

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 MARCH 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	<i>Absent</i>
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present at 2:45 during Item 96
Randall L. Jones	Present
Sami Khaleeq	Absent
Lydia Mares	Present
Linda Porras-Pirtle	<i>Absent</i>
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present
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 or Patrick Mandapaka for The Honorable Lina Hidalgo	<i>Absent</i>
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 MTFP (Major Thoroughfare and Freeway Plan) pre-submittal meeting and important dates. Pre-submittal ended on Febr. 21. Applications for the 2025 MTFP amendment should be in by tomorrow 5 pm, Friday, March 7. Important dates:

Workshop: Thursday, May 15 at 1 p.m.

Open House (virtual meeting only): Wednesday, June 11 at 6 p.m.

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.

APPROVAL OF MINUTES

Consideration of February 20, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Second: Victor

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-94)

Staff recommendation: Approve Items 1 – 94, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Item(s) excluding 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77. Item 74 was removed for separate consideration.

Motion: Jones

Vote: Unanimous

Second: Tahir

Opposed: None

PLATTING ACTIVITY (CONSENT SUBDIVISION PLATS AND DEVELOPMENT REPLATS)

Commission Action: Approved staff's recommendation for Item No's. 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77 subject to the CPC 101 form conditions.

Motion: Victor

Vote: Carried

Second: Tahir

Abstaining: Mares

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

74 MASON GARDEN PLACE

Staff recommendation: Defer, Chapter 42 planning standards.

Commission Action: Deferred per staff recommendation.

Speaker(s): Monica Fontenot, applicant

Motion: Mares

Second: Viera-Bland

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

95 ELMWOOD 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: Jones

Second: Stein

Vote: Unanimous

96 EMERALD MEADOWS SEC 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): A.L. Hickman, opposed

Motion: Jones

Second: Garza

Vote: Carried

Abstaining: Mares

97 HIGHLAND VILLAGE PARTIAL REPLAT NO 3

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Alleman

Second: Sigler

Vote: Unanimous

98 HLB HOMES ON BRINKLEY

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Karen Maycott, applicant, available for questions

Motion: Hines

Second: Stein

Vote: Unanimous

99 HLB HOMES ON KNOLL STREET

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Karen Maycott, applicant, available for questions

Motion: Viera-Bland

Second: Mares

Vote: Unanimous

100 OULTON 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): Perdita Chaves, Council District K

Motion: Garcia

Second: Tahir

Vote: Unanimous

101 PADOK SILVER PROPERTY – Withdrawn

102 PARKWAY AT ELDRIDGE SEC 2 AMENDING PLAT NO 3 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: Mares

Second: Viera-Bland

Vote: Unanimous

103 POUNDBURY SEC 1 REPLAT NO 1

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Jones

Second: Hines

Vote: Unanimous

104 REED TERRACE PARTIAL REPLAT NO 3 – Withdrawn

105 UHAUL MOVING AND STORAGE OF HIRAM CLARKE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

106 BEAMER BUSINESS PARK

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: Victor

Vote: Unanimous

107 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): None

Motion: Victor

Second: Sigler

Vote: Carried

Abstaining: Mares

108 HELIX PARK OST

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): Chuck Davis, applicant, available for questions

Motion: Stein

Second: Jones

Vote: Unanimous

109 ICON M TOWER

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

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

Speaker(s): Karen Gordan, Eric Saffary, Sue Lovell, Laura Conely, Kevin Strickland, John Cadenhead – supportive, Sarah Frazier, Rockey Kneten – opposed

Motion: Tahir

Second: Garza

Vote: Carried

Opposed: Hines, Rosenberg, Viera Bland

110 MISTER CAR WASH CROSSTIMBERS

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): Adam Martinez, opposed

Motion: Hines

Second: Viera-Bland

Vote: Unanimous

111 VICTORINO ESTATES

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: Alleman

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

112 SUNSET VALLEY EAST 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: Jones

Second: Garza

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

113 MODERN ESTATES VILLAGE

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: Victor

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

114	Beamer Business Park	Approved
115	BW Interests	Approved
116	Cadence Creek Cottages	Approved
117	Campos at Sundown	Approved
118	Donovan Hangars	Approved
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	Approved
120	Garden Oaks Storage	Approved
121	Hufsmith Kohrville Business Park	Approved
122	Northwest 99 Business Park Sec 1	Approved
123	Providence Atascocita	Approved
124	Willow Business Park	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 114 – 124.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Viera-Bland

Second: Tahir

Vote: Carried

Abstained: Mares, 119

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 8419 LORRIE DRIVE

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): Philip Niksch, applicant, available for questions

Motion: Sigler

Second: Tahir

Vote: Unanimous

126 1803 SEASPRAY COURT

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Alleman

Second: Stein

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2025

- a. Airport Gardens partial replat no 2
- b. Blue Creek Water Plant
- c. Dearborn place partial replat no 5
- d. Genoa at Barberry
- e. Grand Prairie Sec 2 partial replat no 1
- f. McKinney Enclave
- g. North Durham Estates replat no 1
- h. Palucho Estates at Caddo Road
- i. Quik Trip Store 4638
- j. UHaul Moving and Storage of Hiram Clarke

Commission action: Accepted the April 3rd public hearing date for Item II, a-j.

Speaker(s): None

Motion: Viera-Bland

Vote: Unanimous

Second: Garza

Opposed: None

III. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN

Commissioner Stein was present, no action needed.

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:08 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary