

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 3 APRIL 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:37 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	<i>Absent</i>
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
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
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 John Brown • Suhail Kanwar

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department. PlatTracker launching, Monday, April 14. During transitioning, online payments will be suspended from 5pm Thursday, April 10 until going live at 6am April 14. PlatTracker will be suspended on Friday, April 11th for questions email, plattrackeradmin@houstontx.gov as well as the Plat Tracker homepage. **Trees,** Our Planning Department collaborated with the Houston Parks & Recreation Department (HPARD) Urban Forestry division and CenterPoint to clarify definitions within the Tree and Shrub Ordinance. Planting and placement of trees will ultimately help Houston maintain power during storm events. You can find the ordinance on houstonsplanning.com, look for Right Tree Right Place guide from CenterPoint, available on the Tree and Shrub area.

APPROVAL OF MINUTES

Consideration of March 20, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Stein

Second: Garcia

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-46)

b. REPLATS (47-116)

Staff recommendation: Approve Item No’s. 1 – 116, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 13, and 14 which were removed by abstaining commissioners. Item(s) 11 and 107 are removed for separate consideration.

Motion: Garcia

Vote: Carried

Second: Tahir

Abstaining: Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 13 and 14 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Garcia

Vote: Carried

Second: Jones

Abstaining: Mares

ITEM(S) 11 AND 107 REMOVED FOR SEPARATE CONSIDERATION

11 CYPRESSWOOD GOLF CLUB

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): Sean Conley, applicant

Motion: Rosenberg

Second: Hines

Vote: Unanimous

107 SUNGRO SUBURBAN

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): Jesus Serdia, applicant

Motion: Viera-Bland

Second: Jones

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

117 AIRPORT GARDENS PARTIAL REPLAT NO 2

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): Mary Marcha, Robert Therrell, opposed

Motion: Stein

Second: Garcia

Vote: Unanimous

118 AVALON PLACE PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Alleman

Second: Jones

Vote: Unanimous

119 BLUE CREEK WATER PLANT

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Lorena Romero, Viviana Caceda, Robert Caceda – opposed, Christopher Brown, applicant

Motion: Garcia

Second: Jones

Vote: Unanimous

120 DEARBORN PLACE PARTIAL REPLAT NO 5

Staff recommendation: Defer applicant request.

Commission action: Disapprove to deny variance and disapprove the plat.

Speaker(s): Jose Fernandes, Amir Sabzevary, Betty Wittenmyer, Geary Ashby, Mrugesh Pooikh, Babu Bangaru – opposed

Motion: Robins

Second: Mares

Vote: Carried

Opposed: Tahir

121 GENOA AT BARBERRY

Commission agreed to return to this item, pending Legals' review of the Deed Restrictions.

122 GRAND PRAIRIE SEC 2 PARTIAL REPLAT NO 1 – Withdrawn

123 HIGHLAND VILLAGE PARTIAL REPLAT NO 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: Viera-Bland

Second: Baldwin

Vote: Unanimous

RETURNED TO ITEM 121 AFTER LEGAL REVIEWED DEED RESTRICTIONS.

121 GENOA AT BARBERRY

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

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

Speaker(s): Vicki Nuzun – opposed, Lurine Parker – supportive

Motion: Khaleeq

Second: Garcia

Vote: Unanimous

124 MCKINNEY ENCLAVE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Stein

Second: Robins

Vote: Unanimous

125 NORTH DURHAM ESTATES 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): Nick Purcell – opposed

Motion: Baldwin

Second: Jones

Vote: Unanimous

126 PALUCHO ESTATE AT CADDO ROAD

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: Viera-Bland

Second: Robins

Vote: Unanimous

127 QUIKTRIP STORE 4638

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Cathy Garland – applicant, available for question

Motion: Porras-Pirtle

Second: Alleman

Vote: Unanimous

128 UHAUL MOVING AND STORAGE OF HIRAM CLARKE

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 Chavis – Office of Mayor ProTem Castex-Tatum, Keith Taylor, Claire Doucet, Yolanda Webb – opposed, Phillip Fredirck – applicant

Motion: Tahir

Second: Sigler

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

129 EAST ALDINE ESTATES

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Jones

Second: Victor

Vote: Unanimous

130 EXTRA SPACE STORAGE MAIN

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): Sean Conley, applicant, available for questions

Motion: Garcia

Second: Mares

Vote: Unanimous

131 LAVERGNE 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): Joyce Owens, available for questions

Motion: Stein

Second: Khaleeq

Vote: Unanimous

132 MILLS ROAD INDUSTRIAL 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

133 RESERVE AT HOUSTON HEIGHTS

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): Nick Purcell, Rachael Humphries – supportive, Tracy Ralley – undecided, Tracy Youngblood, applicant, Houston Public Work, Suhail Kanwar

Motion: Robins

Second: Khaleeq

Vote: Unanimous

134 SALAM HOMES FOR YOUTH LLC

Staff recommendation: Approve the plat subject to the conditions listed. During presentations, staff concludes agenda states to approve the plat, however, it is to Grant the requested variance(s) and approve the plat subject to CPC 101 form conditions.

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

135 SPRING HIGH SCHOOL

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Elizabeth Delgado, opposed

Motion: Garcia

Second: Sigler

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

136 NGUYEN AND PHAM DEVELOPMENT AT BROWNIE CAMPBELL ROAD

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

g. EXTENSIONS OF APPROVAL

137	Cypress Rosehill Reserve	Approved
138	E and E Aviation	Approved
139	Gated Rentals Crosby	Approved
140	Katy Kingsland	Approved
141	La Quinta Luna	Approved
142	Lexington Corner	Approved
143	LRE Reserve	Approved
144	Robbins Estates at Riley Fuzzel Road	Approved
145	Sheltering Harbour	Approved
146	Summit Energy Houston	Approved
147	Summit Energy Houston Old Richmond	Approved
148	Sunset Valley Lift Station	Approved
149	Sunset Valley Water Plant	Approved
150	Supermax Self Storage	Approved
151	Vikings Reserve	Approved
152	Wisnbaker Reeveston	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

153	20831 McGager Drive	Approved
154	24248 and 24260 E Terrace Drive	Approved
155	20610 Ravenwood Drive	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 137 – 155.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Victor

Second: Garcia

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156 6618 BRIAR GLADE DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Viera-Bland

Second: Victor

Vote: Unanimous

157 127 WARRENTON DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Mary Villareal, applicant, available for questions

Motion: Mares

Second: Garcia

Vote: Unanimous

158 3779 SYRACUSE STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Karen Shouse – opposed, Jennifer Pool, applicant

Motion: Baldwin

Second: Robins

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 1, 2025

- a. Grand Prairie Sec 2 partial replat no 1
- b. Noble Vistas
- c. Padok Silver Property
- d. Park Place Center
- e. Porter Municipal Utility District Lift Station J

- f. Spring Branch Estates Sec 2 partial replat no 8
- g. Sunterra Sec 62 partial replat no 1
- h. West Street Estates
- i. Wickersham Estates

Commission action: Accepted the May 1st public hearing date for Item II, a-i.

Speaker(s): None

Motion: Sigler
Second: Garcia

Vote: Unanimous
Opposed: None

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

Staff recommendation: Defer, applicant request.

Commission action: Deferred.

Speaker(s): Emily Olin, Everette Hernandez – opposed

Motion: Garcia
Second: Alleman

Vote: Unanimous
Opposed: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4101 SAN JACINTO STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Khaleeq
Second: Baldwin

Vote: Unanimous
Opposed: None

V. EXCUSE THE ABSENCE OF COMMISSIONER LINDA PORRAS-PIRTLE

No action needed; Commissioner Porras-Pirtle was present.

VI. PUBLIC COMMENT –

Commissioner Robins asked staff to give additional information on 30-day deferrals.

Commissioner Colvard added the comment on the public lack of notification.

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:52 PM.

Signed by:


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 Lisa M. Clark, Chair

Signed by:


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 Vonn Tran, Secretary