

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 19 DECEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

CALL TO ORDER at 2:35 PM by Martha L. Stein, Vice Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present at 3:16 during Item 109
M. Sonny Garza, Vice Chair	<i>Absent</i>
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	<i>Absent</i>
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present at 2:40 during directors' report
Kevin Robins	Present
Ian Rosenberg	<i>Absent</i>
Megan R. Sigler	Present
Martha L. Stein, Vice Chair	Present
Zafar "Zaf" Tahir	Present at 2:40 during directors' report
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	<i>Absent</i>
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. Announced this being the last Planning Commission meeting for 2024 and went over holiday hours for the next two weeks for Christmas and New Year's. Congratulations went out to Huq Mohdudul, after an incredible 40 years of service with the city, Huq will retire on January 3rd, 2025.

APPROVAL OF MINUTES

Consideration of the December 5, 2024, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Baldwin Second: Viera-Bland Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-43)

b. REPLATS (44-89)

Staff recommendation: Approve Item No’s. 1 – 89, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations and there were no Items removed for separate consideration.

Motion: Viera-Bland Vote: Unanimous
Second: Porras-Pirtle Opposed: None

Staff recommendation: Approve recommendation for Item Nos. 1, 2, 3, 4, 5, 6, 17, 36, 37, and 49 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

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

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

90 AIRPORT GARDENS PARTIAL REPLAT NO 2 – Withdrawn

91 DREYFUS 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: Viera-Bland Second: Porras-Pirtle Vote: Unanimous

92 HAMMERLY 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: Mares Vote: Unanimous

93 HULDY PLACE

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: Heisch Vote: Unanimous

94 MANGUM SQUARE

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

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

Speaker(s): Vicky Frayser – opposed

Motion: Mares

Second: Hines

Vote: Unanimous

95 SPRINGBRIDGE RESIDENCES

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

Commission action: Deferred the application for further information.

Speaker(s): Glennora Armstrong, Jacob Floyd – opposed

Motion: Baldwin

Second: Victor

Vote: Unanimous

96 VAZQUEZ PLACE – Withdrawn

97 VILLAS ON MANSFIELD

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: Robins

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

98 ALLIANCE TRIPLE E INDUSTRIAL

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Second: Hines

Vote: Unanimous

99 BARON CYPRESS BEND

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Viera-Bland

Second: Mares

Vote: Unanimous

100 BRIDGELAND CREEKLAND VILLAGE GP

Staff recommendation: Defer Harris County's request.

Commission action: Deferred per Harris County.

Speaker(s): None

Moton: Khaleeq Second: Victor Vote: Carried Abstaining: Heisch

101 BUSTAMANTE TRACT GP – No action needed until January 9, 2025

102 GRAND PARKWAY 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

Moton: Mares Second: Hines Vote: Carried Abstaining: Heisch

103 HARDY AT RONQUILLO DEVELOPMENT

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin Second: Viera-Bland Vote: Unanimous

104 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7 – Withdraw

105 JDS HOPFE ROAD 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: Hines Second: Alleman Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

111 KIETH HARROW BOULEVARD STREET DEDICATION SEC 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: Baldwin

Second: Alleman

Vote: Unanimous

112 ROSEDALE PLAZA

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: Mares

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

113	Champions Oak Sec 5	Approved
114	Crosby Car Wash	Approved
115	Development at FM 529	Approved
116	Development on Fairbanks North Houston	Approved
117	FM 2100 Reserve	Approved
118	Four Seasons at Clodine	Approved
119	Garcia Gomez Reserve	Approved
120	Huffmeister Reserve	Approved
121	Kosmos Investments LLC	Approved
122	Morton Creek Ranch Sec 30	Approved
123	MRM Texas Builders LLC at Spring Cypress Road	Approved
124	Naeem Place at Blossom on Memorial Park	Approved
125	North Bridgeland Lake Parkway Street Dedication Sec 11	Approved
126	Refuge Temple Ministries Sec 1	Approved
127	Sundance Cove Detention Pond B	Approved
128	Sundance Cove Detention Pond C and Recreation Center	Approved
129	Trillium Sec 9	Approved
130	West Little York Road at Grand Parkway Street Dedication Sec 1	Approved

h. NAME CHANGES - None

i. CERTIFICATES OF COMPLIANCE

131 20060 Red Oaks S Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 113 – 131.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Sigler Second: Porras-Purtle Vote: Carried Abstaining: Heisch, 125

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 334 E 31ST STREET

Staff recommendation: Approve.

Commission action: Approved, per staff recommendation.

Speaker(s): Joyce Owens

Motion: Tahir Second: Victor Vote: Unanimous

133 2247 NORTH BOULEVARD

Staff recommendation: Approve.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Baldwin Second: Robins Vote: Unanimous

134 3773 SOUTHWEST FREEWAY

Staff recommendation: Approve.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Baldwin Second: Khaleeq Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2025

- a. Avondale Square partial replat no 3
- b. Bacj Acres
- c. Benders Landing Estates Sec 7 partial replat no 1
- d. Dreyfus Green
- e. England Grove
- f. Milby Townsites replat no 1
- g. Ojeman Trails
- h. Ridgecrest Addition Sec 3 partial replat no 2

Commission action: Accepted the January 23rd public hearing date for Item II, a-h.

Speaker(s): None

Motion: Heisch
Second: Sigler

Vote: Unanimous
Opposed: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE AT 1905 BRITTMORE ROAD

Staff recommendation: Approve.

Commission action: Approved, per staff recommendation.

Speaker(s): None

Motion: Victor
Second: Hines

Vote: Unanimous
Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S. SHEPHERD DRIVE

Staff recommendation: Defer to February 20, 2025.

Commission action: Deferred to February 20, 2025.

Speaker(s): None

Motion: Robins
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RE-ESTABLISHMENT FOR ORDINANCE 2011-867

Staff recommendation: Recommend to City Council.

Commission action: Recommended to City Council to amend the ordinance to change the property to commercial.

Speaker(s): Cameron Armstrong – applicant, Ronnie Moore – supportive, Bruce Adams, John Geiss, Juan Quintanilla – opposed

Motion: Baldwin
Second: Robins

Vote: Carried
Opposed: Victor, Mares

VI. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2025, FOR THE HOTEL AT HILLCROFT LOCATED AT 6200 HILLCROFT AVENUE

Staff recommendation: Approve.

Commission action: Approved

Speaker(s): None

Motion: Stein

Second: Alleman

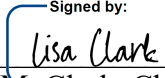
Vote: Unanimous

Abstaining: None

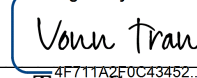
VII. PUBLIC COMMENT – None

VIII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:31 PM.

Signed by:


Lisa M. Clark, Chair

Signed by:


Vonn Tran, Secretary