

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 4 DECEMBER 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
Bill Baldwin	Present
Brooks Ballard	Present
Barbara Carroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present at 2:35 during Chair's Report
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	<i>Absent</i>
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 at 2:36 during Director's Report
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, we are pleased to announce, Ms. Arva Howard's return to assist as legal counsel for this Commission. Many of our commissioners may remember her from previous years. She brings a great deal of experience from her time in the City's Legal Department, and we are grateful to have her support while we work to fill the in-house position.

Second, Reminder, our final Commission meeting of the year will be 18 December.

Lastly, the Planning Department is always looking for ways to improve our services. There is a QR code on the sign-up table please take a moment and provide your input.

APPROVAL OF MINUTES

Consideration of November 13, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Garza

Vote: Unanimous

ITEMS I. AND II. WERE TAKEN TOGETHER WITH ONE VOTE

I. PRESENTATION AND CONSIDERATION OF THE 2026 PLANNING COMMISSION MEETING DATES

II. PRESENTATION AND CONSIDERATION OF THE 2026 CHAPTER 26 SUBMITTAL DATES

Commission action: Approved.

Motion: Porras-Pirtle

Second: Sikes

Vote: Unanimous

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-46)

b. REPLATS (47-85)

Staff recommendation: Approve Item No's. **1 – 85**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 32, 33, 42, 45, 51, 52, 53, 54, 57, 58, and 84 which were removed by abstaining commissioners. Item(s) 17 was removed for separate consideration.

Motion: Baldwin

Vote: Carried

Second: Hines

Abstaining: Heisch, Mares, Shepherd, Pierce

Consideration for abstained Items above.

Staff recommendation: Approve Item No's 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 32, 33, 42, 45, 51, 52, 53, 54, 57, 58, and 84 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Hines

Abstaining: Heisch, Mares, Shepherd, Pierce

ITEM(S) NO. 17 WAS REMOVED FOR SEPARATE CONSIDERATION AND WILL BE VOTED ON WITH ITEM NO. 98

17. FAIRBANKS LANDING SEC 1

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

86 AZTLAN PLACES

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Second: Mares

Vote: Unanimous

87 COLONIAL HEIGHTS ANNEX

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: Shepherd

Vote: Unanimous

88 LOCKETT MANOR

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

Commission action: Vote taken to move Item later in the agenda, after Section D.

Motion: Baldwin

Second: Garza

Vote: Unanimous

89 LUO 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): Joyce Owens, applicant – available for questions

Motion: Garza

Second: Jones

Vote: Unanimous

90 MARINO PLACE REPLAT NO 1

Staff recommendation: Disapprove.

Commission action: Disapproved of the 30-day extensions and disapproved of the application.

Speaker(s): Richard Ojeda, applicant

Motion: Baldwin

Second: Mares

Vote: Unanimous

91 RIVERWOOD ON EAST TC JESTER BLVD PARTIAL REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Carried

Abstaining: Carroll

92 WROXTON CITY HOMES

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

Commission action: Vote taken to move Item later in the agenda, after Section D.

Motion: Baldwin

Second: Porras-Pirtle

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

93 COOPER RESERVE

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Ballard

Second: Baldwin

Vote: Unanimous

94 NORTH AIRPORT LOGISTICS 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): None

Motion: Sikes

Second: Mandapaka

Vote: Unanimous

95 SOUTH AIRPORT LOGISTICS 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): None

Motion: Mandapaka

Second: Jones

Vote: Unanimous

96 VICTORY VILLAS

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: Pham

Vote: Unanimous

ITEM 88 WAS HEARD AT THIS TIME.

88 LOCKETT MANOR

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

Commission action: No action taken- Deferred, continued until 18 December.

Speaker(s): Alfonso Pico, Vinay Chandraker, Glrardo Gaythan, Daniel Goldberg, Jill Yaziji – opposed

Motion: Baldwin

Second: Pham

Vote: Unanimous

ITEM 92 WAS HEARD AT THIS TIME.

92 WROXTON CITY HOMES

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

Commission action: Denied the application.

