

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 FEBRUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:33 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	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	<i>Absent</i>
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present at 2:45 during Announcement
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

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

APPROVAL OF MINUTES

Consideration of the January 23, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Khaleeq

Second: Mares

Vote: Unanimous

109 BENDERS LANDING ESTATES SEC 7 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: Garza

Second: Sigler

Vote: Unanimous

110 HULDY STREET 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): None

Motion: Jones

Second: Alleman

Vote: Unanimous

111 NAVAJO PLACE 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: Hines

Second: Mandapaka

Vote: Unanimous

112 OULTON PARK

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

Commission action: Deferred.

Speaker(s): Perdita Chavis, District K, Xiaojin Tze

Motion: Sigler

Second: Baldwin

Vote: Unanimous

113 UHAUL MOVING AND STORAGE OF HIRAM CLARKE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEM(S) 68, 69 AND 114 WERE PRESENTED TOGETHER AT THIS TIME.

68 BRIDGELAND PRAIRIELAND VILLAGE SEC 89

69 BRIDGELAND PRAIRIELAND VILLAGE SEC 90

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

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

114 BRIDGELAND PRAIRIELAND 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): None

Motion: Alleman

Second: Jones

Vote: Carried

Abstaining: Heisch, Mares

115 CANEY CROSSING NORTHEAST

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: Hines

Vote: Unanimous

116 DARVESH TRACT 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: Carried

Abstaining: Heisch

ITEM(S) 117 AND 118 WERE TAKEN TOGETHER AT THIS TIME

117 KUYKENDAHL VILLAGE GP

118 KUYKENDAHL VILLAGE SEC 1

Staff recommendation: Defer per Harris County Engineering’s request and for revised information from the applicant.

Commission action: Deferred.

Speaker(s): None

Motion: Mandapaka

Second: Sigler

Vote: Carried

Abstaining: Heisch

119 MCHARD TRACT 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: Mares

Vote: Unanimous

120 MODERNE AT YALE

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: Viera-Bland

Vote: Unanimous

121 NEIGHBORHOOD SHEPHERDS GARDEN

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): Emily Ardoin, Steven Curry, Nathan Dietrich

Motion: Baldwin

Second: Alleman

Vote: Unanimous

122 SANFORD FARMS SEC 3

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: Jones

Vote: Unanimous

123 THOMAS COMPLEX REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Alleman

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

124 FUQUA MANOR

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Deferred, per applicants’ request.

Speaker(s): Katy Ann Pitman, applicant

Motion: Jones

Second: Robins

Vote: Unanimous

125 KATY GRAND VILLAGE SEC 1

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): Chris Brown, applicant

Motion: Mares

Second: Porrás-Pirtle

Vote: Unanimous

126 VILLA RINCON

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: Victor

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

127	Bleu Riviera Drive Street Dedication Sec 2	Approved
128	Bridgescreek Commercial Sec 1	Approved
129	Elmax Sec 1	Approved
130	Freeland Tract Sec 1	Approved
131	Freeland Tract Sec 2	Approved
132	Freeland Tract Sec 3	Approved
133	Kathy Lane Business Park	Approved
134	Katy Lakes Sec 6	Approved
135	Washington Silver	Approved

h. NAME CHANGES

136	Tidwell Landing North (prev. Elite Townhomes North)	Approved
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i. CERTIFICATES OF COMPLIANCE

137	21701 Dan Drive	Approved
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j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 127 – 137.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Garza

Second: Alleman

Vote: Carried

Abstaining: Mares 127, 134; Heisch 130, 131 132

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

Staff recommendation: Deny.

Commission action: Approved.

Speaker(s): Gilbert Mishly, Ann Mishly, applicant

Motion: Baldwin

Second: Robins

Vote: Carried

Opposed: Khaleeq, Heisch, Garza, Mares, Victor, Viera Bland

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3400 WHITE OAK DRIVE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): David Mclean, Brian, Wozniak, Francesca Beaumont – opposed

Motion: Khaleeq

Second: Robins

Vote: Unanimous

Opposed: None

VI. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN

Commission action: Absence excused.

Motion: Garza

Second: Alleman

Vote: Unanimous

Opposed: None

STAFF CORRECTION MADE ON SECTION II. LINE-ITEM C.

Removing; c. Fulton Place Townhomes replat no 1 from the public hearing date of March 6, 2025, vote carried unanimously.

COMMENT MADE BY COMMISSIONER VICTOR

Item IV. OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET

In the future she would like to give the public a chance to discuss items such as the one presented today.

VII. PUBLIC COMMENT – None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:07 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary