

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 4 SEPTEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:34 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	<i>Absent</i>
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
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, Final MTFP Meeting will be in two weeks on 18th September, here at City Hall Annex beginning at 1PM.

The 2025 PSEFI (Professional Surveyors Educations Foundation, Inc.) Platting Workshop is set for Thursday, October 23, 2025, from 8:00 am-4:00pm at the Third Ward Multi-Service Center, Room 129, Auditorium, 3611 Ennis Street, 77004. For registration, please visit houstonplanning.com

APPROVAL OF MINUTES

Consideration of August 21, 2025 (MTFP) Major Thoroughfare and Freeway Plan Amendment
Request Public Hearing Meeting Minutes

Commission action: Approved.

Motion: Khaleeq

Second: Viera-Bland

Vote: Unanimous

Consideration of August 21, 2025 Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Porras-Pirtle

Second: Jones

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-42)

b. REPLATS (43-74)

Staff recommendation: Approve Item No's. 1 – 74, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 3, 4, 8 and 14, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Hines

Vote: Carried

Second: Jones

Abstaining: Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 3, 4, 8 and 14, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Sigler

Vote: Carried

Second: Viera-Bland

Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

75 CARR STREET ESTATES

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: Viera-Bland

Vote: Unanimous

76 **EDFIELD MANOR**

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

Commission action: Deferred.

Speaker(s): Steven James, Chief of Staff for Evan Shabaz, Toni Lewis, Darlene Manor, Vernon Lewis, Jackie Cross – opposed, HPW Staff Brown, Hector Rodrigues

Motion: Garza

Second: Baldwin

Vote: Unanimous

77 **FLIGHTLINE NORTHWEST**

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

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

Speaker(s): James Murphy

Motion: Hines

Second: Heisch

Vote: Unanimous

78 **GODOS FOODS**

Staff recommendation: Defer per Council Member's request.

Commission action: Deferred.

Speaker(s): Perdita Chavis, Mayor Pro Tem Castex-Tatum, Arwin McMillan – applicant

Motion: Khaleeq

Second: Viera-Bland

Vote: Unanimous

79 **HALLMARK RESERVE**

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: Jones

Second: Sigler

Vote: Unanimous

80 **MILWAUKEE VILLAGE**

Staff recommendation: Defer PH\Var\Special Exception notice incomplete.

Commission action: Defer for additional information.

Speaker(s): None

Motion: Baldwin

Second: Porras-Pirtle

Vote: Unanimous

81 **MONTRIDGE SQUARE**

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

82 **RESERVE AT TRINITY – Withdraw**

83 ROLLING FORK PUD WATER PLANT

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: Heisch

Second: Mandapaka

Vote: Unanimous

84 SHELDON WOODS SEC 1 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): None

Motion: Mandapaka

Second: Garza

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

85 AVANTE HOMES AT HENNESSY

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: Khaleeq

Vote: Unanimous

86 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4

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: Viera-Bland

Vote: Unanimous

87 SAN JACINTO MEMORIAL SITE EXPANSION

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Sigler

Second: Baldwin

Vote: Unanimous

88 SMC GROUP

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Viera-Bland

Second: Tahir

Vote: Unanimous

89 TELUGU BHAVANAM

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza

Second: Heisch

Vote: Unanimous

90 TEXAS PETROLEUM GROUP GREENS ROAD

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

91 BASSETT RESIDENCES

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): Carlos Espinoza, available for questions

Motion: Garza

Second: Viera-Bland

Vote: Unanimous

92 IMHOF STORAGE

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

Commission action: Deferred.

Speaker(s): None

Motion: Jones

Second: Mandapaka

Vote: Unanimous

93 KUYKENDAHL VILLAGE SEC 1

Staff recommendation: Defer per Harris County request.

Commission action: Deferred.

Speaker(s): None

Motion: Mandapaka

Second: Hines

Vote: Carried

Abstaining: Heisch

94 WINZER GROVE

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): Inice Warren, Jose Mendoza – applicant

Motion: Garza

Second: Khaleeq

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

95	Benders Creek Section 2	Approved
96	Castone Estates	Approved
97	Dorchester Terrace	Approved
98	Harris County Municipal Utility District no 230 Water Plant No. 1	Approved
99	Quartet Development	Approved
100	Sabine Estates	Approved
101	Sunny Flea Market Airline Development	Approved
102	Synova Section 7	Approved
103	Synova Drive Street Dedication and Reserves Section 2	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 95 – 103.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Khaleeq

Second: Viera-Bland

Vote: Carried

Abstaining: Heisch, 98

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

104 803 PRATCHESTER DRIVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Sigler

Second: Porras-Pirtle

Vote: Unanimous

105 5355 QUEEBSLOCH DRIVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Melanie Promecene – applicant, Donna Kacmar

Motion: Jones

Second: Garza

Vote: Unanimous

106 7445 AVENUE H AND 805 75TH STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Second: Tahir

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 2, 2025

Commission action: Accepted the October 2nd public hearing date for Item II, a-i.

Speaker(s): None

- a. Coastal Enclave Replat No. 1
- b. Ferndale Landing
- c. Huldy Street Villas
- d. Luca Residence
- e. New Flores Estate
- f. Plaza Estates at Solo
- g. Reserve at Ruth Street
- h. Talton Twins
- i. Westhaven Estates Section 1 partial Replat No. 11

Motion: Garza

Vote: Unanimous

Second: Garza

Opposed: None

III. PUBLIC HEARING AND CONSIDERATION OF AN EXPRESS INN AND SUITES AT 6200 HILLCROFT AVENUE

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): Chris Brown, Nabeel Ali– applicant, Richard De La Cuadra, Marvin Pierre, Ayshz Nzzimi – opposed

Motion: Baldwin

Vote: Unanimous

Second: Khaleeq

Opposed: None

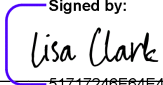
IV. EXCUSE THE ABSENCE OF BILL BALDWIN

No need to excuse Commissioner Baldwin’s absence, he is present.

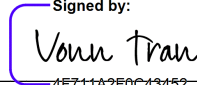
V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:28 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary