

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 18 DECEMBER 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
Barbara Carroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Lydia Mares	<i>Absent</i>
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	<i>Absent</i>
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>
The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, planning department will begin scheduling mandatory pre-submittal conference with staff starting 6 January 2026 and will run through 20 February. Major Thoroughfare and Freeway Plan, questions will be handled by our planner Goeff Butler, contact him with any questions regarding MTFP.

APPROVAL OF MINUTES

Consideration of December 4, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Garza

Second: Baldwin

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-89)

Staff recommendation: Approve Item No's. **1 – 89**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items.

Motion: Baldwin

Vote: Unanimous

Second: Victor

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

90 AZTLAN PLACES

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: Garcia

Second: Serem

Vote: Unanimous

91 CADDO PINES

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: Garcia

Vote: Unanimous

92 GATEWAY 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: Porras-Pirtle

Second: Sikes

Vote: Unanimous

93 LOCKETT MANOR

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

Commission action:

Speaker(s): Daniel Goldberg, Paul Pasala, Corrina Rosales, Peter Arness, Alfonso Pico, Vinay Chandraker, Gerardo Gaytan, Jill Yaziji – opposed, Karim Nasreddin, applicant

Motion: Garza

Second: Garcia

Vote: Carried

Opposed: Baldwin

94 OAKVIEW FARM ESTATES – Withdraw

95 RIVERWOOD ON EAST TC JESTER BLVD 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: Jones

Second: Pham

Vote: Carried

Abstaining: Carroll

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

96 COOPER 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): Tony Lewis, applicant available for questions

Motion: Garcia

Second: Pham

Vote: Unanimous

97 KUYKENDAHL VILLAGE SEC 2

Staff recommendation: Defer per Harris County request.

Commission action: Deferred.

Speaker(s): None

Motion: Garcia

Second: Victor

Vote: Unanimous

98 LAWNSDALE 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: Baldwin

Second: Sikes

Vote: Unanimous

99 LAYETTE LANDING

Staff recommendation: Grant and Approve

Commission action:

Speaker(s): Mary Villareal, applicant available for questions

Motion: Garcia

Second: Porras-Pirtle

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

100 AZALEA DISTRICT SEC 8

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

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Garza

Second: Pham

Vote: Unanimous

Abstaining: Sikes

101 BLUE CREEK TRAILS SEC 5

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

Commission action:

Speaker(s): None

Motion: Jones

Second: Garcia

Vote: Unanimous

102 FLIGHTLINE SOUTH

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: Garcia

Vote: Unanimous

103 SYNOVA EAST 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: Garza

Second: Serem

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

104	Bridgecreek Commercial Sec 3	Approve
105	Forestwood Sage Sec 2	Approve
106	Northpark Enclave	Approve
107	Northpointe East Business Park	Approve
108	Porter Road Office Warehouses	Approve
109	Solugen	Approve
110	Sundance Bend Drive Street Dedication Sec 2	Approve
111	Synova Sec 9	Approve
112	Woodlands Village of Creekside Park Sec 41	Approve

h. NAME CHANGES

113	Thornton Ridge Heights (prev. Thornton Springs)	Approve
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i. CERTIFICATES OF COMPLIANCE – None

114	20136 and 20140 Ada Lane	Approve
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j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s)104 – 114.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Victor

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115 511 CORDELL STREET

Staff recommendation: Defer for notice.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Garcia

Vote: Unanimous

116 1132 E 6TH ½ STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Sigler

Vote: Unanimous

117 1402 GLOURIE DRIVE

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Samantha de Leon – opposed

Motion: Victor

Second: Garcia

Vote: Unanimous

118 5343 INKER STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jose Mendoza, applicant – available for questions

Motion: Pham

Second: Baldwin

Vote: Unanimous

119 4022 NAVIGATION BLVD. – Withdraw DPV no longer required

120 240 N YORK STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Garza

Second: Garcia

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 22, 2026

- a. Centenario Homes at Farmer
- b. CyFair Fire Station no 15
- c. Homewood Estates
- d. Morse Street Living
- e. Newhaven Villas
- f. Plaza Estates at Noble
- g. Shadow Creek Estates Lago Woods Sec 1 partial replat no 1
- h. Swiftwater Estate
- i. Wroxton Estates

Commission action: Accepted the January 22 public hearing date for Item II, a-i.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Garcia

Opposed: None

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

Staff recommendation: Defer, per applicant's request.

Commission action: Deferred, per applicant's request.

Speaker(s): None

Motion: Sigler

Second: Garcia

Vote: Unanimous

Opposed: None

IV. 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): Adam Barnes, applicant – available for question

Motion: Garcia

Second: Victor

Vote: Unanimous

Opposed: None

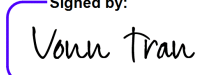
V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:50 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary