch

Second: Sikes

Vote: Unanimous

85 NEWPORT GREEN ACRES

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: Serem

Vote: Unanimous

86 NORTH BOUND 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: Ballard

Second: Sigler

Vote: Unanimous

87 PLAZA ESTATES AT GOFORTH

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: Heisch

Vote: Unanimous

88 SPRINGDALE 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: Sikes

Second: Ballard

Vote: Unanimous

89 SPRINGDALE HILL

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: Jones

Vote: Unanimous

90 **SPRINGDALE 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): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

91 **VISTA EYE CARE – Withdraw, per applicant’s request**

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

92 **ALABAMA PLAZA**

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): Petrick Jomce, Joanna Spires, Dorene Cohen, James Rinando

Motion: Baldwin

Second: Jones

Vote: Unanimous

93 **DECLARATION HOUSTON INC PARTIAL 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): None

Motion: Pham

Second: Mares

Vote: Unanimous

94 **HEALTH AND HUMAN SERVICES HOLCOMBE LAB**

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: Sikes

Second: Serem

Vote: Unanimous

95 **HOCKLEY MEADOWS HONEYBEE HOLLOW LANE STREET DEDICATION**

Staff recommendation: Defer the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Deferred the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Second: Pham

Vote: Carried

Abstaining: Mares

96 HUB

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: Mandapaka

Vote: Unanimous

97 LINE DRIVE

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): Roz Thilmany – applicant

Motion: Jones

Second: Baldwin

Vote: Unanimous

98 MITTELSTAEDT RESERVE

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: Baldwin

Vote: Unanimous

99 SPRING COUNTRY CLUB

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mares

Second: Mandapaka

Vote: Unanimous

100 TELGE OAKS BUSINESS PARK

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: Heisch

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS**101 AZALEA DISTRICT SEC 8**

Staff recommendation: Defer, additional information requested.

Commission action: Deferred, additional information requested.

Speaker(s): None

Motion: Mares

Second: Mandapaka

Vote: Carried

Abstaining: Sikes, Shepherd

f. RECONSIDERATIONS OF REQUIREMENT**102 CEDAR ROCK RESERVE**

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): None

Motion: Hines

Second: Heisch

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

103	Anniston Section 15	Approved
104	Anniston Section 18	Approved
105	Anniston Section 19	Approved
106	Anniston Section 20	Approved
107	Bridgeland Central Reserve Section 1	Approved
108	Bridgeland Creek Parkway Street Dedication Section 10	Approved
109	Bridgeland Prairieland Crossing Street Dedication Section 3	Approved
110	Discovery Center Reserve	Approved
111	Eagle Landing Townhomes West Section 2	Approved
112	Harvest Heights Estates	Approved
113	Oates Meadow	Approved
114	Pinehaven Section 2	Approved
115	Spring Stuebner Development	Approved
116	Sundance Cove East Section 3	Approved
117	Sundance Cove East Section 2	Approved
118	Synova Section 8	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, Item(s) 103 – 118.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Sigler

Second: Hines

Vote: Carried

Abstaining: Mares (103, 104, 105, 106), Heisch (103, 104, 105, 106, 107, 108, 109)

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 6002 BLOSSOM STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Jones

Vote: Unanimous

120 11703 PALMSPRINGS DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Mubavack Zubavu, applicant

Motion: Hines

Second: Serem

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 4, 2025

a. Aztlan Places

b. Colonial Heights Annex

c. Luo Estate

d. Riverwood on East TC Jester Blvd partial replat no 1

Commission action: Accepted the December 4th public hearing date for Item(s) IV., a-d.

Motion: Heisch

Vote: Unanimous

Second: Mares

Opposed: None

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

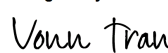
There being no further business brought before the Commission; Acting Chair, M. Sonny Garza, adjourned the meeting at 4:35 PM.

DocuSigned by:



M. Sonny Garza, Acting Chair

Signed by:



Vonn Tran, Secretary