

**HOUSTON PLANNING COMMISSION**  
**MINUTES**  
**THURSDAY, 12 JUNE 2025**  
**CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:34 PM by Lisa M. Clark, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	<i>Absent</i>
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present at 2:36 after attendance
Daimian S. Hines	Present
Randall L. Jones	<i>Absent</i>
Sami Khaleeq	Present at 2:45 during Item 90
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present at 2:36 after attendance
Meera D. Victor	<i>Absent</i>
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
Hugo Sanchez for The Honorable KP George	Present
Patrick Mandapaka for The Honorable Adrian Garcia	Present at 3:21 during Item 108
Vonn Tran, Secretary	Present

**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 Welcomed Hugo Sanchez from Fort Bend County, MTFP reminder dates, the first virtual Public House was held yesterday at 6 PM the next public hearing dates are:

- 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.

The Planning Department is aware of an issue affecting applicants, particularly applicants submitting development plat variances, receiving malicious phishing emails that appear to be authentic, but are from fake email addresses not belonging to the City. These emails request payment via a settlement invoice in exchange for plat approval. For clarification, please be advised that the Planning Department does not send such emails with invoices and requests for payment. In the meantime, the City's IT department is investigating this matter. To protect yourself from potential scams, we recommend not opening any attachments or responding to these requests. If you receive a suspicious email related to your plat application, please notify our department immediately. For any questions or updates regarding your application, we suggest calling our POD line for assistance.

## **APPROVAL OF MINUTES**

Consideration of May 29, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Heisch

Vote: Unanimous

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

#### **a. CONSENT SUBDIVISION PLATS (1-55)**

#### **b. REPLATS (56-88)**

Staff recommendation: Approve Item No's. 1 – 88, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 6, 7, 13, 16, and 17, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Hines

Vote: Carried

Second: Colvard

Abstaining: Mares, Heisch

Consideration for abstained Items.

Staff recommendation: Approve Item No's. 4, 6, 7, 13, 16, and 17, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Sigler

Abstaining: Mares, Heisch

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

#### **89 ELEVATE LIVING**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Early Bell, position not stated

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

#### **90 HARRIS COUNTY WCID NO 119 WATER PLANT NO 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: Tahir

Second: Khaleeq

Vote: Unanimous

91      **HOSKINS 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: Heisch

Second: Viera-Bland

Vote: Unanimous

92      **IDYLWOOD 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: Porras-Pirtle

Second: Mares

Vote: Unanimous

93      **LARKSPUR LANDING**

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

94      **LARKSPUR 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: Baldwin

Second: Viera-Bland

Vote: Unanimous

95      **LAVERNE STREET HOMES REPLAT NO 1 – Withdrawn**

96      **MACGREGOR RESIDENCES**

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: Tahir

Vote: Unanimous

97      **MCCLENDON PARK VILLAGE PARTIAL REPLAT NO 1**

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Sigler

Second: Tahir

Vote: Carried

Abstaining: Mares

98 MEDINA MAGNOLIA PLACE

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): Oscar Villarreal, Diana Morales – opposed

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

99 MULVEY ESTATES

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

100 NOLO STUDIOS 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: Heisch

Vote: Unanimous

101 SIMSBROOK ESTATES

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: Tahir

Second: Mares

Vote: Unanimous

102 SPRINGDALE 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: Baldwin

Second: Viera-Bland

Vote: Unanimous

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

103 BEAMER BUSINESS COMPLEX

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: Khaleeq

Second: Heisch

Vote: Unanimous

**104 GIDDY UP AT KARBACH**

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): Gerald Grisson, applicant, available for questions

Motion: Porras-Pirtle      Second: Colvard      Vote: Carried      Abstaining: Heisch

**105 HUGH ACRES**

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: Viera-Bland      Vote: Unanimous

**106 PORTER VITALITY CENTER 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: Hines      Second: Heisch      Vote: Unanimous

**ITEMS 107 AND IV WERE TAKEN TOGETHER AT THIS TIME**

**107 RESERVE AT HOUSTON HEIGHTS**

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.

**IV. PUBLIC HEARING AND CONSIDERATION OF RESERVE AT HOUSTON HEIGHTS HOTEL AT 1311 ½ N SHEPHERD DRIVE**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Tracy Youngblood, applicant, available for questions, Kevin Strickland – supportive

Motion: Khaleeq      Second: Baldwin      Vote: Carried      Abstaining: Heisch

**108 WASHINGTON CENTER RESIDENCES**

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): Jeff Patton, applicant, available for questions

Motion: Viera-Bland      Second: Baldwin      Vote: Unanimous

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS**

**f. RECONSIDERATIONS OF REQUIREMENT**

**109 MCHARD ROAD TRACT 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: Sigler

Second: Viera-Bland

Vote: Unanimous

**g. EXTENSIONS OF APPROVAL**

110	Blanco Estates	Approved
111	Commons at Cypress Lakes replat no 1	Approved
112	Corder and Nathaniel Brown Manor	Approved
113	East Hardy Reserve	Approved
114	Grand Prairie Sec 10	Approved
115	Grand Prairie Sec 9	Approved
116	Hockley Meadows Drive Street Dedication and Reserves	Approved
117	Loel Mason Estates	Approved
118	Northpointe East Sec 5	Approved
119	Quality Ocean Cypress	Approved

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE – None**

**j. ADMINISTRATIVE - None**

Staff recommendation: Approve staff recommendations for G, Item(s) 110 – 119.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Carried

Abstaining: Mares, 116

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**120 1133 MERRILL STREET – Withdrawn**

## **II. ESTABLISH A PUBLIC HEARING DATE OF JULY 10, 2025**

- a. Carr Street Estates
- b. Coastal Enclave replat no 1
- c. Elberta Villas replat no 1
- d. Falvel Crossing Place
- e. Mayflower Manor
- f. Park at Champions Park
- g. Peppermill Homes
- h. Urban Edge at Blalock
- i. Vilva Blodgett Development

Commission action: Accepted the July 10<sup>th</sup> public hearing date for Item II, a-i.

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Mares

Opposed: None

## **III. CONSIDERATION OF A LANDSCAPE VARIANCE AT 5905 E SAM HOUSTON PARKWAY S**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Sigler

Second: Heisch

Vote: Carried

Opposed: Rosenberg

Abstaining: Heisch

## **ITEM IV WAS TAKEN WITH 107 ABOVE**

## **IV. PUBLIC HEARING AND CONSIDERATION OF RESERVE AT HOUSTON HEIGHTS HOTEL AT 1311 ½ N SHEPHERD DRIVE**

## **V. PUBLIC COMMENT – None**

## **VI. ADJOURNMENT**

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:28xx PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary