

**HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 31 OCTOBER 2024
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	Present
Michelle Colvard	Present, left at 3:43 during Item 106
Rodney Heisch	Present
Daimian S. Hines	Present
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	Present
Zafar “Zaf” Tahir	Present, left at 4:05 during Item E
Meera D. Victor	Present, left at 4:06 during Item(s) G, H, I
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
- for The Honorable KP George	-
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Hector Rodriguez, Acting 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, Hector Rodriguez, Acting Secretary and with Houston Planning and Development Department, this Saturday will be the last series of community meetings on Sidewalks, Saturday, 2nd November beginning at 10 AM to 12 Noon. This will be a virtual meeting via Teams after this, the Planning Commission will consider the changes on the commission meeting, 14th November.

APPROVAL OF MINUTES

Commission approved the October 17, 2024, Planning Commission Meeting Minutes.

Motion: Garza Second: Victor Vote: Unanimous Opposed: None

99 NORTHWOOD CROSSING

Staff recommendation: Defer additional information requested.

Commission action: Denied.

Speaker(s): Fred Woods, opposed

Motion: Baldwin Second: Robins Vote: Unanimous Opposed: None

100 PLAZA ESTATES AT SHELBY

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: Alleman Vote: Unanimous Opposed: None

101 REED TERRACE PARTIAL REPLAT NO 3

Staff recommendation: Disapprove for notice.

Commission action: Disapproved, per staff recommendation.

Speaker(s): None

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

102 SUNSET PLACE PARTIAL REPLAT NO 2

Staff recommendation: Defer per Council Member's request.

Commission action: Deferred.

Speaker(s): Representative for Counsel Member Kamin, Marquez Colby, Emily Moore, Saleem Malik, Jonas Risén, Steven Craig, Janet Kohlhasse, opposed

Motion: Khaleeq Second: Garza Vote: Unanimous Opposed: None

103 WEST DREW 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): Masani Denmon, opposed

Motion: Garza Second: Victor Vote: Unanimous Opposed: None

104 WILLOWCREEK RANCH SEC 4 PARTIAL REPLAT NO 2 – Withdraw

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEM(S): 6, 7, 8, 9, 11 & 105 TAKEN TOGETHER WITH ONE VOTE.

6 BRIDGELAND CREEKBEND VIEW CROSSING STREET DEDICATION

Staff recommendation: Defer, additional information requested.

Commission action: Deferred the application for Further information.

- 7 BRIDGELAND CREEKLAND VILLAGE SEC 14
- 8 BRIDGELAND CREEKLAND VILLAGE SEC 16
- 9 BRIDGELAND CREEKLAND VILLAGE SEC 19
- 11 BRIDGELAND STARGAZING TRAIL STREET DEDICATION SEC 1

Staff recommendation: Approve the plat subject to the conditions listed.
 Commission action: Approved the plat subject to the CPC 101 form conditions.

105 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): Katy Harris, applicant available for questions
 Motion: Porras-Pirtle Second: Mares Vote: Carried Abstaining: Heisch

ITEM(S): 106 & 107 WERE TAKEN TOGETHER WITH ONE VOTE.

106 BRIDGELAND PRAIRIELAND 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.

107 BRIDGELAND PRAIRIELAND VILLAGE SEC 46

Staff recommendation: Approve the plat subject to the conditions listed.
 Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Katy Harris, applicant available for questions
 Motion: Mares Second: Mandapaka Vote: Carried Abstaining: Heisch

ITEM(S) 108, 109, 110, 111, 112, 113, 114, AND 115 WERE TAKEN TOGETHER WITH ONE VOTE.

- 108 EAST BLOCKS SEC 1
- 109 EAST BLOCKS SEC 2
- 110 EAST BLOCKS SEC 3
- 111 EAST BLOCKS SEC 4
- 112 EAST BLOCKS SEC 5
- 113 EAST BLOCKS SEC 6
- 114 EAST BLOCKS SEC 7
- 115 EAST BLOCKS SEC 8

Staff recommendation: Defer, per applicant request.
 Commission action: Deferred per applicant's request.

Speaker(s): Thom Murphy – opposed
 Motion: Garza Second: Hines Vote: Unanimous Opposed: None

116 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7

Staff recommendation: Defer Applicant request.
 Commission action: Deferred, per applicant's request.

Speaker(s): None
 Motion: Alleman Second: Garza Vote: Unanimous Opposed: None

117 **ICON M TOWER**

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Karen Gordon – supportive

Motion: Baldwin

Second: Viera-Bland

Vote: Carried

Abstaining: Mares

ITEM(S): 118 AND 119 WERE TAKEN TOGETHER WITH ONE VOTE.

118 **NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4 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.

119 **NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4**

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: Sigler

Second: Victor

Vote: Unanimous

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

120	Candela Sec 16	Approve
121	Candela Sec 17	Approve
122	Indian Springs Sec 3	Approve
123	Mainer Manor	Approve
124	Ralston Lakes Sec 1	Approve
125	Ralston Lakes Sec 2	Approve
126	Synova Sec 2	Approve
127	Synova Sec 3	Approve
128	Wayside Village Sec 7	Approve

h. NAME CHANGES

129	Rolling Creek Wastewater Treatment Plant (prev. Rolling Oaks Wastewater Treatment Plant)	Approve
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i. CERTIFICATES OF COMPLIANCE

130 4715 FM 1960
131 20701 Dunn Street

Approve
Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 120 – 131.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

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

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 5157 AIRPORT BOULEVARD

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Alleman Second: Porras-Pirtle Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 5, 2024

- a. Benders Landing Estates Sec 7 partial replat no 1
- b. Caywood Place
- c. Creekmont Branch replat no 1
- d. Equilent Washington
- e. Family Fort for Life
- f. Healer Haven at Sampson Division
- g. Mangum Square
- h. Padok Silver Property
- i. Plaza Estates at Eastwood
- j. Vazquez Place
- k. Ventana Lakes East North Boardwalk
- l. Ventana Lakes East South Boardwalk

Commission action: Accepted the December 5th, public hearing date for Item II, a-l.

Speaker(s): None

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S. SHEPHERD DRIVE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Garza Vote: Unanimous
Second: Mares Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2003 UNION STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Alleman

Abstaining: None

POINT OF PRIVILEGE

Kim Mickelson, recognized students from Texas Southern University sitting in the audience, and welcomed them to Commission, “we hope to see them as future planners”.

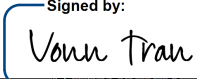
V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:13 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary