

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 20 FEBRUARY 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
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	<i>Absent</i>
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	Present at 2:41 during Items A and B
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>
Adrian Garcia 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

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department announced relaunch of PlatTracker, go live date sometime in March. Congratulations to Dipti Mathur for earning the AICP Certification. Welcomed Honorable Adrian Garcia, Precinct 2, to the meeting.

APPROVAL OF MINUTES

Consideration of February 6, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares Second: Khaleeq Vote: Carried

- I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**
 - a. CONSENT SUBDIVISION PLATS (1-51)**
 - b. REPLATS (52-95)**

Staff recommendation: Approve Item No’s. 1 – 95, subject to the CPC 101 form conditions.
 Commission action: Approved staff recommendations for all Items excluding 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Viera-Bland Vote: Carried
 Second: Alleman Abstaining: Mares, Heisch

Consideration for abstained Items above.
 Staff recommendation: Approve Item No’s. 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 subject to the CPC 101 form conditions.
 Commission Action: Approved staff’s recommendation.

Motion: Jones Vote: Carried
 Second: Robins Abstaining: Mares, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

96 BRIDGELAND APRICOT SULPHUR DRIVE AND RED FLOWER DRIVE STREET DEDICATION

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: Porras-Pirtle Vote: Carried Abstaining: Heisch

97 CONLEY PLACE

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: Mares Second: Baldwin Vote: Unanimous

98 CONLEY RETREAT

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

99 EASTWOOD PARK

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: Heisch

Vote: Unanimous

100 HLB HOMES ON BRINKLEY

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Carlos Espinoza, applicant, available for questions

Motion: Viera-Bland

Second: Hines

Vote: Unanimous

101 HLB HOMES ON KNOLL STREET

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carlos Espinoza, applicant, available for questions

Motion: Khaleeq

Second: Tahir

Vote: Unanimous

102 LANGSTON 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: Jones

Second: Mares

Vote: Unanimous

103 OULTON PARK

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Viera-Bland

Second: Garza

Vote: Unanimous

104 WALIPP SENIOR RESIDENCE EXPANSION

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: Jones

Vote: Unanimous

105 WANG WANG INVESTMENT LP AT REDBUD STREET – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

106 BEAMER BUSINESS PARK

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Khaleeq

Second: Garcia

Vote: Unanimous

107 BRIDGE CREEK 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): None

Motion: Jones

Second: Tahir

Vote: Unanimous

108 GRIFFIN AIRPORT AND 288 INDUSTRIAL PROPERTY 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): Sharifa Glass, Shawn Smith – opposed, Kevin Ellis, applicant

Motion: Hines

Second: Mares

Vote: Unanimous

109 ICON M TOWER

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Rockey Kneton – opposed

Motion: Tahir

Second: Garza

Vote: Unanimous

110 INDIGO TRAILS WATER PLANT

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):

Motion: Sigler Second: Alleman Vote: Unanimous

111 KUYKENDAHL VILLAGE GP

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

Commission action:

Speaker(s): None

Motion: Garcia Second: Alleman Vote: Carried Abstaining: Heisch

112 KUYKENDAHL 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): None

Motion: Garcia Second: Mares Vote: Carried Abstaining: Heisch

113 MANIFESTATION ADDITION

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: Garcia Second: Viera-Bland Vote: Unanimous

114 NEIGHBORHOOD SHEPHERDS GARDEN

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, added the “Sign Structure” be saved.

Speaker(s): Kristal Casey, Ann Cleator Fidelis, Jim Nutley, applicant Sue, Lovell - supportive, Emily Ardoin – position not stated, Betty Hecker – undecided

Motion: Tahir Second: Garcia Vote: Unanimous

115 SHELDON ROAD INDUSTRIAL PARK REPLAT NO 1 AND EXTENSION

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: Garcia

Second: Mares

Vote: Unanimous

116 THOMAS COMPLEX REPLAT NO 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): None

Motion: Viera-Bland

Second: Alleman

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

117 CRESTWOOD LAKES GP

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: Victor

Second: Garza

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

118 BRIDGELAND PRAIRIELAND VILLAGE SEC 52

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, applicant, available for questions

Motion: Garcia

Second: Porras-Pirtle

Vote: Carried

Abstaining: Heisch, Mares

119 FUQUA MANOR

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

Commission action: Accepted staff recommendation.

Speaker(s): None

Motion: Mares

Second: Garcia

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

- 120 Bauer Reserve Approved
- 121 Bridgeland Jack Road Street Dedication Sec 3 Approved
- 122 Crosby Village Acres Approved
- 123 Enclave at Newport Approved
- 124 HCMUD 583 Water Plant no 1 Approved
- 125 Pagewood Houston Mosielee Investors Approved
- 126 Sila Sec 11 Approved
- 127 Sundance Cove East Sec 1 Approved
- 128 Sundance Cove East Sec 4 Approved
- 129 Willow Terrace Approved

h. NAME CHANGES

- 130 Blue Creek Trails GP (prev. Grand Parkway GP) Approved
- 131 Buybite (prev. Buy Rite Katy Hockley) Approved

i. CERTIFICATES OF COMPLIANCE

- 132 26460 Blackberry Lane Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 120 – 132.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Khaleeq

Second: Viera-Bland

Vote: Carried

Abstaining: Mares, 121, 123; Heisch, 121 126, 130

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133 1002 W 11TH STREET (DEF 2)

staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): June Tylor, applicant

Motion: Baldwin

Second: Tahir

Vote: Unanimous

134 8403 SUNNYHILL STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Mario Guel, Public Works staff member Richard Smith

Motion: Garza

Second: Tahir

Vote: Carried

Opposed: Mares

135 3010 HAVEL STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jason Syrinek, applicant

Motion: Garza

Second: Victor

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20, 2025

- a. Avalon Place partial replat no 1
- b. Brandon Crossing replat no 1
- c. Candela South Sec 2 partial replat no 1
- d. Catalina Estates
- e. Caywood Estates
- f. Cordell Residential
- g. Fulton Place Townhomes replat no 1
- h. Laurel Place Reserves
- i. Orange Grove partial replat no 2
- j. Shadyvilla Addition no 1 partial replat no 5
- k. Southgate partial replat no 7
- l. Tweens
- m. Whispering Pines Townhomes

Commission action: Accepted the March 20th public hearing date for Item II, a-m.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Sigler

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S SHEPHERD DRIVE – Withdrawn

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3400 WHITE OAK DRIVE – Withdrawn

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20TH, 2025, FOR HOTEL DAPHNE LOCATED AT 302 W. 20TH ST

Commission action: Accepted.

Motion: Garza
Second: Alleman

Vote: Unanimous
Opposed: None

VI. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20TH, 2025, FOR RESERVE AT HOUSTON HEIGHTS HOTEL LOCATED AT 1311 ½ N. SHEPHERD DR.

Commission action: Accepted.

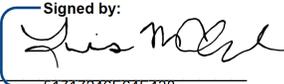
Motion: Garza
Second: Khaleeq

Vote: Unanimous
Opposed: None

VII. PUBLIC COMMENT – None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:09 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary