

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 6 FEBRUARY 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
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
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	<i>Absent</i>
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present at 2:45 during Announcement
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 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** Richard Smith • John Brown

**APPROVAL OF MINUTES**

Consideration of the January 23, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Khaleeq

Second: Mares

Vote: Unanimous

**Director's Report**, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced the City of Houston's Planning and Development is turning 85 next week, 14 February. The department is also pleased to announce that Robert Williamson has joined the Planning Department as Deputy Director.

#### **ANNOUNCEMENT**

Director Angel Ponce, with the mayor's office for people with disabilities. Expressed graduate for the work done by the Planning Commission along with the Planning Department.

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

#### **a. CONSENT SUBDIVISION PLATS (1-63)**

#### **b. REPLATS (64-106)**

Staff recommendation: Approve Item No's. 1 – 106, subject to the CPC 101 form conditions, save and except for Item(s) 68 and 69.

Commission action: Approved staff recommendations for all items excluding 3, 4, 5, 6, 7, 8, 17, 18, 22, 23, 24, 25, 26, 27, 28, 30, 33, 38, 39, 40, 41, 42, 46, 47, 49, 67, 68, 69, and 70 which were removed by abstaining commissioners. Item(s) 68 and 69 were also removed for separate consideration.

Motion: Jones

Vote: Unanimous

Second: Victor

Abstaining: None

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 3, 4, 5, 6, 7, 8, 17, 18, 22, 23, 24, 25, 26, 27, 28, 30, 33, 38, 39, 40, 41, 42, 46, 47, 49, 67, 68, 69, and 70, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendation.

Motion: Porrás-Pirtle

Vote: Carried

Second: Robins

Abstaining: Mares, Heisch

**ITEM(S) 68 AND 69 WERE REMOVED FOR SEPARATE CONSIDERATION, AND WILL BE HEARD WITH ITEM 114**

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

#### **107 ASI HOMES 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: Tahir

Vote: Unanimous

#### **108 BACJ ACRES – Withdrawn**

**109 BENDERS LANDING ESTATES 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: Garza

Second: Sigler

Vote: Unanimous

**110 HULDY STREET LIVING**

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: Alleman

Vote: Unanimous

**111 NAVAJO PLACE SEC 1 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): None

Motion: Hines

Second: Mandapaka

Vote: Unanimous

**112 OULTON PARK**

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

Commission action: Deferred.

Speaker(s): Perdita Chavis, District K, Xiaojin Tze

Motion: Sigler

Second: Baldwin

Vote: Unanimous

**113 UHAUL MOVING AND STORAGE OF HIRAM CLARKE – Withdrawn**

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**ITEM(S) 68, 69 AND 114 WERE PRESENTED TOGETHER AT THIS TIME.**

**68 BRIDGELAND PRAIRIELAND VILLAGE SEC 89**

**69 BRIDGELAND PRAIRIELAND VILLAGE SEC 90**

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

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

**114 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.

Speaker(s): None

Motion: Alleman

Second: Jones

Vote: Carried

Abstaining: Heisch, Mares

**115 CANEY CROSSING NORTHEAST**

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: Garza

Second: Hines

Vote: Unanimous

**116 DARVESH TRACT 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: Mandapaka

Second: Mares

Vote: Carried

Abstaining: Heisch

**ITEM(S) 117 AND 118 WERE TAKEN TOGETHER AT THIS TIME**

**117 KUYKENDAHL VILLAGE GP**

**118 KUYKENDAHL VILLAGE SEC 1**

Staff recommendation: Defer per Harris County Engineering's request and for revised information from the applicant.

Commission action: Deferred.

