

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 13 NOVEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:43 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
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	Present
Linda Porras-Pirtle	Present
Juliet Serem	<i>Absent</i>
Dekecha Shepherd	Present
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	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, 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; There will be a 2025 Houston Permitting Center Workshop lead by HPW Nov. 19th beginning at 12-5pm, 50 Waugh Drive (United Way), this is a free workshop. Suvidha Bandi has been promoted to Division Manager for Development Services/Platting Team Lastly, Kim Mickelson our city attorney will be leaving. Kim has been with the City since 2017 this will be her last commission meeting. We thank her for her service for the past 8 years and wish her all the best.

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-66)

Staff recommendation: Approve Item No's. 1 – 66, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items, excluding; 12, 20, 23, 32, 33, and 35 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Speaker(s): Thomas Forrchner, available for questions (11, 36)

Motion: Victor

Vote: Carried

Second: Jones

Abstained: Heisch, Mares, Sikes, Shepherd

CONSIDERATION FOR ABSTAINED ITEMS ABOVE.

Staff recommendation: Approve Item No's. 12, 20, 23, 32, 33, and 35 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Baldwin

Abstained: Heisch, Mares, Sikes, Shepherd

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

APPROVAL OF MINUTES

Consideration of the October 30, 2025, Planning Commission Meeting Minutes

Commission action: Approved, noting a correction for "called to order" – Garza.

Motion: Mares

Second: Heisch

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

67 CHAUCER EAST

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

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

Speaker(s): Patrick Sheehan – opposed, Chad Davis – applicant

Motion: Sigler

Second: Mares

Vote: Unanimous

68 CITY ESTATES OF WOODLAND PARK 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: Garza

Second: Baldwin

Vote: Unanimous

69 COMMONS PARK PLACE PARTIAL REPLAT NO 1

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

Commission action: Denied the requested variance(s), disapproving the plat, and adding to deny a request for a 30-day extension.

Speaker(s): Evelyn Brennah, Jonathon Talley – opposed, Jacob, applicant

Motion: Garza

Second: Baldwin

Vote: Carried

Abstaining: Sikes

70 COMMONS PARK PLACE PARTIAL REPLAT NO 2

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

Commission action: Denied the requested variance(s), disapproving the plat, and adding to deny a request for a 30-day extension.

Speaker(s): Evelyn Brennah, Jonathon Talley – opposed, Jacob, applicant

Motion: Garza

Second: Baldwin

Vote: Carried

Abstaining: Sikes

71 ENGLAND COURTS

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

72 ESTATES AT WOODING STREET – Withdraw

73 FERNDAL LANDING

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: Victor

Vote: Unanimous

74 FREEPARK PLAZA

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): Kurt Papp – supportive, Matthew Simon – applicant

Motion: Garza

Second: Sikes

Vote: Unanimous

75 LEZAC 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): Brenda Venable – opposed, Levy Barnes – applicant

Motion: Jones

Second: Porras-Pirtle

Vote: Unanimous

76 LOCKETT MANOR

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Peter Arness – opposed

Motion: Hines

Second: Mares

Vote: Unanimous

77 MARINO PLACE REPLAT NO 1

Staff recommendation: Defer legal deed rests review pending.

Commission action: Deferred, legal deed rests review pending.

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

78 NEUEN MANOR PARTIAL REPLAT NO 31

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

79 PRINCE GARDENS

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: Mares

Vote: Unanimous

80 QUITMAN COURT

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

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

Speaker(s): Lennette Tello

Motion: Baldwin

Second: Ballard

Vote: Unanimous

81 SPRING BRANCH ESTATES NO 2 PARTIAL REPLAT NO 18

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: Pham

Vote: Unanimous

82 WROXTON CITY HOMES

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Antonio Mikow – opposed

Motion: Garza

Second: Sikes

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

83 ALABAMA PLAZA – Withdraw

84 ANDERSON ROAD 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): Thomas Forsner – applicant

Motion: Garza

Second: Hines

Vote: Unanimous

85 FOX GROVE VILLAGE

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): Fred Starks, LaKenya Henderson, Christopher Matthews, Linda Blue – opposed, Jose Mendoza – applicant

Motion: Mares

Second: Hines

Vote: Unanimous

86 HOCKLEY MEADOWS HONEYBEE HOLLOW LANE STREET DEDICATION

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: Pham

Vote: Carried

Abstained: Mares

87 PALM MIXED USE

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: Pham

Vote: Unanimous

88 REDEEMER SAVIOR VILLAGE

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: Porras-Pirtle

Vote: Unanimous

89 SPRING COUNTRY CLUB

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: Ballard

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

90 AZALEA DISTRICT SEC 8

Staff recommendation: Deny the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Denied the requested special exception(s) and approve the plat subject to the conditions listed.

Speaker(s): Jay Guerrero – applicant

Motion: Sigler

Second: Mares

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT**91 CEDAR ROCK 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: Jones

Vote: Carried

Abstained: Sikes

g. EXTENSIONS OF APPROVAL

92	Bridgeland Parkland Row Reserve Section 2	Approved
93	Canterbury Business Park	Approved
94	East Blocks Section 8	Approved
95	East Blocks Section 7	Approved
96	East Blocks Section 6	Approved
97	East Blocks Section 5	Approved
98	East Blocks Section 4	Approved
99	East Blocks Section 3	Approved
100	East Blocks Section 2	Approved
101	East Blocks Section 1	Approved
102	Esperanza at Barker Cypress	Approved
103	Grand Mason Road Street Dedication Section 6	Approved
104	James Estates	Approved
105	Katy ISD Taylor High School	Approved
106	Prose Barker Cypress	Approved
107	Prose Bridge Creek	Approved
108	Sila Section 10	Approved
109	Sila Section 4	Approved
110	Sila Section 6	Approved
111	Sila Drive Street Dedication and Reserves Section 3	Approved
112	Sunterra North Commercial Development	Approved
113	West Road Industrial Land	Approved

h. NAME CHANGES

114	Thornton Ridge Heights (prev. Thornton Springs)	Approved
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i. CERTIFICATES OF COMPLIANCE - None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G and H, Item(s) 92 – 114.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Victor

Vote: Carried

Second: Hines

Abstaining: Heisch (92, 103, 108, 109, 110, 111)

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115 303 W 30TH STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Ross Gonzalez, available for questions

Motion: Baldwin

Second: Sikes

Vote: Unanimous

116 222 W CROSSTIMBERS STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Cinthia Waltman, City of Houston

Motion: Mares

Second: Pham

Vote: Unanimous

117 459 FAUST LANE

Staff recommendation: Deferred.

Commission action: Approved the application.

Speaker(s): None

Motion: Porras-Pirtle

Second: Jones

Vote: Unanimous

118 10896 NORTHWEST FREEWAY

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Michael Kravez Aia – applicant, available for questions

Motion: Hines

Second: Ballard

Vote: Unanimous

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

- a. Caddo Pines
- b. Gateway Villas
- c. Oakview Farm Estates.

Commission action: Accepted the December 18th public hearing date for Section II, Item(s): a-c.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Victor

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 10555 SYNOTT ROAD

Staff recommendation: Grant and approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Shepherd

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 4:45 PM.

Signed by:



Lisa M. Clark, Chair

Signed by:



Vonn Tran, Secretary