

**CITY OF LATHROP
PLANNING COMMISSION
REGULAR MEETING
November 19, 2025**

MINUTES

1. CALL TO ORDER

Meeting was called to order by Chair Jackson for the November 19, 2025 Regular Planning Commission meeting at 6:00 P.M.

2. ROLL CALL

PRESENT: Jackson, Camarena, Ishihara, Zaca, Ralmilay
ABSENT: None

Staff Present: Salvador Navarrete, City Attorney; Brad Taylor, City Engineer; James Michaels, Senior Planner; Savannah Hudson, Contract Planner; and Maria Hermosilla, Executive Assistant

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICT OF INTEREST

None

5. PUBLIC COMMENT

Chair Jackson acknowledged the invaluable contributions made by the late Bennie Gatto to the Planning Commission and the City.

6. AGENDA MODIFICATIONS

None

7. APPROVAL OF MINUTES

7.1 November 19, 2025 – Regular Meeting

On a motion by Commissioner Ishihara, seconded by Commissioner Camarena, the Planning Commission approved the minutes for November 19, 2025

Ayes: Jackson, Camarena, Ishihara, Zaca

Noes: None

Absent: None

Abstain: Ralmilay

Motion Carries: 4-0-0-1

8. PUBLIC HEARING ITEMS

None

9. SCHEDULED ITEMS

9.1 Woodlands East Amendments & Overland by Taylor Morrison – Neighborhood Design Plan No. NDP-25-126, Site Plan Review No. SPR-25-106 & Architectural Design Review No. ADR-25-107

Ms. Hudson made the staff report presentation. A question-and-answer period ensued throughout the presentation. Mr. Taylor and Mr. Michaels provided additional information. Ms. Alicia Hintzen of Taylor Morrison made a public comment.

On a motion by Commissioner Ralmilay, seconded by Commissioner Camarena, the Planning Commission adopted the following:

- Resolution 25-21 approving amendments to The Woodlands East Architectural Design Guidelines and Development Standards (DG/DS) document (NDP-25-126); and
- Resolution 25-22 approving a Site Plan Review and an Architectural Design Review to construct a 248-Unit motor court project consisting of detached single-family homes located within Village 19 of the Woodlands East District of River Islands Phase 2 (SPR-25-106 AND ADR-25-107)

Ayes: Jackson, Camarena, Ishihara, Zaca, Ralmilay
Noes: None
Absent: None
Abstain: None
Motion Carries: 5-0-0-0

10. STAFF COMMENTS

Mr. Michaels informed the Planning Commissioners of the upcoming River Islands Holiday Luncheon. He proceeded to give a brief update and answered questions on current developments within the City.

11. PLANNING COMMISSION COMMENTS

The Planning Commissioners acknowledged Bennie Gatto as a pillar of the community due to his countless contributions and valuable service to the City. Chair Jackson asked for an update on the Lathrop Arches. Commissioner Ishihara thanked staff for their good work.

12. ADJOURNMENT

Chair Jackson adjourned the meeting at 6:39 PM.