Speaker(s): Ray Frierson, Michael Massey, Victor Loos, Charlene Caid, Michael B., Gorge Galvan, applicant

Motion: Baldwin

Second: Sikes

Vote: Carried

Opposed: Garza

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

97 BONITA GRAND

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: Baldwin

Second: Jones

Vote: Unanimous

ITEM(S) 17 AND 98 WERE TAKEN TOGETHER

17. FAIRBANKS LANDING SEC 1

98 FAIRBANKS LANDING 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: Porras-Pirtle

Vote: Unanimous

99 KATY AQUATIC TEAM FOR YOUTH INC.

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): Andrew Alleman, applicant, Paul Travis Sandifer – supportive

Motion: Garza

Second: Hines

Vote: Unanimous

100 MCKAY AIR 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): None

Motion: Mares

Second: Serem

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

101	Burger Bodega	Approved
102	Clinton Gas Station Convenience Store replat no 2 and extension	Approved
103	Clodine Residences	Approved
104	Creekmont Branch replat no 1	Approved
105	Grand Parkway Sec 3	Approved
106	Hanson Kachin Baptist Church	Approved
107	Herzing Way	Approved
108	Leeland at Emancipation Reserve	Approved
109	Little York Business Center	Approved
110	Perez Complex	Approved
111	Reserve at Bammel	Approved
112	Robins Landing Sec 4	Approved
113	SJS Heights	Approved
114	Vibe at Katy	Approved
115	Wakefield Village	Approved
116	Wheels and Beers Food Truck Park	Approved

h. NAME CHANGES

117	Rosalynn Trails (prev. Simsbrook Estates)	Approved
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i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G and H, Item(s)101 – 117.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Pham

Vote: Carried

Abstaining: Heisch 105, 108
Shepherd 105

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118 2250 BARTLETT STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jenifer Pool, applicant – available for questions

Motion: Baldwin

Second: Mares

Vote: Unanimous

119 12230 BOHEME DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Jones

Second: Pham

Vote: Unanimous

120 459 FAUST LANE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jennifer Pool, applicant – available for questions

Motion: Pham

Second: Mares

Vote: Unanimous

121 5343 INKER STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Garza

Vote: Unanimous

122 519 W 30TH STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Joyce Owens, applicant – available for questions

Motion: Baldwin

Second: Garza

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 8, 2026

- a. Bayou Trail replat no 1
- b. Caddo Estates
- c. Copperwood Water Plant Reserve replat no 1 and extension
- d. Estates at Wooding Street
- e. Fairway Creek
- f. Fernwood Estates
- g. Gulfway Terrace partial replat no 1
- h. Milwaukee Village
- i. Papalote Park
- j. Tidwell Square
- k. Windsor Place Addition partial replat no 4

Commission action: Accepted the January 8 public hearing date for Item IV, a-k.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Porras-Pirtle

Opposed: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 5317 INKER STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): DelMarco Howard, applicant, supportive, Renisha Cobb, Erik Kim, opposed

Motion: Hines

Vote: Unanimous

Second: Ballard

Opposed: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 10750 WESTVIEW DRIVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Adam Barnes, applicant – available for question

Motion: Jones

Vote: Unanimous

Second: Baldwin

Opposed: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RE-ESTABLISHMENT FOR WASHINGTON TERRACE SUBDIVISION, ORDINANCE 2005-1287 – MLS 129REN

Staff recommendation: Forward application to City Council for approval.

Commission action: Supports staff's recommendation to forward application to City Council for approval.

Speaker(s): LeRoy Johnson, applicant, Earnest Johnson – supportive

Motion: Shepherd

Vote: Unanimous

Second: Ballard

Opposed: None

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR EAST SUNNYSIDE COURT SUBDIVISION SECTION 3 – MLS 889

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Second: Hines

Vote: Unanimous

Opposed: None

IX. PUBLIC COMMENT – None

X. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:39 PM.

Signed by:

Lisa Clark

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Lisa M. Clark, Chair

Signed by:

Vonn Tran

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Vonn Tran, Secretary