

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 3 OCTOBER 2024  
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	<i>Absent</i>
Bill Baldwin	Present
Michelle Colvard	<i>Absent</i>
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present at 2:38 during Directors Report
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	<i>Absent</i>
Kevin Robins	<i>Absent</i>
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	<i>Absent</i>
Scott Cain for Commissioner James Noack	<i>Absent</i>
Maggie Dalton 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** Richard Smith • John Brown

**Director’s Report** by Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced Planning department revising the Sidewalk Ordinance, information will be available later this year. Annual Platting workshop (PSEFI), all day training, spaces are still available. Taking place on Wednesday October 9<sup>th</sup> at the United Way.

**APPROVAL OF MINUTES**

Commission approved the September 19, 2024, Major Thoroughfare and Freeway Plan Minutes as well as the Planning Commission Meeting Minutes.

Motion: Garza                      Second: Tahir                      Vote: Unanimous                      Opposed: None

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

- a. CONSENT SUBDIVISION PLATS (1-72)
- b. REPLATS (73-117)

Staff recommendation: Approve Item No’s. 1 – 117, subject to the CPC 101 form conditions.  
Commission action: Approved staff’s recommendations, Item(s) 29 and 30 were removed for separate consideration.

Motion: Victor                      Vote: Unanimous  
Second: Tahir                      Abstaining: None

Staff recommendation: Approve recommendation for Item No. 5, 6, 7, 8, 9, 10, 11, 12, 13, 25, 26, 36, 57, 68, 74, 75, and 133 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Sigler                      Vote: Carried  
Second: Khaleeq                      Abstaining: Heisch, Mares

ITEM(S) 29 AND 30 WILL BE CONSIDERED TOGETHER WITH ITEM 133, D-VARIANCES.

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

**118 ARCHER 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): Carlos G. Espinoza, applicant available for questions

Motion: Garza                      Second: Baldwin                      Vote: Unanimous                      Opposed: None

**119 BURKETT VIEWS**

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: Mares                      Vote: Unanimous                      Opposed: None

**120 CARIS VILLA – Withdrawn**

**121 COLUMBIA CROSSING 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: Sigler                      Vote: Unanimous                      Opposed: None

122 DICE DUPLEXES PARTIAL REPLAT NO 1

Steff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Victor                      Second: Robins                      Vote: Unanimous                      Opposed: None

123 ESTATES AT WEST 43RD

Steff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Merium Gonzalez; Norma Savala; Teresa Alvarado

Motion: Baldwin                      Second: Hines                      Vote: Unanimous                      Opposed: None

124 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION

Steff 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: Jones                      Vote: Unanimous                      Opposed: None

125 HACKBERRY LANDING

Steff 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: Heisch                      Vote: Unanimous                      Opposed: None

126 HARVEST GREEN SEC 51 PARTIAL REPLAT NO 1 – Withdraw

127 KENTSHIRE PLACE VIEWS

Steff 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: Baldwin                      Second: Mares                      Vote: Unanimous                      Opposed: None

128 LOCKWOOD COMMERCIAL PLAZA

Steff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Baldwin                      Second: Jones                      Vote: Unanimous                      Opposed: None

129 MURDOCK MANOR PARTIAL REPLAT NO 1

Steff 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: Baldwin Second: Heisch Vote: Unanimous Opposed: None

130 RIVERSIDE TERRACE SEC 6 PARTIAL REPLAT NO 3

Steff 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: Mares Second: Victor Vote: Unanimous Opposed: None

131 SUNTERRA SEC 58 PARTIAL REPLAT NO 1

Steff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Khaleeq Second: Sigler Vote: Unanimous Opposed: None

132 TRINITY GARDENS VIEWS

Steff 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: Baldwin Second: Jones Vote: Unanimous Opposed: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

A-CONSENT ITEM(S) 29 AND 30 WERE VOTED ON TOGETHER WITH ITEM 133

29 EVERLY FIELDS BOULEVARD STREET DEDICATION SEC 2

30 EVERLY FIELDS BOULEVARD STREET DEDICATION SEC 3

Steff recommendation: Approve.

Commission action: Approved.

133 DARVESH TRACT GP

Steff recommendation: Grant the requested variances and special exception and approve the plat subject to the conditions listed.

Commission action: Granted the requested variances and special exception(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Tahir Second: Mandapaka Vote: Unanimous Abstaining: Heisch

134 FALCON RANCH PRESERVE GP

Steff 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: Jones Vote: Unanimous Opposed: None

135 LONGENBAUGH ESTATE – Withdrawn

136 QUAIL COVE COMMONS

Steff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Mares Second: Garza Vote: Unanimous Opposed: None

137 SHELDON ISD HIGH SCHOOL GP

Steff 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: Mandapaka Vote: Unanimous Opposed: None

138 WAKEFOREST WATER PLANT

Steff 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: Victor Second: Mares Vote: Unanimous Opposed: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

139 SPRINGBRIDGE RESIDENTIAL

Steff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Sigler Second: Garza Vote: Unanimous Opposed: None

g. EXTENSIONS OF APPROVAL

140	Bolan Heights	Approve
141	District 71 Ground Water Facility	Approve
142	E4Real Business Complex	Approve
143	Forest Cove Ground Water Facility	Approve
144	Fort Bend ISD Harvest Green Sec 1	Approve
145	Hertegas Property	Approve
146	Luxelocker Cypress	Approve
147	Plaza Estates at Willow	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

148	22763 Ford Road	Approve
149	23718 Brushy Trails Street	Approve
150	25840 FM 1485	Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, and I, Item(s) 140–150.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Baldwin      Second: Garza      Vote: Unanimous      Abstaining: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

**II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 31, 2024**

- a. Camila Estates replat no 1
- b. Carothers Manor
- c. Duru Estates
- d. Harold Street Views
- e. Northwood Crossing
- f. Plaza Estates at Shelby
- g. Reed Terrace partial replat no 3
- h. West Drew Views
- i. Willowcreek Ranch Sec 4 partial replat no 2

Commission action: Established the October 31, 2024, public hearing date for Item(s) II, a-i.

Speaker(s): None

Motion: Khaleeq      Vote: Unanimous  
 Second: Hines      Abstaining: None

**III. EXCUSE THE ABSENCE OF COMMISSIONER(S) ALLEMAN AND HEISCH**

No action needed for Commissioner Heisch, Commission Alleman absents were excused.

Motion: Garza

Vote: Unanimous

Second: Hines

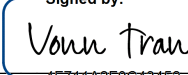
Opposed: None

**IV. PUBLIC COMMENT – None**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at 3:22 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary