

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 18 SEPTEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:35 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present, left at 4:01 during Item 76
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	Present, at 2:58 during Item 65
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
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

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, The Planning Department is aware of a phishing issue currently affecting applicants, particularly those submitting development plat variances and Hotel/Motel applications. Applicants have reported receiving malicious emails that appear authentic but originate from fraudulent addresses. These emails request payment through a “settlement invoice” in exchange for plat approval. Please note: The Planning Department does not issue invoices or request payment by email. The City’s IT Department is actively investigating this matter. We strongly advise applicants not to open attachments or respond to suspicious requests. If you receive an email related to your plat application that seems questionable, contact the Planning Department immediately.

The 2025 PSEFI Platting Workshop will be held on Thursday, October 23, 2025, from 8:00 a.m. to 4:00 p.m. at the Third Ward Multi-Service Center, Auditorium Room 129, 3611 Ennis Street, Houston, TX 77004. For registration information, please visit houstonplanning.com.

APPROVAL OF MINUTES

Consideration of the September 4, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Viera-Bland

Second: Tahir

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-38)

b. REPLATS (39-57)

Staff recommendation: Approve Item No's. 1 – 57, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 1, 4, 5, 7, 13, 17, 24, 31, 32, and 33 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Victor

Vote: Carried

Second: Garza

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 1, 4, 5, 7, 13, 17, 24, 31, 32, and 33 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Viera-Bland

Abstaining: Mares, Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

58 ARBOR DEVELOPMENT

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: Sigler

Second: Mares

Vote: Unanimous

59 COMFY GATEWAY AT STERLINGSHIRE

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: Hines

Vote: Unanimous

60 EDFIELD 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): Chen Wang – applicant, available for questions, Darlene Mabin – opposed

Motion: Khaleeq

Second: Viera-Bland

Vote: Unanimous

AGENDA WAS TAKEN OUT OF ORDER AND ITEM 65 WAS TAKEN AT THIS TIME.

65 JEANETTA RESERVE

Staff recommendation: Defer Applicant request.

Commission action: Disapproved, no variance was requested with this item.

Speaker(s): Council Member Tiffany Thomas (District F), Ali Gaspid, Daymond Wilkins, Cleveland Wesley, Carolyn Boozer – opposed

Motion: Baldwin

Second: Mares

Vote: Unanimous

61 ESTATES AT HOMEWOOD LANE

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

62 ESTATES AT MCALPINE PLACE – WITHDRAWN

63 FREEPARK PLAZA

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Khaleeq

Second: Viera-Bland

Vote: Unanimous

64 GODOS FOODS

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: Viera-Bland

Vote: Unanimous

65 JEANETTA RESERVE – Item was taken after Item 60 above.

66 MILWAUKEE VILLAGE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Jones

Second: Colvard

Vote: Unanimous

67 UNIVERSITY OF ST THOMAS STUDENT HOUSING AT BRANARD STREET

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

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

Speaker(s): Kyle Molitor, available for questions

Motion: Khaleeq

Second: Colvard

Vote: Unanimous

68 WOODLAND HEIGHTS 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): Tim McConn, Marian Wright, Adan T., Adrienne Ruthven, Nicholas Williamson – opposed
Anthony Monnico – applicant

Motion: Baldwin

Second: Garza

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

69 ACE AND IVY RIVER OAKS

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Luis Baena, applicant

Motion: Hines

Second: Khaleeq

Vote: Unanimous

70 BAUER HOCKLEY MASON TRACT GP

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones

Second: Porras-Pirtle

Vote: Unanimous

71 GENERATION PARK 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: Mandapaka

Second: Mares

Vote: Unanimous

72 NORTHWEST 99 BUSINESS PARK 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: Jones

Second: Mandapaka

Vote: Unanimous

ITEM(S) 73 AND 74 WERE TAKEN TOGETHER AT THIS TIME

73 OAKHILL RESERVE 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.

74 OAKHILL RESERVE SEC 3

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: Victor

Vote: Carried

Abstained: Mares

75 RODS CAMPUS ON THE POND

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: Mares

Vote: Unanimous

76 SAN JACINTO MEMORIAL SITE EXPANSION

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: Hines

Vote: Unanimous

77 SMC GROUP

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Viera-Bland

Second: Rosenberg

Vote: Unanimous

78 TELUGU BHAVANAM

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Sigler

Second: Mandapaka

Vote: Unanimous

79 TEXAS PETROLEUM GROUP GREENS ROAD

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: Khaleeq

Second: Heisch

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

ITEM(S) 80 AND 81 WERE TAKEN AT THIS TIME

80 BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

81 BLUE CREEK TRAILS SEC 1

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): None

Motion: Garza

Second: Jones

Vote: Carried

Abstained: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

82 IMHOF STORAGE

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: Mares

Vote: Unanimous

83 KUYKENDAHL VILLAGE SEC 1

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: Mandapaka

Second: Victor

Vote: Carried

Abstaining: Heisch

g. EXTENSIONS OF APPROVAL

84	Benders Creek Sec 1 C3P	Approved
85	Greenville Estates replat no 1 C3F	Approved
86	Harris County MUD No 171 Water Well No 7 C2	Approved
87	Harris County MUD No 514 Lift Station no 2 C2	Approved
88	Kamryn Chance C2	Approved
89	Lacey Estates C3F	Approved
90	Ralston Lakes Sec 3 C3F	Approved
91	Riverway on Lehman C3F	Approved
92	Sunset Heights Plaza C2R	Approved
93	Swift Fairbanks C2R	Approved
94	UT MD Anderson Cancer Center East Campus replat no 1 and extension	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

95	21132 Dunn Street	Approved
----	-------------------	----------

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) xx – xxx.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Garza

Vote: Carried

Abstaining: Mares 84, 90 – Heisch 86, 87

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

96 1702 HARDY STREET

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) xx – xxx.

Commission Action: Approved per staff's recommendation.

Speaker(s): Hermann Krohn, available for questions

Motion: Sigler

Second: Garza

Vote: Carried

97 1817 SHARP PLACE

Staff recommendation: Approve.

Commission Action: Approved.

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

Motion: Jones

Second: Hines

Vote: Carried

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 16, 2025

- a. Bradford Village
- b. Enjoy Properties
- c. Estates at Laura Koppe Road
- d. Fairview Patio Homes
- e. Hazard Street Vista
- f. Nantucket Villas
- g. Newport Green Acres
- h. Spring Stuebner Commerce Center
- i. Springdale Estates
- j. Springdale Hill
- k. Springdale Place
- l. Umuakum Estates
- m. Vaughn Street Project

Commission action: Accepted the October 16th public hearing date for Item II, a-m.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Mares

Opposed: None

AT THIS TIME A NEED FOR A RECUSAL WAS NOTED ON SECTION G, ITEM 94

94 UT MD Anderson Cancer Center East Campus replat no 1 and extension Approved

Motion: Khaleeq

Second: Garza

Vote: Carried

Abstaining: Colvard

III. CONSIDERATION OF A BLUE STAR INN HOTEL/MOTEL LOCATED AT 8401 SOUTH SAM HOUSTON EAST PARKWAY

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Garza

Second: Tahir

Vote: Unanimous

Opposed: None

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:20 PM.

Signed by:

Lisa Clark

51717246E64E438...

Lisa M. Clark, Chair

Signed by:

Vonn Tran

4F711A2F0C43452...

Vonn Tran, Secretary