

**HOUSTON PLANNING COMMISSION**  
**MINUTES**  
**THURSDAY, 20 FEBRUARY 2025**  
**CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:35 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	<i>Absent</i>
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	Present at 2:41 during Items A and B
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>
Adrian Garcia 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

**Director’s Report,** Vonn Tran, Secretary and Director of the Houston Planning and Development Department announced relaunch of PlatTracker, go live date sometime in March. Congratulations to Dipti Mathur for earning the AICP Certification. Welcomed Honorable Adrian Garcia, Precinct 2, to the meeting.

## **APPROVAL OF MINUTES**

Consideration of February 6, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Khaleeq

Vote: Carried

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

#### **a. CONSENT SUBDIVISION PLATS (1-51)**

#### **b. REPLATS (52-95)**

Staff recommendation: Approve Item No's. 1 – 95, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Viera-Bland

Vote: Carried

Second: Alleman

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Jones

Vote: Carried

Second: Robins

Abstaining: Mares, Heisch

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

### **96 BRIDGELAND APRICOT SULPHUR DRIVE AND RED FLOWER DRIVE STREET DEDICATION**

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: Porras-Pirtle

Vote: Carried

Abstaining: Heisch

### **97 CONLEY 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: Mares

Second: Baldwin

Vote: Unanimous

**98 CONLEY RETREAT**

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: Jones

Vote: Unanimous

**99 EASTWOOD PARK**

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: Heisch

Vote: Unanimous

**100 HLB HOMES ON BRINKLEY**

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Carlos Espinoza, applicant, available for questions

Motion: Viera-Bland

Second: Hines

Vote: Unanimous

**101 HLB HOMES ON KNOLL STREET**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carlos Espinoza, applicant, available for questions

Motion: Khaleeq

Second: Tahir

Vote: Unanimous

**102 LANGSTON 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: Jones

Second: Mares

Vote: Unanimous

**103 OULTON PARK**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Viera-Bland

Second: Garza

Vote: Unanimous

**104 WALIPP SENIOR RESIDENCE EXPANSION**

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

**105 WANG WANG INVESTMENT LP AT REDBUD STREET – Withdrawn**

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**106 BEAMER BUSINESS PARK**

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Khaleeq

Second: Garcia

Vote: Unanimous

**107 BRIDGE CREEK 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): None

Motion: Jones

Second: Tahir

Vote: Unanimous

**108 GRIFFIN AIRPORT AND 288 INDUSTRIAL PROPERTY 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): Sharifa Glass, Shawn Smith – opposed, Kevin Ellis, applicant

Motion: Hines

Second: Mares

Vote: Unanimous

**109 ICON M TOWER**

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Rockey Kneton – opposed

Motion: Tahir

Second: Garza

Vote: Unanimous

**110 INDIGO TRAILS WATER PLANT**

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):

Motion: Sigler

Second: Alleman

Vote: Unanimous

**111 KUYKENDAHL VILLAGE GP**

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

Commission action:

Speaker(s): None

Motion: Garcia

Second: Alleman

Vote: Carried

Abstaining: Heisch

**112 KUYKENDAHL 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): None

Motion: Garcia

Second: Mares

Vote: Carried

Abstaining: Heisch

**113 MANIFESTATION ADDITION**

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: Garcia

Second: Viera-Bland

Vote: Unanimous

**114 NEIGHBORHOOD SHEPHERDS GARDEN**

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, added the "Sign Structure" be saved.

Speaker(s): Kristal Casey, Ann Cleator Fidelis, Jim Nutley, applicant Sue, Lovell - supportive, Emily Ardoin – position not stated, Betty Hecker – undecided

Motion: Tahir

Second: Garcia

Vote: Unanimous

**115 SHELDON ROAD INDUSTRIAL PARK REPLAT NO 1 AND EXTENSION**

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: Garcia

Second: Mares

Vote: Unanimous

**116 THOMAS COMPLEX REPLAT NO 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: Viera-Bland

Second: Alleman

Vote: Unanimous

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

**117 CRESTWOOD LAKES GP**

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Victor

Second: Garza

Vote: Unanimous

**f. RECONSIDERATIONS OF REQUIREMENT**

**118 BRIDGELAND PRAIRIELAND VILLAGE SEC 52**

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: Garcia

Second: Porras-Pirtle

Vote: Carried

Abstaining: Heisch, Mares

**119 FUQUA MANOR**

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

Commission action: Accepted staff recommendation.

Speaker(s): None

Motion: Mares

Second: Garcia

Vote: Unanimous

**g. EXTENSIONS OF APPROVAL**

120	Bauer Reserve	Approved
121	Bridgeland Jack Road Street Dedication Sec 3	Approved
122	Crosby Village Acres	Approved
123	Enclave at Newport	Approved
124	HCMUD 583 Water Plant no 1	Approved
125	Pagewood Houston Mosielee Investors	Approved
126	Sila Sec 11	Approved
127	Sundance Cove East Sec 1	Approved
128	Sundance Cove East Sec 4	Approved
129	Willow Terrace	Approved

**h. NAME CHANGES**

130	Blue Creek Trails GP (prev. Grand Parkway GP)	Approved
131	Buybite (prev. Buy Rite Katy Hockley)	Approved

**i. CERTIFICATES OF COMPLIANCE**

132	26460 Blackberry Lane	Approved
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**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 120 – 132.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Khaleeq

Second: Viera-Bland

Vote: Carried

Abstaining: Mares, 121, 123; Heisch, 121 126, 130

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**133 1002 W 11TH STREET (DEF 2)**

staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): June Tylor, applicant

Motion: Baldwin

Second: Tahir

Vote: Unanimous

**134 8403 SUNNYHILL STREET**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Mario Guel, Public Works staff member Richard Smith

Motion: Garza

Second: Tahir

Vote: Carried

Opposed: Mares

**135 3010 HAVEL STREET**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jason Syrinek, applicant

Motion: Garza

Second: Victor

Vote: Unanimous

**II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20, 2025**

- a. Avalon Place partial replat no 1
- b. Brandon Crossing replat no 1
- c. Candela South Sec 2 partial replat no 1
- d. Catalina Estates
- e. Caywood Estates
- f. Cordell Residential
- g. Fulton Place Townhomes replat no 1
- h. Laurel Place Reserves
- i. Orange Grove partial replat no 2
- j. Shadyvilla Addition no 1 partial replat no 5
- k. Southgate partial replat no 7
- l. Tweens
- m. Whispering Pines Townhomes

Commission action: Accepted the March 20<sup>th</sup> public hearing date for Item II, a-m.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Sigler

Opposed: None



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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3400 WHITE OAK DRIVE – Withdrawn**

**V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20TH, 2025, FOR HOTEL DAPHNE LOCATED AT 302 W. 20TH ST**

Commission action: Accepted.

Motion: Garza

Second: Alleman

Vote: Unanimous

Opposed: None

**VI. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20TH, 2025, FOR RESERVE AT HOUSTON HEIGHTS HOTEL LOCATED AT 1311 ½ N. SHEPHERD DR.**

Commission action: Accepted.

Motion: Garza

Second: Khaleeq

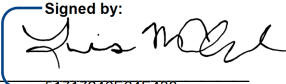
Vote: Unanimous

Opposed: None

**VII. PUBLIC COMMENT – None**

**VIII. ADJOURNMENT**

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:09 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary