

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 10 JULY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:33 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	<i>Absent</i>
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	<i>Absent</i>
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 at 2:35 during Directors Report
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

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, the 30-Day Residential Permitting Pilot Program officially launched this past Monday. This initiative is part of a larger effort to modernize City operations and rebuild public trust in the local government's capacity to facilitate responsible development. If proven effective, the program could pave the way for broader reforms in commercial and multifamily permitting processes. To learn more about the pilot, visit: www.houstonpermittingcenter.org. Next MTFP Scheduled Dates are:

- July 24, Public Hearing
- August 21 - Application Update
- September 18 - Recommendation Meeting

Remember all MTFP meetings will be in person at 1pm before our regular Planning Commission Meetings

To ensure compliance with private deed restrictions and facilitate the processing of applications, the Planning Department has introduced a Deed Restriction Compliance Affidavit. This affidavit must be signed, notarized, and submitted with applications for Amending Plats, Development plat variances, Parking variances, and Landscape variances. The Deed Restriction Compliance Affidavit is available in word format on the Planning Department website, under Development Regulations. If you have any questions, please contact the Planner of the Day (POD) for assistance.

APPROVAL OF MINUTES

Consideration of June 26, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Garza

Vote: Unanimous

I. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Commission action:

Speaker(s): None

Motion: Jones

Second: Heisch

Vote: Unanimous

II. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Commission action:

Speaker(s): None

Motion: Jones

Second: Heisch

Vote: Unanimous

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-42)

b. REPLATS (43-69)

Staff recommendation: Approve Item No's. 1 – 69, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 6, 7, 8, 12, 26, 34, 40, and 41, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Tahir

Vote: Carried

Second: Hines

Abstaining: Mares, Heisch

Consideration for excluded items above.

Staff recommendation: Approved Item No's 6, 7, 8, 12, 26, 34, 40, and 41, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Tahir

Abstaining: Mares, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

70 CARR STREET ESTATES – Withdrawn

71 COASTAL ENCLAVE REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza

Second: Mares

Vote: Unanimous

72 ELBERTA VILLAS REPLAT NO 1

Staff recommendation: Defer further deed rests review requested.

Commission action: Disapproved.

Speaker(s): Amy Dinn, opposed

Motion: Hines

Second: Mares

Vote: Carried

Opposed: Tahir, Garza, Heisch, Baldwin

73 FALVEL CROSSING PLACE

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

Commission action: Deferred for further study and review.

Speaker(s): Sohail Ali, applicant, Tim O’Leary, Larry Spell, Dianna Baldwin, Craig Gentry - opposed

Motion: Hines

Second: Baldwin

Vote: Carried

Opposed: Mares

74 MAYFLOWER MANOR

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

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

Speaker(s): Steven James, District D representing council member Dr. Carolyn Evans-Shabazz, Darlene Mabin, Vickie Scott, Evelyn Ferrell, Jackie Cross Ecford, Debra Walker - opposed

Motion: Garza

Second: Sigler

Vote: Unanimous

75 MAYFLOWER 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): Rosalinda Richardson, Darlene Mabin, Toni Lewis, Evelyn Ferrell, Marvin Jackson, Erica Ngwolo, Jackie Cross – opposed

Motion: Garza

Second: Baldwin

Vote: Unanimous

76 MEDINA MAGNOLIA 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): Mary Villareal, available for question

Motion: Jones

Second: Khaleeq

Vote: Unanimous

77 PARK AT CHAMPIONS PARK

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Second: Mares

Vote: Unanimous

78 PEPPERMILL 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: Mandapaka

Second: Sigler

Vote: Unanimous

79 URBAN EDGE AT BLALOCK

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: Tahir

Vote: Unanimous

80 VILVA BLODGETT DEVELOPMENT

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

81 CITY CENTER CAPITAL LLC AT CYPRESS NORTH HOUSTON

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: Tahir

Vote: Unanimous

82 ENCLAVE AT KATY HOCKLEY

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka

Second: Jones

Vote: Unanimous

83 NUECES PARK PLACE 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: Tahir

Second: Jones

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

84 RAKEN

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: Unanimous

85 TRILLIUM SEC 14

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: Viera-Bland

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

86	Bluebonnet Homes	Approved
87	Bridgeland Prairieland Village Reserve Sec 6	Approved
88	Concrete Reinforcements Inc	Approved
89	Hunters Terrace Reserve	Approved
90	Independence Heights partial replat no 1	Approved
91	Kippers Yard	Approved
92	Rancho De Los Lomas	Approved
93	Riviera Pines Sec 4	Approved
94	Springwoods Village District Sec 5	Approved
95	Sundance Cove East Detention Pond H	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, Item(s) 86 – 95.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Viera-Bland

Second: Tahir

Vote: Carried

Abstaining: Heisch, 87

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

96 312 GLENWOOD DRIVE

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 7, 2025

- a. Adele Commercial
- b. Cotton Oaks Reserve
- c. Enclave at Lincolnshire
- d. Estates at Ethan Hollow Replat No. 1
- e. Flightline North
- f. Fry Road Tract Sec. 2
- g. Holley Addition partial Replat No. 1
- h. Laverne Street Homes Replat No. 1
- i. Plaza Estates at Fisk
- j. Plaza Xochimilco
- k. Trinity Lot

Commission action: Accepted the August 7th public hearing date for Item IV, a-k.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

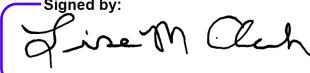
Second: Heisch

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 4:53 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary