

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 MARCH 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	<i>Absent</i>
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present at 2:45 during Item 96
Randall L. Jones	Present
Sami Khaleeq	Absent
Lydia Mares	Present
Linda Porras-Pirtle	<i>Absent</i>
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
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>
J. Stacy Slawinski for The Honorable KP George	<i>Absent</i>
Adrian Garcia or Patrick Mandapaka for The Honorable Lina Hidalgo	<i>Absent</i>
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 MTFP (Major Thoroughfare and Freeway Plan) pre-submittal meeting and important dates. Pre-submittal ended on Febr. 21.

Applications for the 2025 MTFP amendment should be in by tomorrow 5 pm, Friday, March 7.

Important dates:

Workshop: Thursday, May 15 at 1 p.m.

Open House (virtual meeting only): Wednesday, June 11 at 6 p.m.

Public Hearing: Thursday, July 24 at 1 p.m.

Application Update Meeting: Thursday, August 21 at 1 p.m.

Recommendation/Action Meeting: Thursday, Sept. 18 at 1 p.m.

APPROVAL OF MINUTES

Consideration of February 20, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares Second: Victor Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-94)

Staff recommendation: Approve Items 1 – 94, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Item(s) excluding 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77. Item 74 was removed for separate consideration.

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

PLATTING ACTIVITY (CONSENT SUBDIVISION PLATS AND DEVELOPMENT REPLATS)

Commission Action: Approved staff’s recommendation for Item No’s. 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77 subject to the CPC 101 form conditions.

Motion: Victor Vote: Carried
Second: Tahir Abstaining: Mares

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

74 MASON GARDEN PLACE

Staff recommendation: Defer, Chapter 42 planning standards.

Commission Action: Deferred per staff recommendation.

Speaker(s): Monica Fontenot, applicant

Motion: Mares Second: Viera-Bland Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

95 ELMWOOD 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: Jones Second: Stein Vote: Unanimous

96 EMERALD 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): A.L. Hickman, opposed

Motion: Jones Second: Garza Vote: Carried Abstaining: Mares

97 HIGHLAND VILLAGE PARTIAL REPLAT NO 3

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Alleman

Second: Sigler

Vote: Unanimous

98 HLB HOMES ON BRINKLEY

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Karen Maycott, applicant, available for questions

Motion: Hines

Second: Stein

Vote: Unanimous

99 HLB HOMES ON KNOLL STREET

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Karen Maycott, applicant, available for questions

Motion: Viera-Bland

Second: Mares

Vote: Unanimous

100 OULTON 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): Perdita Chaves, Council District K

Motion: Garcia

Second: Tahir

Vote: Unanimous

101 PADOK SILVER PROPERTY – Withdrawn

102 PARKWAY AT ELDRIDGE SEC 2 AMENDING PLAT NO 3 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: Mares

Second: Viera-Bland

Vote: Unanimous

103 POUNDBURY SEC 1 REPLAT NO 1

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Jones

Second: Hines

Vote: Unanimous

104 REED TERRACE PARTIAL REPLAT NO 3 – Withdrawn

105 UHAUL MOVING AND STORAGE OF HIRAM CLARKE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

106 BEAMER BUSINESS PARK

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: Mares Second: Victor Vote: Unanimous

107 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): None

Motion: Victor Second: Sigler Vote: Carried Abstaining: Mares

108 HELIX PARK OST

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): Chuck Davis, applicant, available for questions

Motion: Stein Second: Jones Vote: Unanimous

109 ICON M TOWER

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

Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): Karen Gordan, Eric Saffary, Sue Lovell, Laura Conely, Kevin Strickland, John Cadenhead – supportive, Sarah Frazier, Rocky Kneten – opposed

Motion: Tahir Second: Garza Vote: Carried
Opposed: Hines, Rosenberg, Viera Bland

110 MISTER CAR WASH CROSSTIMBERS

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): Adam Martinez, opposed

Motion: Hines Second: Viera-Bland Vote: Unanimous

111 VICTORINO ESTATES

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: Alleman

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

112 SUNSET VALLEY EAST 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: Jones

Second: Garza

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

113 MODERN ESTATES VILLAGE

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: Victor

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

- 114 Beamer Business Park Approved
- 115 BW Interests Approved
- 116 Cadence Creek Cottages Approved
- 117 Campos at Sundown Approved
- 118 Donovan Hangars Approved
- 119 Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves Approved
- 120 Garden Oaks Storage Approved
- 121 Hufsmith Kohrville Business Park Approved
- 122 Northwest 99 Business Park Sec 1 Approved
- 123 Providence Atascocita Approved
- 124 Willow Business Park Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 114 – 124.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Viera-Bland Second: Tahir Vote: Carried Abstained: Mares, 119

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 8419 LORRIE DRIVE

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): Philip Niksch, applicant, available for questions

Motion: Sigler Second: Tahir Vote: Unanimous

126 1803 SEASPRAY COURT

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Alleman Second: Stein Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2025

- a. Airport Gardens partial replat no 2
- b. Blue Creek Water Plant
- c. Dearborn place partial replat no 5
- d. Genoa at Barberry
- e. Grand Prairie Sec 2 partial replat no 1
- f. McKinney Enclave
- g. North Durham Estates replat no 1
- h. Palucho Estates at Caddo Road
- i. Quik Trip Store 4638
- j. UHaul Moving and Storage of Hiram Clarke

Commission action: Accepted the April 3rd public hearing date for Item II, a-j.

Speaker(s): None

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

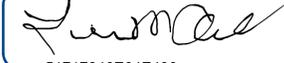
III. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN

Commissioner Stein was present, no action needed.

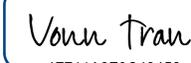
IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:08 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary