

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 15 MAY 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
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	<i>Absent</i>
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present at 2:34 during Item 73
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

Chair’s Announcement Chair Lisa Clark announced Martha Steins last day as a member of the Planning Commission today, we wish her well, she has served on this commission for 8 years as Chair and had...

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced upcoming meetings for MTFP.

- 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 May 1, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Viera-Bland

Second: Mares

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-39)

b. REPLATS (40-71)

Staff recommendation: Approve Item No's. 1 – 71, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 4, 5, 6, 7, 37, and 38, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Sigler

Vote: Carried

Second: Garcia

Abstaining: Mares, Heisch

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 4, 5, 6, 7, 37, and 38 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Jones

Abstaining: Mares, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

72 ANDERSON LAKE SEC 3 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: Mandapaka

Second: Heisch

Vote: Unanimous

73 CHERRY OAKS LIFT STATION

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): David Ridgway, applicant available for questions

Motion: Stein

Second: Mares

Vote: Unanimous

74 DOWNING 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: Victor

Second: Hines

Vote: Unanimous

75 EMNORA LANE LIFT STATION

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

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

Speaker(s): David Ridgway, applicant available for questions

Motion: Porras-Pirtle

Second: Garza

Vote: Unanimous

76 ESTATES AT MCALPINE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

77 GARDEN HEIGHTS LANDING 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: Viera-Bland

Vote: Unanimous

78 HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO 119 WATER PLANT NO 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Garza

Second: Mandapaka

Vote: Unanimous

79 HOSKINS PLACE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Tahir

Second: Garza

Vote: Unanimous

80 HYDE PARK PARTIAL REPLAT NO 12

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Heisch

Second: Jones

Vote: Unanimous

81 MAINER PLAZA

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Alireza Solxanian Sedeh, applicant

Motion: Baldwin

Second: Heisch

Vote: Unanimous

82 MCKINNEY ENCLAVE

Staff recommendation: No action needed until 05/29/2025

83 MONTROSE ADDITION PARTIAL REPLAT NO 7 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: Mares

Vote: Unanimous

84 MYLESTONE 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): Yvonne Brown, Sandra Lauderdale

Motion: Victor

Second: Hines

Vote: Unanimous

85 PARK PLACE CENTER

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Viera-Bland

Second: Heisch

Vote: Unanimous

86 PORTER MUNICIPAL UTILITY DISTRICT LIFT STATION J

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: Colvard

Vote: Unanimous

87 STEEPLECHASE SEC 1 PARTIAL REPLAT NO 3

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Porras-Pirtle

Second: Viera-Bland

Vote: Unanimous

88 SUNTERRA SEC 62 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: Mandapaka

Second: Sigler

Vote: Unanimous

89 TOMBALL AUTO AND COMPUTER

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: Garza

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

90 VIRGINIA LANDING

Staff recommendation: Defer, additional information requested.

Commission action:

Speaker(s): None

Motion: Tahir

Second: Viera-Bland

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

91 MAXROY CRAFTMAN 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): Amanda Gezina – opposed

Motion: Sigler

Second: Garza

Vote: Unanimous

92 SYNOVA SEC 4

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

g. EXTENSIONS OF APPROVAL

93	Azcri Investment Park	Approved
94	Botkins Road Street Dedication Sec 1	Approved
95	Bridgeland Prairieland Village Sec 39	Approved
96	Creekwood Crossing Sec 2	Approved
97	Cypress Grant Plaza	Approved
98	Exploring Minds Learning Center	Approved
99	Heron Lakes Estates Wastewater Treatment Plant	Approved
100	Kings River South	Approved
101	NTN West Gosling	Approved
102	Plaza 290 Boulevard Place	Approved
103	Retreat at Gummert	Approved
104	Retreat at Gummert	Approved
105	SAI SKC Louetta	Approved
106	Sundance Prairie Drive Street Dedication Sec 1	Approved
107	Sunset Valley Sec 3	Approved
108	Sunset Valley Sec 2	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

109	21286 North Street	Approved
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j. ADMINISTRATIVE - None

Staff recommendation: Approve recommendations for Sections G, H, I, and J; Item(s) 93 – 109.

Commission action: Approved per staff's recommendation.

Speaker(s): None

Motion: Hines Second: Mares Vote: Carried Abstaining: Heisch, 95

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

110 7930 JESTER STREET A & B

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Joyce Owens, applicant, available for questions

Motion: Rosenberg Second: Garza Vote: Unanimous

111 1401 WAUGH DRIVE

Staff recommendation: Defer, Applicant request.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 12, 2025

- a. Elevate Living
- b. Idylwood partial Replat no 3
- c. Larkspur Landing
- d. Larkspur Place
- e. Laverne Street Homes Replat no 1
- f. MacGregor Residences
- g. McClendon Park Village partial Replat no 1
- h. Medina Magnolia Place
- i. Mulvey Estates
- j. Simsbrook Estates
- k. Springdale Place

Commission action: Accepted the June 12th public hearing date for Item II, a-k.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Stein

Opposed: None

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 12TH, 2025, FOR RESERVE AT HOUSTON HEIGHTS HOTEL LOCATED AT 1311 ½ N. SHEPHERD DR.

Staff recommendation:

Commission action:

Speaker(s): None

Motion: Garza

Vote: Carried

Second: Stein

Opposed: Heisch

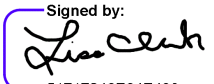
IV. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN

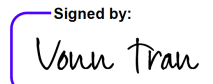
No action needed; Commissioner Martha L. Stein was present.

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:31 PM.

Signed by:

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Lisa M. Clark, Chair

Signed by:

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Vonn Tran, Secretary