

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 8 AUGUST 2024  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to Order at **2:32 PM** by Vice Chair, M. Sonny Garza

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
Lisa M. Clark, Chair	<b>Absent</b>
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	<b>Absent</b>
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	<b>Absent</b>
Zafar “Zaf” Tahir	Present at 2:38 after Chairs Report
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:38 after Chairs Report
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** – Director Vonn Tran introduced herself to the Commissioners and public.

**CHAIR’S REPORT** – M. Sonny Garza, Vice Chair, reported on final agenda and speakers’ guidelines.

**CONSIDERATION OF THE JULY 25, 2024 PLANNING COMMISSION MTFP PUBLIC HEARING AND PLANNING COMMISSION MEETING MINUTES**

Action: Approved as presented.

Motion: Khaleeq                      Vote: Unanimous  
Second: Baldwin                      Abstaining: None

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

**a. CONSENT SUBDIVISION PLATS (1-68)**

**b. REPLATS (69-100)**

Staff recommendation: Approve Item No’s. 1 – 100, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations, except for items removed for separate consideration.

Motion: Porrás-Pirtle                      Vote: Unanimous  
Second: Viera-Bland                      Abstaining: None

Staff recommendation: Approve recommendations for Item No.’s, **2, 3, 6, 24, 26, 27, 28, and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations.

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

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

**101 CARIS VILLA**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): Joyce Owens, applicant (questions only)

Motion: Jones                      Vote: Unanimous  
Second: Heisch                      Abstaining: None

**102 CASTLEWOOD MUD ADMINISTRATIVE CENTER**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): Cary Wagner, Alan Huddleston, Mikalla Hodges - applicants, Janis and Cary Wagner, John Beck, Dawn Shuler - supportive; Mika Brooks, David Cooper – opposed

Motion: Khaleeq                      Vote: Unanimous  
Second: Mandapaka                      Abstaining: None

**103 CHAMPION HEAVENS 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): Joyce Owens, applicant (questions only)

Motion: Mandapaka                      Vote: Unanimous  
Second: Heisch                      Abstaining: None

**104 ESTATES AT CAREY STREET – No Action Needed until 08/22/2024.**

**105 FONDREN SOUTHWEST NORTHFIELD SEC 7 AND SEC 8 PARTIAL REPLAT NO 3**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): Perdita Chavis, Chief of Staff for District K – supportive

Motion: Sigler	Vote: Unanimous
Second: Alleman	Abstaining: None

**106 FOSTER GLEN**

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	Vote: Unanimous
Second: Victor	Abstaining: None

**107 FRY ROAD MUD PARK D**

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

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

Speaker(s): William J. Manning Jr., applicant – supportive

Motion: Khaleeq	Vote: Unanimous
Second: Mandapaka	Abstaining: None

**108 HARRIS HEALTH SYSTEM LYNDON B JOHNSON HOSPITAL**

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	Vote: Carried
Second: Jones	Abstaining: Viera-Bland

**109 HOUSTON GARDENS ESTATES**

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): None

Motion: Robins	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

**110 KAEDENCE ESTATES 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: Alleman

Vote: Unanimous

Second: Heisch

Abstaining: None

**111 MALDONADO PROPERTIES – Withdrawn**

**112 NORTH DRENNAN MANOR REPLAT NO 1 AND EXTENSION**

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

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

Speaker(s): Juana Saucedo, applicant

Motion: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

**113 RESIDENCES AT AMBER**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Jones

Abstaining: None

**114 WEST SHADY LANE 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): David Rowan, applicant

Motion: Sigler

Vote: Unanimous

Second: Alleman

Abstaining: None

**115 WESTHEIMER ESTATES VIEWS**

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

Vote: Unanimous

Second: Alleman

Abstaining: None

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**116 ALDINE WESTFIELD SELF STORAGE SEC 2 PARTIAL REPLAT NO 1**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Mares

Abstaining: None

**117 BRIDGELAND CENTRAL 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): Katy Harris, applicant (questions only)

Motion: Baldwin

Vote: Carried

Second: Viera-Bland

Abstaining: Heisch

**ITEMS 118 AND 119 WERE TAKEN TOGETHER AT THIS TIME.**

**118 BRIDGELAND CENTRAL SEC 5**

**119 BRIDGELAND CENTRAL SEC 8**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred for further information.

Speaker(s): Katy Harris, applicant (questions only)

Motion: Mandapaka

Vote: Carried

Second: Victor

Abstaining: Heisch 118 and 119

**120 CARPENTERS LANDING EAST**

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

Vote: Unanimous

Second: Mares

Abstaining: None

**121 COSSEY ROAD MANOR**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred for further information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

**ITEMS 122 AND 123 WERE TAKEN TOGETHER AT THIS TIME.**

**122 DANE AT CLARENCE RESERVE**

**123 DANE AT EASTEX RESERVE**

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

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

Speaker(s): Salim Obeid – applicant

Motion: Tahir

Vote: Unanimous

Second: Khaleeq

Abstaining: None

**124 JONES CREEK RESERVE AT MCCRARY MEADOWS 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: Jones

Vote: Unanimous

Second: Tahir

Abstaining: None

**125 KIPPERS YARD**

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

Vote: Unanimous

Second: Victor

Abstaining: None

**126 RESERVE AT TUAM**

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): Salim Obeid – applicant

Motion: Baldwin

Vote: Unanimous

Second: Robins

Abstaining: None

**127 RIVIANA 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): Katy Harris, applicant (questions only)

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

**128 SHELDON RIDGE SEC 15**

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Heisch

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

**129 ENCLAVE ON LOUETTA**

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

Vote: Unanimous

Second: Tahir

Abstaining: None

**130 RODS CAMPUS ON THE POND**

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

Vote: Unanimous

Second: Sigler

Abstaining: None

**131 SHOPS AT BAUER 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): David White, applicant (questions only)

Motion: Jones

Vote: Unanimous

Second: Tahir

Abstaining: None

**g. EXTENSIONS OF APPROVAL**

132	Amira Sec 26	Approved
133	Bauer Villas	Approved
134	Beckendorff Place	Approved
135	Cunningham Estate	Approved
136	East Lake Houston Parkway and Reserves	Approved
137	Harris County MUD No 171 Water Well no 9	Approved
138	Holderrieth Road Street Dedication Sec 5	Approved
139	Kaiser at Riley Fuzzel Estates	Approved
140	Miramesa Commercial Reserve Sec 1 partial replat no 1	Approved
141	Sheldon Ridge Community Park	Approved
142	Singh Estate	Approved
143	Synova Drive Street Dedication and Detention Reserve	Approved
144	Telge Ranch West Sec 1	Approved
145	Texas Toy Box Storage Bridgeland Sec 1	Approved
146	White Oak at Studewood Reserve	Approved

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE – None**

**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for Items G. 132 – 146.

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Viera-Bland

Vote: Carried

Second: Mares

Abstaining: Heisch 137 and 146



k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

**147 401 GOLDENROD STREET**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Porras-Pirtle

Second: Khaleeq

Vote: Carried

Abstaining: Baldwin

**148 8839 HUMBLE WESTFIELD ROAD**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Mares

Second: Tahir

Vote: Unanimous

Abstaining: None

**149 1103 W CAVALCADE STREET**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Second: Sigler

Vote: Carried

Opposed: Porras-Pirtle and Mares

**150 5607 W MONTGOMERY ROAD**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Tahir

Second: Viera-Bland

Vote: Unanimous

Abstaining: None

**151 3539 WOODVALLEY DRIVE #B**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Perdita Chavis, District K, ~~Chief of Staff for Mayor Pro Tem Castex Tatum~~ – supportive

Motion: Robins

Second: Tahir

Vote: Unanimous

Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 5, 2024**

- a. Caywood Place
- b. Fellowship Estate
- c. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1
- d. Hogan Gardens Square
- e. Houston Electric Vehicle Montrose partial replat no 1
- f. Prince Views

Staff recommendation: Establish a public hearing date of September 5, 2024, for Item II, a-f.

Commission action: Established a public hearing date of September 5, 2024, for Item II, a-f.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

**III. CONSIDERATION OF A RESIDENCE INN BY MARRIOTT HOTEL/MOTEL LOCATED AT 1200 GIVENS STREET**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Tahir

Abstaining: None

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE FOR THE 200 BLOCK OF MUNFORD STREET IN THE MILROY PLACE SUBDIVISION – MLS 858**

Staff recommendation: Forward the application to City Council for approval.

Commission action: Forwarded the application to City Council for approval.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Colvard

Abstaining: None

**V. EXCUSE THE ABSENCE OF COMMISSIONERS MICHELLE COLVARD, RODNEY HEISCH, LYDIA MARES, IAN ROSENBERG, MARTHA L. STEIN, MERRA D/ VICTOR, AND LIBBY VIERA-BLAND**

Commissioners Colvard, Heisch, Mares, Rosenberg, Victor, and Viera-Bland were present; no action required.

Commission action: Excused the absence of Commissioner Stein.

Motion: Baldwin

Vote: Unanimous

Second: Victor

Abstaining: None

**VI. PUBLIC COMMENT – None**

## VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at **4:27 PM**.

DocuSigned by:



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M. Sonny Garza, Vice Chair

Signed by:



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Vonn Tran, Secretary