

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 22 AUGUST 2024  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to Order at **2:32 PM** by Lisa M. Clark, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
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
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	<b>Absent</b>
Martha L. Stein	Present
Zafar “Zaf” Tahir	<b>Absent</b>
Meera D. Victor	Present, left at 4:39 during Item 110
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	<b>Absent</b>
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 Planning and Development Department

**CHAIR’S REPORT** – Lisa M. Clark, Chair.

**CONSIDERATION OF THE AUGUST 8, 2024, PLANNING COMMISSION MEETING MINUTES AND THE AMENDED MINUTES OF JUNE 27, 2024**

Commission action: Minutes approved.

Motion: Garza

Vote: Unanimous

Second: Baldwin

Opposed: None

**I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-88)

Staff recommendation: Approve **Item No's. 1 – 88**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations, and no items were removed for separate consideration.

Motion: Baldwin

Vote: Unanimous

Second: Khaleeq

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s, 13, 16, 17, 18, 19, and 32** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations.

Motion: Porrás-Pirtle

Vote: Carried

Second: Jones

Abstaining: Heisch, Viera – Bland

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**89 BRISCOE FALLS SEC 6**

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Mikalla Hodges, available for questions

Motion: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

**90 CARIS VILLA**

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Joyce Owens, applicant

Motion: Stein

Vote: Unanimous

Second: Hines

Abstaining: None

91 CASTLEWOOD MUD ADMINISTRATIVE CENTER

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Denied the requested variance(s) and disapproved the plat.

Speaker(s): Cary Wagner, Alan Huddleston, Mikalla Hodges, Marline Cesare, David Cooper, Carlos Espinoza, Fabian Richter, Kika Brooks

Motion: Stein

Vote: Carried

Second: Victor

Abstaining: Rosenburg, Porris-Pirtle, Hines, Robins

92 CLYBURN LANDING

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Carlos Espinoza, available for questions

Motion: Mares

Vote: Unanimous

Second: Jones

Abstaining: None

93 ESTATES AT CAREY STREET – Withdrawn

94 FONDREN SOUTHWEST NORTHFIELD SEC 7 AND SEC 8 PARTIAL REPLAT NO 3

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

Vote: Unanimous

Second: Heisch

Abstaining: None

95 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION – Withdrawn

96 GREENVILLE ESTATES 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): Mary Villareal, available for questions

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

97 IDAHO 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: Porras-Pirtle

Vote: Unanimous

Second: Alleman

Abstaining: None

98 MANSFIELD LIVING 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: Viera-Bland

Vote: Unanimous

Second: Mares

Abstaining: None

99 MISSION OF YAHWEH RESERVE

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Hines

Vote: Unanimous

Second: Porriss-Pirtle

Abstaining: None

100 RESIDENCES AT AMBER

Staff recommendation: Disapprove.

Commission action: 30-Day extension granted and deferred until September 19, 2024.

Speaker(s): Stephanie Mendoza, applicant

Motion: Robins

Vote: Unanimous

Second: Stein

Abstaining: None

101 SUNDUS AND FATIMA ENTERPRISES

Staff recommendation: Grant the reconsideration of requirement to remove the note and approve the plat subject to CPC 101 Form conditions.

Commission action: Approved the plat and to deny the request to remove the note.

Speaker(s): Shandy Curran, Carrie Walkup

Motion: Mares

Vote: Carried

Second: Garza

Opposed: Rosenberg, Porriss-Pirtle, Jones, Robins, Alleman, Heisch, Khaleeq

102 TOUCHSTONE ESTATES

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

Commission action: Defer.

Speaker(s): Andre Hargrove

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

103 ALDINE WESTFIELD SELF STORAGE SEC 2 PARTIAL 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): None

Motion: Garza  
Second: Stein

Vote: Unanimous  
Abstaining: None

104 BLAKE VISTA 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: Alleman  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

ITEMS 105 AND 106 WERE TAKEN TOGETHER AT THIS TIME.

105 BRIDGELAND CENTRAL SEC 5

106 BRIDGELAND CENTRAL SEC 8

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

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

Speaker(s): Katy Harris, available for questions

Motion: Victor  
Second: Baldwin

Vote: Carried  
Abstaining: Heisch

107 COSSEY ROAD MANOR

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  
Abstaining: None

108 CURTIS STEEL COMMERCE 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: Garza  
Second: Stein

Vote: Unanimous  
Abstaining: None

109 FULTON STATION APARTMENTS

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Vida Pollard, Stephanie Reiter, Mary Villareal, applicant

Motion: Baldwin  
Second: Khaleeq

Vote: Unanimous  
Abstaining: None

ITEMS 110, 111, AND 112 WERE TAKEN TOGETHER AT THIS TIME.

110 PECAN ESTATES 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.

111 PECAN ESTATES SEC 4

112 PECAN ESTATES SEC 5

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

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

Speaker(s): Katy Harris, applicant, available for questions.

Motion: Mares  
Second: Jones

Vote: Unanimous  
Abstaining: None

113 SALAZAR PARTITION

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mares  
Second: Garza

Vote: Unanimous  
Abstaining: None

114 SHELDON RIDGE SEC 15

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Alleman  
Second: Heisch

Vote: Unanimous  
Abstaining: None

115 SILA 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

Vote: Carried

Second: Porras-Pirtle

Abstaining: Heisch

116 WHITE OAK COMMERCIAL

Staff recommendation: Defer per Councilmember’s request.

Commission action: Deferred.

Speaker(s): Jeff Tervino, Aaron Rodriguez, Lion Matamoes, Randall Baxley, Chris Yuko, applicant, available for question

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

117	Anniston Sec 9	Approved
118	Augusta Woods Self Storage	Approved
119	Day Residence	Approved
120	Grand Mason Mason Road Street Dedication Sec 4	Approved
121	Olympia Fields Sec 1	Approved
122	Redbud Wastewater Treatment Plant	Approved
123	Redbud Water Plant	Approved
124	Stuebner Multifamily Development	Approved
125	Tanner Flex Space Park	Approved
126	Village at Lincoln City	Approved
127	Wayside Village Sec 10	Approved
117	Anniston Sec 9	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

128 25939 Peach Creek Drive

Approved

Staff recommendation: Approve staff recommendations for **Items G. 117 – 127, H and I.**

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Mares

Vote: Carried

Second: Alleman

Abstaining: Heisch 117 and 120

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

129 401 GOLDENROD STREET

Staff recommendation: Deny.

Commission action: Approve, with the findings of a hardship.

Speaker(s): Terrance Hill

Motion: Robins

Vote: Carried

Second: Khaleeq

Opposed: Garza

Abstaining: Colvard

130 1907 HOLCOMBE BOULEVARD

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Viera-Bland

Vote: Unanimous

Second: Colvard

Abstaining: None

131 8839 HUMBLE WESTFIELD ROAD

Staff recommendation: Deny.

Commission action: Denied.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Garza

Abstaining: None

132 3436 MEADOW LAKE LANE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None



133 5607 W. MONTGOMERY ROAD

Staff recommendation: Deny.

Commission action: Denied.

Speaker(s): None

Motion: Porras-Pirtle  
Second: Mares

Vote: Unanimous  
Abstaining: None

134 3539 WOODVALLEY DRIVE #B

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin  
Second: Stein

Vote: Unanimous  
Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2024**

- a. Baggett Green
- b. Cougar Estates
- c. Express Mart 59
- d. Fairwoods at Furman
- e. Hunter Creek Landing
- f. Isaac Estates at Nordling
- g. Lynnfield Development
- h. McDonalds at Meadows of Clear Creek

Staff recommendation: Establish a public hearing date for Item II, a-h.

Commission action: Established a public hearing date for Item II, a-h.

Speaker(s): None


Motion: Heisch  
Second: Stein


Vote: Unanimous  
Abstaining: None

**III. PUBLIC COMMENT – Hines, amounted groundbreaking celebration,  
at Bates M. Allen Park.**

**IV. ADJOURNMENT**

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **5:14 PM**.

DocuSigned by:  
  
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 Lisa M. Clark, Chair

Signed by:  
  
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 Vonn Tran, Secretary