

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 17 OCTOBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at 2:31 PM by Lisa M. Clark, Chair

| Commissioners | Quorum - Present / Absent |
|--|---------------------------------|
| Lisa M. Clark, Chair | Present |
| M. Sonny Garza, Vice Chair | Present |
| Susan Alleman | Present |
| Bill Baldwin | Present |
| Michelle Colvard | Present |
| Rodney Heisch | Present |
| Daimian S. Hines | Present |
| Randall L. Jones | Present |
| Sami Khaleeq | Present |
| Lydia Mares | <i>Absent</i> |
| Linda Porras-Pirtle | Present |
| Kevin Robins | Present |
| Ian Rosenberg | Present |
| Megan R. Sigler | <i>Absent</i> |
| Martha L. Stein | Present |
| Zafar “Zaf” Tahir | Present |
| Meera D. Victor | Present |
| Libby Viera-Bland | Present |
| Scott Cain for Commissioner James Noack | <i>Absent</i> |
| Maggie Dalton for The Honorable KP George | <i>Absent</i> |
| Patrick Mandapaka for The Honorable Lina Hidalgo | Present at 2:45 during Item III |
| Vonn Tran, Secretary | Present |

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Phase One for the Sidewalk Ordinance has been completed and will be presented during this committee meeting.

Chairs Report, Lisa M. Clark, announced meeting standards process and procedures.

APPROVAL OF MINUTES

Commission approved the October 3, 2024, Planning Commission Meeting Minutes

Motion: Garza Second: Victor Vote: Unanimous Opposed: None

ITEMS I AND II WERE TAKEN TOGETHER WITH ONE VOTE.

I. PRESENTATION AND CONSIDERATION OF THE 2025 PLANNING COMMISSION MEETING DATES

II. PRESENTATION AND CONSIDERATION OF THE 2025 CHAPTER 26 SUBMITTAL DATES

Motion: Jones Vote: Unanimous
Second: Tahir Opposed: None

III. PLANNING & DEVELOPMENT DEPARTMENT PRESENTATION OF THE DRAFT AMENDMENT TO ARTICLE XXII OF THE CHAPTER 40 SIDEWALK NETWORK ORDINANCE

IV. PLANNING COMMISSION CALL FOR A HEARING OF THE AMENDMENT TO ARTICLE XXII OF THE CHAPTER 40 SIDEWALK NETWORK ORDINANCE ON NOVEMBER 14TH

Motion: Victor Vote: Carried
Second: Khaleeq Opposed: Rosenberg

RECONSIDERATION ON ITEM I, NUMBER 9

A correction date was made on No. 9, Item I, for accepting the change to Monday, April 21, 2025, from Monday, April 15, 2025.

Motion: Porras-Purtle Vote: Unanimous
Second: Garza Opposed: None

V. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. CONSENT SUBDIVISION PLATS (1-56)
- b. REPLATS (57-101)

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

Commission action: Approved staff’s recommendations, except for Item(s) 77 which will be removed for separate consideration.

Motion: Garza Vote: Unanimous
Second: Hines Abstaining: None

Staff recommendation: Approve recommendation for Item No.’s 3, 4, 5, 6, 7, 8, 9, 10, and 60 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation.

Motion: Porras-Purtle Vote: Carried
Second: Alleman Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

77 LATITUDINAL QUARTER

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): John Geiss - opposed

Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

102 CAYWOOD PLACE – Withdraw

103 DICE DUPLEXES PARTIAL 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: Stein Second: Garza Vote: Unanimous Abstaining: None

104 ESTATES AT WEST 43RD

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Robins Second: Baldwin Vote: Unanimous Abstaining: None

105 EVERGREEN COTTAGES

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: Garza Vote: Unanimous Abstaining: None

106 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 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: Jones Second: Garza Vote: Unanimous Abstaining: None

107 LOCKWOOD COMMERCIAL PLAZA – Withdrawn

108 MANGUM SQUARE – Withdrawn

109 PARK STREET VIEWS

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: Tahir Vote: Unanimous Abstaining: None

110 PLAZA ESTATES AT ENGLAND

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: Stein Second: Robins Vote: Unanimous Abstaining: None

111 SUNSET PLACE PARTIAL REPLAT NO 2

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Conor McEvily, Jonas Risen, Steven Milano, Phyllis Carney, Janet Kohlhase, Laura Schmit-Foy – opposed

Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None

112 VILLAS ON SUNBEAM SEC 1 PARTIAL 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: Heisch Second: Victor Vote: Unanimous Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

113 BRIDGELAND CREEKLAND VILLAGE GP

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka Second: Stein Vote: Carried Abstaining: Heisch

ITEMS 114 AND 115 WERE TAKEN TOGETHER

114 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4 GP

Staff recommendation: Defer per applicant request.

Commission action: Deferred per applicant's request.

115 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Viera-Bland

Second: Robins

Vote: Unanimous

Abstaining: None

116 QUAIL COVE COMMONS

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): Joyce Owens, available for questions

Motion: Stein

Second: Viera-Bland

Vote: Unanimous

Abstaining: None

117 VIBE AT RANKIN

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): Jason Gonzales – opposed, Deivdre Brock, Justin Shrader – applicant, supportive

Motion: Alleman

Second: Porrás-Pirtle

Vote: Unanimous

Abstaining: None

118 WORMHOLE EAST

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: Rosenberg

Second: Baldwin

Vote: Unanimous

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

119 PEDEN STREET LIVING

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: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None

120 SPRINGBRIDGE RESIDENTIAL – Withdrawn

g. EXTENSIONS OF APPROVAL

| | | |
|-----|---|---------|
| 121 | Endecott Acres | Approve |
| 122 | Four Seasons Business Park Tomball | Approve |
| 123 | Garfam Industries Industrial Park | Approve |
| 124 | Global Football Innovations Academy | Approve |
| 125 | Grand Northwest MUD Water Plant | Approve |
| 126 | Turnkey Business Park Sec 1 partial replat no 1 and extension | Approve |
| 127 | Woodland Lakes Sec 10 | Approve |

h. NAME CHANGES

| | | |
|-----|--|---------|
| 128 | Gosling Office Parks (prev. Gosling Office Park) | Approve |
|-----|--|---------|

i. CERTIFICATES OF COMPLIANCE

| | | |
|-----|------------------|---------|
| 129 | 25927 Pine Drive | Approve |
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j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 121 – 129.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Tahir Second: Alleman Vote: Unanimous Abstaining: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

130 5157 AIRPORT BOULEVARD

Staff recommendation: Defer.

Commission Action: Deferred

Speaker(s): None

Motion: Stein Second: Garza Vote: Unanimous Abstaining: None

VI. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 14, 2024

Commission action: Accepted the November 14, 2024, public hearing date for Item(s) VI, a-i.

- a. Bridgeland Prairieland Village Sec 35 partial replat no 1
- b. Harvest Green Sec 51 partial replat no 1
- c. Masonry at Dreyfus
- d. Memorial Green Sec 2 replat and extension partial replat no 4
- e. New Covenant Christian Ministry at Clay
- f. Plaza Estates at Cleburne
- g. Plaza Estates at White Rock
- h. Shoby Jehan Estates
- i. White Oak Terrace

Motion: Garza Vote: Unanimous
Second: Viera Bland Abstaining: None

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S. SHEPHERD DRIVE

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Rosenberg Vote: Unanimous
Second: Garza Abstaining: None

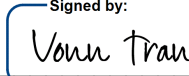
VIII. PUBLIC COMMENT – None

IX. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:50 PM.

Signed by:


Lisa M. Clark, Chair

Signed by:


Vonn Tran, Secretary