

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

CALL TO ORDER at 2:32 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 at 3:22 during Item 101
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	<i>Absent</i>
Linda Porras-Pirtle	<i>Absent</i>
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	<i>Absent</i>
Libby Viera-Bland	<i>Absent</i>
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 John Brown • Suhail Kanwar

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; bid a fond farewell to Dipti Mathur, our Deputy Director of the Development Services Division. Dipti has stood before this commission faithfully for 18 years serving the city. With gratitude for her service, we wish her the best in her next role.

APPROVAL OF MINUTES

Consideration of March 6, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Garza

Second: Alleman

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-94)

Staff recommendation: Approve Item No's. 1 – 94, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 6, 7, 8, 12, 13, 14, 15, 25, 28, 39, 40, and 51 which were removed by abstaining commissioners. Item(s) 21 was removed from a. Consent Subdivision Plat to; b. Replats.

Motion: Tahir

Vote: Unanimous

Second: Robins

Opposed: None

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 6, 7, 8, 12, 13, 14, 15, 25, 28, 39, 40, and 51 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Jones

Vote: Unanimous

Second: Alleman

Opposed: None

NO ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

ITEMS WERE TAKEN OUT OF ORDER

88 CORDELL RESIDENTIAL

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: Jones

Vote: Unanimous

92 HLB HOMES ON KNOLL STREET

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

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

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

Motion: Garza

Second: Robins

Vote: Unanimous

83 AVALON PLACE PARTIAL REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza

Second: Baldwin

Vote: Unanimous

84 BRANDON CROSSING 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: Baldwin

Vote: Unanimous

85 CANDELA SOUTH SEC 2 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: Jones

Second: Alleman

Vote: Unanimous

86 CATALINA 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): Miguel Lopez, Karen Renee Trevino – Salgado, Edmund Trevino, opposed

Motion: Garza

Second: Stein

Vote: Unanimous

87 CAYWOOD 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): Mike Guff, undecided

Motion: Jones

Second: Garza

Vote: Unanimous

89 FULTON PLACE TOWNHOMES 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): Carlos Espinoza, Aimee Kalos, Sara Harpole, Todd Blitzer, Edward Hynes, applicants

Motion: Stein

Second: Robins

Vote: Unanimous

90 HIGHLAND VILLAGE PARTIAL REPLAT NO 3

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Heisch

Vote: Unanimous

93 LAUREL PLACE RESERVES – Withdrawn

91 HLB HOMES ON BRINKLEY

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

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

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

Motion: Garza

Second: Jones

Vote: Unanimous

94 ORANGE GROVE SEC 2 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): Joyce Owens, applicant, available for questions

Motion: Mandapaka

Second: Tahir

Vote: Unanimous

95 POUNDBURY SEC 1 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.

Motion: Jones

Second: Alleman

Vote: Unanimous

96 SHADYVILLA ADDITION NO 1 PARTIAL REPLAT NO 5

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: Khaleeq

Second: Garza

Vote: Unanimous

97 SOUTHGATE PARTIAL REPLAT NO 7

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, available for questions

Motion: Sigler

Second: Colvard

Vote: Unanimous

98 TWEENS

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: Garcia

Second: Jones

Vote: Unanimous

99 WHISPERING OAKS TOWNHOUSES

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

Second: Stein

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

100 BRIDGE CREEK VILLAGE 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: Mandapaka

Second: Tahir

Vote: Unanimous

101 GARRETT ROAD MINI STORAGE

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): Joyce Owens, applicant

Motion: Mandapaka

Second: Robins

Vote: Carried

Opposed: Rosenberg

ITEM(S) 102 AND IV WERE TAKEN TOGETHER AT THIS TIME

102 HOTEL DAPHNE

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.

IV HOTEL DAPHNE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Chuck Davis, Ben Ackerley, applicants

Motion: Baldwin

Second: Rosenberg

Vote: Unanimous

103 KATY GRAND VILLAGE 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: Mandapaka

Second: Garza

Vote: Unanimous

104 MEMORIAL TOWN SQUARE

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): Kristen Washam, Ann Givens – opposed, Gerold Grissom, applicant

Motion: Robins

Second: Stein

Vote: Carried

Abstaining: Heisch

Opposed: Rosenberg

105 MISTER CAR WASH CROSSTIMBERS

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, with the condition to remove the fencing.

Speaker(s): Roger Blair, applicant

Motion: Colvard

Second: Hines

Vote: Carried

Opposed: Rosenberg

106 PALOMA WATER PLANT SITE

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: Heisch

Second: Mandapaka

Vote: Unanimous

107 PORTER MUNICIPAL UTILITY DISTRICT LIFT STATION P

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: Heisch

Second: Robins

Vote: Carried

ITEM(S) 108 AND V WERE TAKEN TOGETHER AT THIS TIME

108 RESERVE AT HOUSTON HEIGHTS

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

V RESERVE AT HOUSTON HEIGHTS

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Tracy Youngblood – applicant, Kevin Stricklin, Kenneth Williams – supportive, Niomie Dvoretzky, Rachel Dvoretzky, Nick Purcell, Kennith, Williams, Rachael Humphries, Shilen Patel – opposed

Motion: Colvard

Second: Tahir

Vote: Carried

Abstaining: Heisch

109 RICHEY ELLA DISTRIBUTION CENTER

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: Stein

Vote: Unanimous

110 SHOPS AT NEWPORT

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: Colvard

Vote: Unanimous

111 SPRING HIGH SCHOOL

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Mandapaka

Second: Garza

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

112 GEBHART RESIDENCE

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): Ray Gebhart, applicant

Motion: Sigler

Second: Rosenberg

Vote: Unanimous

113 RANCH CENTER

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: Alleman

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

114	Addicks Business LLC	Approved
115	Anniston Sec 17	Approved
116	Central Park West Sec 4 replat no 1	Approved
117	CyTex RV and Boat Storage	Approved
118	East River Sec 3	Approved
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	Approved
120	Expedia Towing	Approved
121	Generation Plaza	Approved
122	Harris County WCID No 36 Bandera Lift Station	Approved
123	KJM 10 Investments	Approved
124	Lively Acres	Approved
125	Mission West Plaza	Approved
126	Park 3A Development	Approved
127	Porter 494 Property LLC	Approved
128	QuikTrip Store 4622	Approved
129	Saint Jonah Orthodox Church	Approved
130	Solis Estate	Approved
131	Telge Ranch North Sec 2	Approved
132	Tenfold Properties	Approved
133	Vincent Meadows	Approved
134	West Bend Sec 1 partial replat no 2	Approved
135	West Road Commons	Approved

h. NAME CHANGES – None

i. CERTIFICATION OF COMPLIANCE

136	21229 Punkin Street	Approved
137	26965 Peach Creek Drive	Approved
138	21436 and 21343 Punkin Street	Approved
139	20225 South Hillcrest Dr	Approved
140	20831 McGager Drive	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 114 – 140.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Garza

Second: Khaleeq

Vote: Carried

Abstaining: Heisch, 115, 116, 118, and 119; Sigler 118

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141 4532 BRYN MAWR LANE

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): None

Motion: Robins

Second: Jones

Vote: Unanimous

142 1803 SEASPRAY COURT (DEF1)

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): None

Motion: Baldwin

Second: Colvard

Vote: Unanimous

143 1630 1/2 TABOR STREET

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): None

Motion: Baldwin

Second: Tahir

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 17, 2025

- a. Caywood Park
- b. Crestview Crossing
- c. Grand Prairie Sec 5 partial replat no 1
- d. Haven Homes at Homewood
- e. Laurel Place Reserves
- f. Reisu Plaza
- g. Timbergrove Manor partial replat no 2
- h. Washington Terrace partial replat no 12
- i. Willowcreek Ranch Sec 7 partial replat no 1

Commission action: Accepted the April 17th public hearing date for Item II, a-i.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Garza

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4109 MCKINNEY STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Paul Zepeda, Michael Zepeda – opposed, Tim Cisneros, Louis Villarreal, Jasmin Roan, Amanda Mendez, David Cisneros, applicant, Ullis Flores – supportive

Motion: Khaleeq

Vote: Unanimous

Second: Baldwin

Opposed: None

IV. PUBLIC HEARING AND CONSIDERATION OF HOTEL DAPHNE LOCATED AT 347 W. 20TH STREET

Item IV was taken with Item 102 above.

V. PUBLIC HEARING AND CONSIDERATION OF RESERVE AT HOUSTON HEIGHTS HOTEL LOCATED AT 1311 ½ N. SHEPHERD DRIVE

Item V. was taken with Item 108 above.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE FOR THE 3000 BLOCK OF SOUTHMORE BOULEVARD IN THE RIVERSIDE EXTENSION AND LUBBOCK SUBDIVISIONS

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

Commission action: Approved staff recommendation.

Speaker(s): Sharon Evans-Brooks, Karen Kelley, Hal Kuehn – supportive, Jamila Glover – applicant

Motion: Baldwin

Vote: Unanimous

Second: Colvard

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 5:47 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary