

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 1 MAY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:34 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	<i>Absent</i>
Michelle Colvard	Present, left at 3:34 during Item 99
Rodney Heisch	Present
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present, during Directors Report at 2:41
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
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>
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, The Planning Department is aware of an issue affecting applicants, receiving malicious phishing emails that appear to be authentic, but are actually from fake email addresses not belonging to the City. These emails request payment via a settlement invoice in exchange for plat approval. For clarification, please be advised that the Planning Department does not send such emails with invoices and requests for payment.

In the meantime, the City's IT department is investigating this matter. To protect yourself from potential scams, we recommend not opening any attachments or responding to these requests. If you receive a suspicious email related to your plat application, please notify our department immediately. For any questions or updates regarding your application, we suggest calling our POD line for assistance.

We would like to bid Well Wishes to 5 of our very own Planning Department retiring employees who have served the City of Houston for over 3 decades.

APPROVAL OF MINUTES

Consideration of April 17, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Heisch

Second: Mares

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-42)

b. REPLATS (43-78)

Staff recommendation: Approve Item No’s. 1 – 78, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 6, 7, 8, 9, 10, 11, 18, 19, 21, 40, 48, 49, and 50 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Jones

Vote: Carried

Second: Tahir

Abstaining: Heisch, Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No’s. 6, 7, 8, 9, 10, 11, 18, 19, 21, 40, 48, 49, and 50 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Victor

Abstaining: Heisch, Mares

POINT OF PERSONAL PRIVILEGE

Kim Mickelson wished Yolanda Woods well in her retirement, it was a privilege working with her and she will be missed.

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

79 AIRPORT GARDENS 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: Garza

Second: Viera-Bland

Vote: Unanimous

80 GRAND PRAIRIE 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: Khaleeq

Second: Jones

Vote: Unanimous

81 MCKINNEY ENCLAVE

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

Commission action: 30-Day extension granted.

Speaker(s): Chase McKinney, Matthew Siglan – applicant

Motion: Robins

Second: Mares

Vote: Unanimous

82 NOBLE VISTAS

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: Viera-Bland

Vote: Unanimous

83 PADOK SILVER PROPERTY

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: Sigler

Vote: Unanimous

84 PARK PLACE CENTER

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Victor

Second: Viera-Bland

Vote: Unanimous

85 PORTER MUNICIPAL UTILITY DISTRICT LIFT STATION J

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Heisch

Second: Khaleeq

Vote: Unanimous

86 QUIKTRIP STORE 4638

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

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

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

Motion: Victor

Second: Jones

Vote: Unanimous

87 SPRING BRANCH ESTATES SEC 2 PARTIAL REPLAT NO 8

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: Mares

Vote: Unanimous

88 SUNTERRA SEC 62 PARTIAL REPLAT NO 1

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Mares

Second: Garza

Vote: Unanimous

89 WEST STREET 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): None

Motion: Porras-Pirtle

Second: Heisch

Vote: Unanimous

90 WICKERSHAM ESTATES – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

91 COOK ROAD 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: Jones

Second: Mandapaka

Vote: Unanimous

92 CRISTO REY JESUIT COLLEGE PREPARATORY SCHOOL OF HOUSTON

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: Sigler

Vote: Unanimous

93 DISCOVER EYES

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: Robins

Vote: Unanimous

94 EAST ALDINE 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): None

Motion: Jones

Second: Khaleeq

Vote: Unanimous

95 FALCON RANCH PRESERVE 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: Robins

Vote: Carried

Abstaining: Mares

96 FRY ROAD 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): Lacy Bell – applicant, available for questions

Motion: Mandapaka

Second: Khaleeq

Vote: Carried

Abstaining: Mares

97 HOUSTON YOUTH SPORTS GROUP 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: Khaleeq

Second: Garza

Vote: Unanimous

98 MIDDLE STREET SWAN HOMES

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): Francisco Barberena, Leonardo Barberena, opposed, Tim Cisneros – applicant, staff member, Suhail Kanwar with HPW, staff member Suvida Bandy

Motion: Mares

Second: Tahir

Vote: Carried

Opposed: Robins

99 SAINT JOSEPH CATHOLIC CHURCH

Staff recommendation: Grant and approve variance 1 (BL) and Deny Variance 2 (Row Dedication).

Commission action: Accepts staff’s recommendations.

Speaker(s): Fr. Victor Perez, Roger Farrow, Linda Camacho, Larry Parks, Jonann Pitlma, Adrian Salazar, Pablo Hernandez, Ben Polfus, Steven Henderson, applicant, A. Gonzalez – supportive

Motion: Robins Second: Mares Vote: Carried Opposed: Rosenberg, Jones

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

100 POLK PLAZA RESERVES

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: Khaleeq Vote: Unanimous

101 SHAW MALTIE 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): Joyce Owens – applicant, available for questions

Motion: Jones Second: Victor Vote: Unanimous

g. EXTENSIONS OF APPROVAL

102	Abe Fry Reserves	Approved
103	Baker Steel Properties	Approved
104	Cohn Jones South	Approved
105	End Hunger Network replat no 1 and extension	Approved
106	Grand Mason Crossing Sec 1	Approved
107	Grand Mason Crossing Sec 2	Approved
108	Harvest Green Sec 52	Approved
109	IJMDB Investments LLC	Approved
110	Katy Fort Bend Business Park Sec 1 Replat and Extension	Approved

111	Misa	Approved
112	Starboard Logistics Park	Approved
113	Stem Cell Reserve Replat No 1	Approved
114	Sunset Valley Sec 1	Approved
115	Villas at Lakeview	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, Item(s) 102 – 115.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Viera-Bland Second: Tahir Vote: Carried Abstaining: Mares, 108

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

116 524 N ADAMS STREET

Staff recommendation: Approve.

Commission action: Approved, with a note tied to this permit number and these structures.

Speaker(s): Matthew Healey, opposed

Motion: Mares Second: Garza Vote: Carried

Opposed: Robins, Porris-Portal, Khaleeq, Victor, Sigler

117 2538 ADDISON ROAD

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Gene Giles – applicant, available for question

Motion: Sigler Second: Robins Vote: Unanimous

118 10841 BISSONNET STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Jones Second: Khaleeq Vote: Unanimous

119 2811 HOUSTON AVENUE

Staff recommendation: Approve/Deny

Commission action: Accepts staff recommendation, approve 15-foot building line; require vehicle turnaround.

Speaker(s): Brad Keonig, available for questions, Myriam Marin – applicant

Motion: Tahir Second: Mares Vote: Carried Opposed: Sigler

120 7926 JESTER STREET A&B

Staff recommendation: Defer.

Commission action: Deferred for additional time for Legal review of applicable deed restrictions

Speaker(s): Joyce Owens – applicant, available for question

Motion: Porrás-Pirtle Second: Tahir Vote: Unanimous

121 1409 LEE STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Robins Second: Victor Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 29, 2025

- a. Alice Villas
- b. Dolores Crossing
- c. Foster Place partial replat no 7
- d. Little Thicket Park Homes
- e. Nolo Studios replat no 1
- f. Peppermill Homes
- g. Spring Oaks replat no 1 partial replat no 8
- h. Spring Oaks replat no 1 partial replat no 9

Commission action: Accepted the May 29th public hearing date for Item II, a-h.

Speaker(s): None

Motion: Sigler Second: Viera-Bland Vote: Unanimous Opposed: None

III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 5:01 PM.

Signed by: Lisa Clark
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Lisa M. Clark, Chair

Signed by: Vonn Tran
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Vonn Tran, Secretary