

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 5 DECEMBER 2024  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at 2:49 PM by Lisa M. Clark, Chair

| Commissioners   | Quorum - Present / Absent       |
|---|---------------------------------|
| Lisa M. Clark, Chair                                  | Present                         |
| M. Sonny Garza, Vice Chair                            | Present                         |
| Susan Alleman   | Present during Item 132 at 3:38 |
| 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                                   | <i>Absent</i>                   |
| Kevin Robins  | Present                         |
| Ian Rosenberg   | Present                         |
| Megan R. Sigler                                       | <i>Absent</i>                   |
| Martha L. Stein                                       | Present                         |
| Zafar “Zaf” Tahir                                     | Present                         |
| Meera D. Victor                                       | <i>Absent</i>                   |
| Libby Viera-Bland                                     | Present                         |
| Scott Cain for Commissioner James Noack               | <i>Absent</i>                   |
| J. Stacy Slawinski, P.E.- 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. The Planning Commission dates have been published in the Houston Chronical and the date to act on the proposed sidewalk amendment will be rescheduled after the New year, date to be determined.

**APPROVAL OF MINUTES**

Consideration of November 14, 2024, Planning Commission Meeting Minutes.

Commission action: Approved.

Motion: Jones                      Second: Heisch                      Vote: Unanimous                      Abstaining: None

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

a. CONSENT SUBDIVISION PLATS (1-57)

b. REPLATS (58-102)

Staff recommendation: Approve Item No’s. 1 – 102, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations, except for Item(s) 34 and 65 which will be removed for separate consideration.

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

Staff recommendation: Approve recommendation for Item Nos. 3, 6, 7, 8, 9, 10, 11, 12, 22, 45, 46, 47, 48, 49, 61, and 62 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Baldwin                                      Vote: Carried  
Second: Tahir                                      Abstaining: Heisch, Mares

**ITEM(S) REMOVED FOR SEPARATE CONSIDERATION**

**34 NGUYEN HIGHLAND PLACE**

Staff recommendation: Disapprove Drainage Plan Required.

Commission action: 30 Day extension granted.

Speaker(s): John Nguyen, property owner

Motion: Baldwin                      Second: Stein                      Vote: Carried                      Opposed: Robins

**65 CANTERBURY BUSINESS PARK**

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

Commission action: Approved the plat subject to the conditions.

Motion: Mares                      Second: Viera-Bland                      Vote: Unanimous                      Abstaining: None

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

**103 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO1 – Withdraw**

**104 CAYWOOD 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: Robins      Second: Viera-Bland      Vote: Unanimous      Abstaining: None

**105 CREEKMONT BRANCH 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: Hines      Second: Jones      Vote: Unanimous      Abstaining: None

**106 EQUILENT WASHINGTON**

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

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

Speaker(s): Guillermo Deleon – questions only

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

**107 FAMILY FORT FOR LIFE – Withdraw**

**108 HEALER HAVEN AT SAMPSON DIVISION**

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      Abstaining: None

**109 MANGUM SQUARE**

Staff recommendation: Defer the plat per the Council Members request.

Commission action: Deferred per Council member request.

Speaker(s): Vickey Frayser, Rick Grothes

Motion: Jones      Second: Robins      Vote: Unanimous      Abstaining: None

**110 PADOK SILVER PROPERTY**

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

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

Speaker(s): None

Motion: Mares      Second: Heisch      Vote: Unanimous      Abstaining: None

**111 PLAZA ESTATES AT EASTWOOD**

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: Hines                      Second: Tahir                      Vote: Unanimous                      Abstaining: None

**112    SHOBY JEHAN ESTATES**

Staff recommendation: Disapprove (Violate Deed Restrictions)  
Commission action: Disapproved.

Speaker(s): None  
Motion: Baldwin                      Second: Rosenberg                      Vote: Unanimous                      Abstaining: None

**113    VAZQUEZ PLACE**

Staff recommendation: Defer Applicant request.  
Commission action: Deferred per applicant’s request.

Speaker(s): Joe & Gina Flores, Joyce Owens  
Motion: Stein                      Second: Viera-Bland                      Vote: Unanimous                      Abstaining: None

**114    VENTANA LAKES EAST NORTH BOARDWALK**

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: Heisch                      Vote: Unanimous                      Abstaining: None

**115    VENTANA LAKES EAST SOUTH BOARDWALK**

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: Robins                      Vote: Unanimous                      Abstaining: None

**d.    SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**116    BUSTAMANTE TRACT GP**

Staff recommendation: Deny the requested variance(s) and disapprove the plat.  
Commission action: 30 day extension granted.

Speaker(s): Jennifer Curtis  
Motion: Baldwin                      Second: Mares                      Vote: Carried                      Abstaining: Heisch                      Opposed: Robins

**117    CORRALES DEVELOPMENT – Withdraw**

**118    HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7**

No action needed until December 19, 2024

**119 PEREZ COMPLEX**

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): Joyce Owens – questions only

Motion: Robins

Second: Hines

Vote: Unanimous

Abstaining: None

e. SPECIAL EXCEPTIONS – None

f. RECONSIDERATION OF REQUIREMENTS

**ITEMS 120 AND 121 WERE PRESENTED TOGETHER WITH A SEPARATE VOTE FOR EACH.**

**120 KINGS RIVER 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): Jennifer Curtis – applicant

Motion: Tahir

Second: Mares

Vote: Unanimous

Abstaining: None

**121 KINGS RIVER SOUTH**

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.

Motion: Mares

Second: Tahir

Vote: Unanimous

Abstaining: None

g. EXTENSIONS OF APPROVAL

|     |   |         |
|-----|---|---------|
| 122 | Harris County Emergency Service District no 7 | Approve |
| 123 | Jardin Botanico                               | Approve |
| 124 | Little Yorkshire Shops                        | Approve |
| 125 | Madewell Plaza                                | Approve |
| 126 | Renteria Center                               | Approve |
| 127 | Reserves at Wilshire and Veterans Memorial    | Approve |
| 128 | Teal Gardens                                  | Approve |

**h. NAME CHANGES**

129 Bridgeland Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension (prev. Bridgelands Regional Water Plant and Wastewater Treatment Plant Site replat no 1 and extension) Approve

**i. CERTIFICATES OF COMPLIANCE**

130 19720 Forest Drive Approve

131 20555 and 20547 S Hillcrest Drive Approve

**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 122 – 131.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Viera-Bland                      Second: Robins                      Vote: Carried                      Abstaining: Heisch,129

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**132 5701 HARRISBURG BOULEVARD**

Staff recommendation: Approve

Commission action: Approved.

Speaker(s): None

Motion: Khaleeq                      Second: Viera-Bland                      Vote: Unanimous                      Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2025**

Commission action: Accepted January 9, 2025, public hearing date for Item(s), a-c.

- a. Lozier Manor
- b. Park Place Fieldwood
- c. Threestone Villas

Speaker(s): None

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5226 ELM STREET**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

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

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

Staff recommendation: Defer.  
Commission action: Deferred.  
Speaker(s): None

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

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR DEVONSHIRE PLACE SUBDIVISION – MLS 873**

Staff recommendation: Forward application to City Council for approval.  
Commission action: Approved staff recommendation.  
Speaker(s): Jeanne Bauer, Walter N. Hittleman – supportive

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

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


Staff recommendation: Defferel for further srt  
Commission action: Deferral.  
Speaker(s): John Giess – opposed


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

**VII. PUBLIC COMMENT - None**

**ADJOURNMENT**

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:55 PM.

Signed by:  
  
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Lisa M. Clark, Chair

Signed by:  
  
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Vonn Tran, Secretary