

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 17 APRIL 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, left at 4:06 during Item 104
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, left at 3:44 during Item 96
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	Present at 2:35 during Directors Report Left at 3:54 during Item 102
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 or 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 John Brown • Suhail Kanwar

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; announced an update to the Minimum Lot Size application, 879 that was presented on March 20th, 2025. The minimum lot size established needs to be revised from 5,250 square feet to 5,150 square feet for 19 lots along the north and south sides of Southmore Boulevard, between Ennis Street and the Columbia Tap Trail. The department is pleased to announce the launch of the new PlatTracker Dynamics 365 system, launch day was this week, Monday April 14.

Chair Clark announced the departure of Commissioner Alleman, Susan Alleman has been on this commission for 17 years. We thank her for her service and knowledge of all she has offered to this commission, she will be missed, this is her final commission meeting.

APPROVAL OF MINUTES

Consideration of April 3, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Khaleeq

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-43)

b. REPLATS (44-81)

Staff recommendation: Approve Item No’s. 1 – 81, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 4, 7, 8, 17, 18, 26, 35, and 36, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Garza

Vote: Carried

Second: Jones

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 2, 4, 7, 8, 17, 18, 26, 35, and 36, subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Sigler

Vote: Carried

Second: Porras-Pirtle

Abstaining: Mares, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

82 AIRPORT GARDENS PARTIAL REPLAT NO 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): None

Motion: Victor

Second: Alleman

Vote: Unanimous

83 AVALON PLACE 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: Baldwin

Second: Mares

Vote: Unanimous

84 BLUE CREEK WATER PLANT

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

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

Speaker(s): Noel Garcia, Jaime Henriguez, Alberto Caceda, Viviana Caceda, Lorena Romero, Juan Cabezas, Mia Williams – opposed, Chris Browne, applicant

Motion: Jones

Second: Mares

Vote: Unanimous

85 CAYWOOD 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: Viera-Bland

Second: Sigler

Vote: Unanimous

86 CRESTVIEW CROSSING

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: Victor

Second: Heisch

Vote: Unanimous

87 GRAND PRAIRIE SEC 5 PARTIAL 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): James Parker, applicant

Motion: Jones

Second: Mandapaka

Vote: Unanimous

88 HAVEN HOMES AT HOMEWOOD

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: Mares

Vote: Unanimous

89 LAUREL PLACE RESERVES

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: Heisch

Vote: Unanimous

90 MCKINNEY ENCLAVE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Sigler

Vote: Unanimous

91 QUIKTRIP STORE 4638

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Cathy Garland, available for questions

Motion: Porras-Pirtle

Second: Alleman

Vote: Unanimous

92 REISU PLAZA

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: Victor

Vote: Unanimous

93 TIMBERGROVE MANOR 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): Joyce Owens, available for questions

Motion: Hines

Second: Jones

Vote: Unanimous

94 WASHINGTON TERRACE PARTIAL REPLAT NO 12

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: Mares

Vote: Unanimous

95 WILLOWCREEK RANCH 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: Khaleeq

Second: Viera-Bland

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

96 BECKER 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: Mandapaka

Second: Hines

Vote: Unanimous

97 EAST ALDINE ESTATES

Staff recommendation: Defer Harris County's request

Commission Action: Deferred.

Speaker(s): None

Motion: Mandapaka

Second: Baldwin

Vote: Unanimous

98 HARRIS HEALTH SYSTEM CASA DE AMIGOS 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): Chuck Davis, Mark Stewart, applicants, available for question

Motion: Khaleeq

Second: Sigler

Vote: Carried

Abstaining: Viera-Bland

99 HOUSTON YOUTH SPORTS GROUP REPLAT NO 1 AND EXTENSION

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Jones

Second: Mares

Vote: Unanimous

100 JUBILEE SEC 17

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: Carried

Abstaining: Mares

101 KHOURY LANDING HOLDINGS

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, applicant, available for questions

Motion: Mandapaka

Second: Tahir

Vote: Unanimous

102 LEBLANC 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: Hines

Second: Mandapaka

Vote: Unanimous

103 MACH INDUSTRIAL 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: Mandapaka

Second: Alleman

Vote: Unanimous

104 MIDDLE STREET SWAN HOMES

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Francisco Barbareno, Leonardo Barbareno, Stephanie Wate, Charles Fawole, Michael Heitmann – opposed; Tim Cisneros, applicant

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

105 RED GULLY LIFT STATION

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

106 SAINT JOSEPH CATHOLIC CHURCH

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Rosenberg

Vote: Unanimous

107 SPRING HIGH SCHOOL

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): Gary Hutton, applicant

Motion: Mandapaka

Second: Mares

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

108 GRIFFIN AIRPORT AND 288 INDUSTRIAL PROPERTY SEC 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: Victor

Second: Viera-Bland

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

109	Fife Lane Street Dedication Sec 1 and Reserve	Approved
110	Flagstone Sec 3	Approved
111	Hub at Harvest Green replat no 1 and extension	Approved
112	Reserve on Wallisville	Approved
113	Royal Pines Sec 5	Approved
114	San Jacinto River and Rail Power Facility	Approved
115	Springwoods Village Parkway Street Dedication Sec 5	Approved
116	Temple Terrace Addition partial replat no 3	Approved
117	Villa Greens Sec 1	Approved
118	Willowcreek Ranch South Detention	Approved

h. NAME CHANGES

- 119 Grand Park partial replat no 5 (prev. Grand Parkway partial replat no 4) Approved
- 120 Lamar Consolidated ISD Beechnut Elementary School (prev. Lamar Consolidated ISD Elementary School no 37) Approved
- 121 Orem Commercial Plaza (prev. Tejani Commercial Plaza) Approved
- 122 Yes Prep West Elementary (prev. Yes Prep West End Elementary) Approved

i. CERTIFICATES OF COMPLIANCE

- 123 27089 Spanish Oaks Drive Approved
- 124 25031 Plantation Valley Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 109 – 124.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

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

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 27089 SPANISH OAKS DRIVE

Staff recommendation: Defer.

Commission action:

Speaker(s): None

Motion: Hines Second: Heisch Vote: Unanimous

126 5513-5527 KATY FREEWAY

Staff recommendation: Approve.

Commission action: Approved

Speaker(s): Nathan Dietrich, Kristal Casey, applicants, available for questions

Motion: Rosenberg Second: Jones Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 15, 2025

- a. Anderson Lakes Sec 3 partial replat no 1
- b. Cherry Oaks Lift Station
- c. Downing Estates
- d. Emnora Lane Lift Station
- e. Estates at McAlpine
- f. Garden Heights Landing replat no 1
- g. Harris County Water Control and Improvement District no 119 water plant no 2
- h. Hoskins Place
- i. Hyde Park partial replat no 12
- j. Mainer Plaza
- k. Montrose Addition partial replat no 7 replat no 1
- l. Mylestone Estates
- m. Steeplechase Sec 1 partial replat no 3
- n. Tomball Auto and Computer

Commission action: Accepted the May 15th public hearing date for Item II, a-n.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Hines

Opposed: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4109 MCKINNEY STREET –
Withdrawn**

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:38 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary