

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 26 JUNE 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
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	<i>Absent</i>
Ian Rosenberg	<i>Absent</i>
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present at 2:37 during Item I
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
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

Chair’s Report – None

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; **MTFP Upcoming Dates**

- July 24 - MTFP Public Hearing - Planning Commission Meeting - In-Person Only
- Introduced Planning Departments Summer Interns

APPROVAL OF MINUTES

Consideration of June 12, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Khaleeq

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-62)

b. REPLATS (63-97)

Staff recommendation: Approve Item No's. 1 – 97, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 7, 8, 9, 56, and 67, which were removed by abstaining commissioners.

Motion: Jones

Vote: Carried

Second: Victor

Abstaining: Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 7, 8, 9, 56, and 67, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Sigler

Abstaining: Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

98 ELEVATE LIVING

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: Garza

Second: Tahir

Vote: Unanimous

99 HAMLET LOFTS

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: Jones

Vote: Unanimous

100 LANGWOOD PARTIAL REPLAT NO 2

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

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

Speaker(s): Danyall Butt, Norma Flores, Faustino Garcia, Junaid Javed – opposed

Motion: Mares

Second: Garza

Vote: Unanimous

101 LOCKWOOD COMMERCIAL PLAZA

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: Garza

Second: Jones

Vote: Unanimous

102 MAINER COVE

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: Viera-Bland

Vote: Unanimous

103 MANSFIELD OAKS 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: Garza

Second: Mares

Vote: Unanimous

104 MAYFLOWER RESIDENCE

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Steven James, District D representing council member Dr. Carolyn Evans-Shabazz – opposed

Motion: Khaleeq

Second: Baldwin

Vote: Unanimous

105 MCCLENDON PARK VILLAGE 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: Mandapaka

Second: Sigler

Vote: Carried

Abstaining: Mares

106 MEDINA MAGNOLIA PLACE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Jones

Second: Viera-Bland

Vote: Unanimous

107 SHADYVILLA 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): None

Motion: Victor

Second: Mares

Vote: Unanimous

108 WRENWOOD PARTIAL REPLAT NO 6

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: Khaleeq

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEMS 109, 110 AND 111 WERE TAKEN TOGETHER AT THIS TIME (WITH ONE VOTE)

109 AZALEA DISTRICT 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

110 AZALEA DISTRICT SEC 6

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

111 AZALEA DISTRICT SEC 7

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: Garza

Second: Sigler

Vote: Unanimous

112 ENCLAVE AT KATY HOCKLEY

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Mares

Second: Jones

Vote: Unanimous

113 GRIFFIN AIRPORT AND 288 INDUSTRIAL PROPERTY SEC 2

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: Khaleeq

Second: Mares

Vote: Unanimous

114 TESORO RANCHOS

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: Tahir

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

115 RESERVE AT MOONSHINE HILL LOOP

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): Rocky Sparks – opposed

Motion: Baldwin

Second: Colvard

Vote: Unanimous

EXTENSIONS OF APPROVAL

116	Bridgeland Creekland Village Sec 21	Approved
117	Cypress Grant Plaza	Approved
118	Epsom Place	Approved
119	Grand Park West Estate	Approved
120	Hockley Meadows Sec 2	Approved
121	Indian Springs Sec 2	Approved
122	Isabelle Estates	Approved
123	Katy Hockley Center	Approved
124	Orange Grove Sec 2 partial replat no 1	Approved
125	Reyna Industries	Approved
126	Sundance Cove Detention Pond E	Approved
127	Woodforest Shopping Center	Approved

g. NAME CHANGES

128	Southgate partial replat no 7 (prev. Southghate partial replat no 7)	Approved
-----	--	----------

h. CERTIFICATES OF COMPLIANCE – None

i. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, and H, Item(s) 116 – 128.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Tahir

Vote: Carried

Abstaining: Mares 116, 120

j. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 24, 2025

- a. Four Oaks at Nantucket
- b. Highland Crossing replat no 1
- c. Johnson Place Estates
- d. Johnson Place Views
- e. MacGregor Residences
- f. McKenzie Park Sec 4 partial replat no 2
- g. Mount Houston Road MUD Cordoba Drive Park
- h. Replat of Southgate Addition Sec 3 partial replat no 1
- i. Rolling Fork PUD Water Plant
- j. Trails on Elmview
- k. Villas at Scott

Commission action: Accepted the July 24th public hearing date for Item II, a-k.

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

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 3:19 PM.

Signed by:

Lisa Clark

51717246E64E438...
Lisa M. Clark, Chair

Signed by:

Vonn Tran

4F711A2F0C43452...
Vonn Tran, Secretary