

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 9 JANUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:36 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	<i>Absent</i>
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	<i>Absent</i>
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
J. Stacy Slawinski for The Honorable KP George	<i>Absent</i>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Vonn Tran, Secretary	Present at 4:00 during Item 105
Dipti Mathur, Acting 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, Dipti Mathur, Acting Secretary and Deputy Assistant Director of the Houston Planning and Development Department, welcomed everyone to the meeting.

APPROVAL OF MINUTES

Consideration of the December 19, 2024, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares Second: Victor Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-51)

b. REPLATS (52-91)

Staff recommendation: Approve Item No’s. 1 – 91, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations, except for Item(s) 39 and 79 which will be removed for separate consideration.

Motion: Garza Vote: Unanimous
Second: Viera-Bland Abstaining/Opposed: None

Staff recommendation: Approve recommendation for Item Nos. 4, 5, 6, 7, 16, 17, 18, 19, 23, 24, 25, 26, and 47 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation.

Motion: Porrás-Pirtle Vote: Unanimous
Second: Hines Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

39 NGUYEN HIGHLAND PLACE

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): John Nguyen, applicant

Motion: Robins Second: Mares Vote: Carried Opposed: Baldwin, Hines, Rosenberg

79 PARK PROPERTIES

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

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

Speaker(s): Alex Fones – opposed

Motion: Hines Second: Robins Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

92 LOZIER 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): None

Motion: Sigler

Second: Alleman

Vote: Unanimous

93 PARK PLACE FIELDWOOD

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: Viera-Bland

Vote: Unanimous

94 SPRINGBRIDGE 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): None

Motion: Porrás-Pirtle

Second: Mandapaka

Vote: Unanimous

95 THREESTONE VILLAS

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: Heisch

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

96 ALLIANCE TRIPLE E INDUSTRIAL

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): Thomas J. Forschner, applicant

Motion: Mandapaka

Second: Mares

Vote: Unanimous

97 BARON CYPRESS BEND – Withdraw

98 BRIDGELAND CREEKLAND VILLAGE 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): Katy Harris, available for questions

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

99 BUSTAMANTE TRACT GP

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

Commission action: Granted the requested variance(s) and special exception(s) approving the plat subject to the conditions listed.

Speaker(s): Jennifer Curtis, applicant, Tracy Youngblood, opposed, Harris County representative Mr. Mathis

Motion: Robins Second: Hines Vote: Carried
Abstaining: Heisch Opposed: Jones, Porris-Pirtle, Mares, Khaleeq

100 CG 7600 LP 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: Alleman Second: Mandapaka Vote: Unanimous

101 HARDY AT RONQUILLO 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): Karen Maycott, available for questions

Motion: Alleman Second: Garza Vote: Unanimous

102 NEW FAITH VILLAGE SENIOR 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: Viera-Bland

Second: Victor

Vote: Unanimous

103 RED OAK ESTATES 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

104 SETTEGAST COMPLEX

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: Baldwin

Second: Robins

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

105 NORTHFIELD ESTATES

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): Etan Mirwis, Endale Abebe, Guy Felton – opposed, Tracy Youngblood, Ben Medetsky, applicant, Rabbi Garfield – supportive

Motion: Sigler

Second: Jones

Vote: Carried

Abstaining: Heisch

^SECRETARY VONN TRAN, JOINED THE COMMISSION MEETING DURING THIS ITEM. ACTING SECRETARY DIPTI MATHUR WAS RELIEVED.

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

106	FBCMUD 142 District Park	Approved
107	Gantz Properties	Approved
108	Global New Millennium Reserve	Approved
109	Harris County MUD No 525 Lift Station no 2	Approved
110	HCA North Cypress West	Approved
111	JDS Hopfe Road Sec 1	Approved
112	Parker Place Eighty-One Zero One	Approved
113	SCI Land Acquisitions	Approved
114	Smart Living at Mykawa	Approved
115	View at Millstone	Approved

h. NAME CHANGES

116	Oakhill Reserve (prev. Decker Prairie Rosehill GP)	Approved
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i. CERTIFICATES OF COMPLIANCE - None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I, and J, Item(s) 106 – 116.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Garza

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 1134 BAYLAND AVENUE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Robins

Second: Jones

Vote: Unanimous

118 1734 CREEK DRIVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Mares

Second: Hines

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 6, 2025

- a. ASI Homes replat no 1
- b. Huldy Street Living
- c. Navajo Place Sec 1 partial replat no 2
- d. Oulton Park
- e. Uhaul Moving and Storage of Hiram Clarke

Commission action: Accepted the January 23rd public hearing date for Item II, a-e.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Viera-Bland

Opposed: None

MOMENT OF PERSONAL PRIVILEGE.

Commissioner Jones showed appreciation to the Planning and Development and the GIS Team (Hector Rodriguez, Milady Quintanilla, and Ryan Jost) for taking care of addressing a neighborhood to be put on the map.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1126 W. GRAY STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Alleman

Vote: Unanimous

Second: Garza

Opposed: None

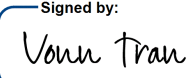
IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:16 PM.

Signed by:

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 Lisa M. Clark, Chair

Signed by:

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 Vonn Tran, Secretary