Speaker(s): None

Motion: Mandapaka

Second: Sigler

Vote: Carried

Abstaining: Heisch

**119 MCHARD TRACT 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: Jones

Second: Mares

Vote: Unanimous

**120 MODERNE AT YALE**

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: Viera-Bland

Vote: Unanimous

**121 NEIGHBORHOOD SHEPHERDS GARDEN**

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Emily Ardoin, Steven Curry, Nathan Dietrich

Motion: Baldwin

Second: Alleman

Vote: Unanimous

**122 SANFORD FARMS SEC 3**

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: Jones

Vote: Unanimous

**123 THOMAS COMPLEX REPLAT NO 1**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Alleman

Vote: Unanimous

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

**f. RECONSIDERATIONS OF REQUIREMENT**

**124 FUQUA MANOR**

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Deferred, per applicants' request.

Speaker(s): Katy Ann Pitman, applicant

Motion: Jones

Second: Robins

Vote: Unanimous

**125 KATY GRAND VILLAGE 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): Chris Brown, applicant

Motion: Mares

Second: Porras-Pirtle

Vote: Unanimous

## 126 VILLA RINCON

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: Unanimous

### g. EXTENSIONS OF APPROVAL

127	Bleu Riviera Drive Street Dedication Sec 2	Approved
128	Bridgecreek Commercial Sec 1	Approved
129	Elmax Sec 1	Approved
130	Freeland Tract Sec 1	Approved
131	Freeland Tract Sec 2	Approved
132	Freeland Tract Sec 3	Approved
133	Kathy Lane Business Park	Approved
134	Katy Lakes Sec 6	Approved
135	Washington Silver	Approved

### h. NAME CHANGES

136	Tidwell Landing North (prev. Elite Townhomes North)	Approved
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### i. CERTIFICATES OF COMPLIANCE

137	21701 Dan Drive	Approved
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### j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 127 – 137.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Garza

Second: Alleman

Vote: Carried

Abstaining: Mares 127, 134; Heisch 130, 131 132

## **k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

### **138 1002 W 11TH STREET**

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Garza

Second: Tahir

Vote: Carried

### **139 1134 BAYLAND AVENUE**

Staff recommendation: Deny.

Commission action: Denied the application.

Speaker(s): None

Motion: Garza

Second: Alleman

Vote: Carried

### **140 6610 FORCE STREET**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Porras-Pirtle

Second: Hines

Vote: Carried

### **141 3702 LOCKE LANE**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Sigler

Second: Robins

Vote: Carried

## **II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 6, 2025**

- a. Elmwood Park
- b. Emerald Meadows Sec 2
- c. ~~Fulton Place Townhomes replat no 1~~
- d. Highland Village partial replat no 3
- e. Padok Silver
- f. Parkway at Eldridge Sec 2 Amending plat no 3 replat no 1
- g. Poundbury Sec 1 replat no 1
- h. Red Terrace partial replat no 3
- i. Uhaul Moving and Storage of Hiram Clarke

Commission action: Accepted the March 6<sup>th</sup> public hearing date for Item II, a-I, not to include c.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Garza

Opposed: None

## **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1002 W 11TH STREET - Withdrawn**

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET**

Staff recommendation: Deny.

Commission action: Approved.

Speaker(s): Gilbert Mishly, Ann Mishly, applicant

Motion: Baldwin

Second: Robins

Vote: Carried

Opposed: Khaleeq, Heisch, Garza,  
Mares, Victor, Viera Bland

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3400 WHITE OAK DRIVE**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): David Mclean, Brian, Wozniak, Francesca Beaumont – opposed

Motion: Khaleeq

Second: Robins

Vote: Unanimous

Opposed: None

**VI. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN**

Commission action: Absence excused.

Motion: Garza

Second: Alleman

Vote: Unanimous

Opposed: None

**STAFF CORRECTION MADE ON SECTION II. LINE-ITEM C.**

Removing; c. Fulton Place Townhomes replat no 1 from the public hearing date of March 6, 2025, vote carried unanimously.

**COMMENT MADE BY COMMISSIONER VICTOR**

Item IV. OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET

In the future she would like to give the public a chance to discuss items such as the one presented today.

**VII. PUBLIC COMMENT – None**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:07 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary