

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 23 JANUARY 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
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
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
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 Richard Smith • John Brown

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, congratulations went out to Fred Mathis for his 30+ years with the City of Houston, congratulations on your retirement.

APPROVAL OF MINUTES

Consideration of the January 9, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Victor

Second: Khaleeq

Vote: Unanimous

I. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT FEES

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

II. SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Scrivener's Error: E. Recommendations section (Page 4) of drainage impact fee. The correct total amount is \$591,848.36 (not \$6,870,376.43) deposited into the fund.

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

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. CONSENT SUBDIVISION PLATS (1-37)**
- b. REPLATS (38-82)**

Staff recommendation: Approve Item No's. 1 – 82, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 2, 4, 5, 6, 11, 13, 18, and 21, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

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

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 2, 4, 5, 6, 11, 13, 18, and 21 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.
Motion: Porrás-Pirtle
Second: Rosenberg
Vote: Carried
Abstaining: Heisch, Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

83 AVONDALE SQUARE 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: Baldwin
Second: Alleman
Vote: Unanimous

84 BACJ ACRES

Staff recommendation: Defer, per applicant's request.

Commission action: Deferred, per applicant's request.

Speaker(s): None

Motion: Garza

Second: Viera-Bland

Vote: Unanimous

85 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO 1

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Viera-Bland

Second: Baldwin

Vote: Unanimous

86 DREYFUS GREEN

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: Sigler

Second: Mares

Vote: Unanimous

87 ENGLAND GROVE

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

88 MILBY TOWNSITES 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: Garza

Second: Viera-Bland

Vote: Unanimous

89 OJEMAN TRAILS

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: Jones

Vote: Unanimous

90 RIDGECREST ADDITION SEC 3 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: Heisch

Second: Garza

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

91 CNP WATER PLANT RESERVE NO 2

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 CNP WATER PLANT RESERVE 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: Mandapaka

Second: Viera-Bland

Vote: Unanimous

93 CORE5 NORTH 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: Porras-Pirtle

Second: Mandapaka

Vote: Unanimous

94 ELITE TOWNHOMES NORTH

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): Andrew Shebay., Jennifer Curtis – opposed

Motion: Khaleeq

Second: Mares

Vote: Unanimous

95 NEIGHBORHOOD SHEPHERDS GARDEN

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): Virginia Ellis – opposed

Motion: Baldwin

Second: Alleman

Vote: Unanimous

96 SANFORD FARMS SEC 3

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant’s request.
Speaker(s): None

Motion: Mandapaka Second: Jones Vote: Unanimous

97 SCD MONTROSE

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): Melissa Gilhart, Sara Fraiser – opposed, Ben Llana, applicant - supportive

Motion: Baldwin Second: Sigler Vote: Carried Opposed: Colvard

98 SHAPPS KUYKENDAHL

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: Jones Vote: Carried Abstaining: Mares

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

99 ELYSON CY FAIR SEC 3

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mares Second: Mandapaka Vote: Carried Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

100 BLENDIN COFFEE ON BELL

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: Heisch Vote: Unanimous

101 GRAND PARKWAY GP

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Garza

Second: Sigler

Vote: Carried

Abstaining: Heisch

g. EXTENSIONS OF APPROVAL

102	Almeda Genoa Estates	Approve
103	Asher Spring Cypress	Approve
104	Asrr Business on Gosling	Approve
105	Bridgeland Mason Road Street Dedication Sec 9 and Reserve	Approve
106	Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension	Approve
107	Eight Thousand Fry Plaza	Approve
108	Elyson View Drive Street Dedication	Approve
109	Enclave at Newport	Approve
110	Fry Road Tract Sec 1	Approve
111	Harris County MUD no 171 Lift Station no 6	Approve
112	Independence Heights Mixed Use	Approve
113	Miren Properties	Approve
114	Newport Grove Sec 1	Approve
115	Royal Pines Detention Reserve East	Approve
116	Royal Pines Sec 4	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

117	22703 Fatheree Drive	Approve
118	23283 Andrew Lane	Approve
119	19683 Briarwick Lane	Approve
120	22910 Chaparral Court	Approve
121	25223 Ravenglen Lane	Approve

125 8141 SUNNYHILL STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Viera-Bland

Second: Jones

Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 20, 2025

- a. Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication
- b. Conley Place
- c. Conley Retreat
- d. Eastwood Park
- e. HLB Homes on Brinkley
- f. HLB Homes on Knoll Street
- g. Langston Place Sec 1 partial replat no 2
- h. WALIPP Senior Residence Expansion
- i. Wang Wang Investment LP at Redbud Street

Commission action: Accepted the January 23rd public hearing date for Item IV, a – i.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Victor

Opposed: None

OFF-STREET PARKING VARIANCE REQUESTS

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1002 W 11TH STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Noel Freeman – opposed

Motion: Garza

Vote: Unanimous

Second: Mares

Opposed: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Gilbert Mishly, Ann Mishly, applicant

Motion: Baldwin

Vote: Unanimous

Second: Garza

Opposed: None

HOTEL/MOTEL WITH VARIANCE REQUESTS

VII. CONSIDERATION OF A HOTEL AT HILLCROFT HOTEL/MOTEL LOCATED AT 6200 HILLCROFT AVENUE

Staff recommendation: Defer.

Commission action: Deny.

Speaker(s): David Garner, Ann Scamardo – opposed

Motion: Baldwin

Second: Robins

Vote: Carried

Opposed: Rosenberg

VIII. PUBLIC COMMENT – None

IX. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:10 PM.

Signed by:

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Lisa Clark, Chair

Signed by:

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Vonn Tran, Secretary