

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 29 MAY 2025  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:xx PM by M. Sonny Garza, Vice Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
Lisa M. Clark, Chair	<i>Absent</i>
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:40 during Item I
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	<i>Absent</i>
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 Adrian Garcia	<i>Absent</i>
Vonn Tran, Secretary	Present, left at 3:26 during Item E
Robert Williamson, Acting Secretary	Present at 3:26 during Item E

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

**Legal Department** Kim Mickelson

**Houston Public Works** John Brown • Suhail Kanwar

**Director’s Report**, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, MTFP reminder dates.

- 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 May 15, 2025, MTFP Workshop Meeting Minutes

Commission action: Approved.

Motion: Victor

Second: Mares

Vote: Unanimous

Consideration of May 15, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Tahir

Second: Heisch

Vote: Unanimous

## **I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

### **a. CONSENT SUBDIVISION PLATS (1-49)**

### **b. REPLATS (50-75)**

Staff recommendation: Approve Item No's. 1 – 75, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 25, 38, 43, 44, 45, and 53 which were removed by abstaining commissioners.

Motion: Jones

Vote: Carried

Second: Khaleeq

Abstaining: Heisch

## **ITEM CONSIDERATION FOR SEPARATE CONSIDERATION (ABSTAINED ITEMS)**

Staff recommendation: Approve Item No's 5, 6, 7, 8, 9, 15, 16, 17, 18, 19, 20, 25, 38, 43, 44, 45, and 53 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Rosenberg

Abstaining: Heisch, Mares

### **c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

#### **76 ALICE 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: Baldwin

Second: Sigler

Vote: Unanimous

#### **77 DOLORES 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: Mares

Second: Victor

Vote: Unanimous

#### **78 ESTATES AT MCALPINE – Withdrawn**

79 FOSTER PLACE PARTIAL REPLAT NO 7

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

80 GARDEN HEIGHTS LANDING 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: Heisch

Second: Robins

Vote: Unanimous

81 HARRIS COUNTY WCID NO 119 WATER PLANT NO 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Victor

Vote: Unanimous

**ITEM C 82. POSTPONED TO LATER DURING THE MEETING.**

82 HOSKINS PLACE

83 HYDE PARK 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: Sigler

Vote: Unanimous

84 LITTLE THICKET PARK HOMES

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: Porras-Pirtle

Second: Jones

Vote: Unanimous

85 MAINER PLAZA – Withdrawn

86 MCKINNEY ENCLAVE

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: Hines

Vote: Unanimous

87 NOLO STUDIOS REPLAT NO 1

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Rosenberg

Vote: Unanimous

88 PARK PLACE CENTER

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: Khaleeq

Vote: Unanimous

89 PEPPERMILL HOMES – Withdrawn

90 SPRING OAKS REPLAT NO 1 PARTIAL REPLAT NO 8

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: Hines

Vote: Unanimous

91 SPRING OAKS REPLAT NO 1 PARTIAL REPLAT NO 9

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

92 STEEPLECHASE SEC 1 PARTIAL REPLAT NO 3

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: Robins

Second: Heisch

Vote: Unanimous

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**ITEMS 93 AND 94 WERE TAKEN TOGETHER**

93 CLEARWATER GP

94 CLEARWATER SEC 1

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

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

Motion: Khaleeq

Second: Jones

Vote: Carried

Abstaining: Mares

95 CURRY VENTURES

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: Tahir

Vote: Unanimous

96 DOUBLE OAK COMMONS

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: Heisch

Vote: Unanimous

97 HIGH TECH MACHINE

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

98 LEGACY ESTATES OF BROOKS MEADOWS

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: Heisch

Second: Robins

Vote: Unanimous

99 MILAM PLACE

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): Mario Colina, applicant – available for questions

Motion: Sigler

Second: Colvard

Vote: Unanimous

**100 NORTHGATE CROSSING MUD RESERVES**

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): Matt Tucker, applicant – available for question, supportive

Motion: Jones

Second: Tahir

Vote: Unanimous

**101 PALMETTO PARK SEC 2**

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: Sigler

Second: Robins

Vote: Unanimous

**102 VICTORY LANDING**

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: Victor

Vote: Unanimous

**103 VIRGINIA LANDING**

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: Khaleeq

Vote: Unanimous

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT**

**104 SYNOVA SEC 4**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Matt Tucker, applicant – available for question, supportive

Motion: Khaleeq

Second: Jones

Vote: Unanimous

**g. EXTENSIONS OF APPROVAL**

105	Airline Reserves Sec 1	Approved
106	Alveranga Estates	Approved
107	Atascocita Community Church at West Lake	Approved
108	Cypress North Houston Nursery	Approved
109	East Lake Houston Parkway Street Dedication Sec 3	Approved
110	Grand Mason Mason Road Street Dedication Sec 5	Approved
111	Grand Mason Mason Woods Road Street Dedication	Approved
112	Greenwood Gardens	Approved
113	Jasek Farms Sec 1	Approved
114	Jasek Farms Sec 2	Approved
115	North Lake Houston Parkway Street Dedication Sec 2	Approved
116	Olympic Harbor Drive Street Dedication	Approved
117	Rashids Auto Plaza	Approved
118	Riley Fuzzel Business Complex	Approved
119	Schier Holdings LLC	Approved
120	Sorella Sec 7	Approved
121	Sorella Sec 8	Approved
122	Sorella Sec 10	Approved
123	Sorella Sec 11	Approved
124	Synova Drive Street Dedication and Reserves Sec 3	Approved
125	Youngspire Business Park	Approved

**h. NAME CHANGES**

126	Khoury Land Holdings (prev. Khoury Landing Holdings)	Approved
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**i. CERTIFICATES OF COMPLIANCE**

127	19948 Ceal Road	Approved
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**j. ADMINISTRATIVE - None**

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 105 – 127.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Baldwin      Second: Robins      Vote: Carried      Abstaining: Heisch, 110, 111

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**128    1212 ANDREWS STREET**

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): Boris Sanchez, applicant – opposed

Motion: Baldwin

Second: Robins

Vote: Unanimous

**129 13027 BOHEME DRIVE**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jennifer Pool, applicant – available for questions

Motion: Jones

Second: Robins

Vote: Unanimous

**130 2534 MARONEAL STREET**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Marilyn Archer – opposed

Motion: Baldwin

Second: Victor

Vote: Carried

Opposed: Mares, Hines

**131 1133 MERRILL STREET**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Aaron Ledet, Bash Shaizma, applicants, Michael Graves, Kevin Bates – opposed

Motion: Hines

Second: Mares

Vote: Unanimous

**132 1401 WAUGH DRIVE**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Mary Villareal, applicant – available for question

Motion: Tahir

Second: Baldwin

Vote: Unanimous

**ITEM C.82. WAS CONSIDERED AT THIS TIME.**

**82 HOSKINS PLACE**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Colvard

Second: Tahir

Vote: Unanimous

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 26, 2025**

- a. Hamlet Lots
- b. Langwood partial replat no 2
- c. Lockwood Commercial Plaza
- d. Mainer Cove
- e. Mansfield Oaks replat no 1
- f. Mayflower Residence
- g. Shadyvilla Homes
- h. Wrenwood partial replat no 6

Commission action: Accepted the June 26, 2025 public hearing date for Item II, a-h.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Tahir

Opposed: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4000 NORTH SHEPHERD DRIVE**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Sue Lovell, Kristal Casey – supportive

Motion: Colvard

Second: Tahir

Vote: Unanimous

Opposed: None

**IV. EXCUSE THE ABSENCE OF COMMISSIONERS SAMI KHALEEQ AND KEVIN ROBINS**

Both commissioners were present, no action needed.

**V. PUBLIC COMMENT – None**

**VI. ADJOURNMENT**

There being no further business brought before the Commission; M. Sonny Garza, Vice Chair adjourned the meeting at 4:09 PM.

DocuSigned by:



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M. Sonny Garza, Vice Chair

Signed by:



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Robert Williamson, Acting Secretary