

**HOUSTON PLANNING COMMISSION**  
**THURSDAY, 4 APRIL 2024**  
**CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT TEAMS [HTTPS://BIT.LY/3O89PUM](https://bit.ly/3O89PUM)**  
**PHONE: 936-755-1521 MEETING ID: 653 868 904#**

Call to Order at **2:36 PM** by Martha L. Stein, Chair.

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	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	Present
Zafar “Zaf” Tahir	Present, left at 4 during Item 106 & V
Meera D. Victor	Present
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	Present at 3:13 during Item 100
Jennifer Ostlind, 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

**CHAIR’S REPORT** – Martha Stein, Chair, no withdrawn items to report.

**DIRECTOR’S REPORT** – Jennifer Ostlind announced in-person Commission meetings beginning 16 May, with no remote Teams participation options. HTV will still broadcast the meetings for viewing. Regarding Ch 42 implementation, see web page for training session presentation of 27 March, attended by over 225 participants.

**APPROVAL OF MINUTES**

Consideration of the March 21, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Clark  
Second: Garza

Vote: Unanimous  
Abstaining: None

**I. CONSIDER AND TAKE ACTION ON ELECTION OF PLANNING COMMISSION CHAIR**

The code of ordinances, section 33-18, provides that the Planning Commission Chair shall be term limited to eight years. Effective Friday 5 April 2024, Lisa Clark is elected to Chair.

Motion: Stein  
Second: Baldwin

Vote: Unanimous  
Abstaining: None

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

**a. CONSENT SUBDIVISION PLATS (1-51)**

**b. REPLATS (52-96)**

**19 GLENHAVEN CENTER – APPROVE**

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

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

Speaker(s): Berzin Bhandara, Assad Boulos, Feroze aka Fred Bhandara, Raymie Dacoca, Donald Baker, Marty McVay, Theodore Franklin – oppose

Omair Bashir, applicant – supportive

Jeff Nash, signed up/did not speak

Motion: Jones  
Second: Garza

Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve **Item No.'s. 1 – 96**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Porras-Pirtle  
Second: Khaleeq

Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s, 1, 2, 3, 12, 13, 14, 16, 17, 31, and 56**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations.

Motion: Clark  
Second: Mares

Vote: Carried  
Abstaining: Heisch, Sigler

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

**97 BELLFORT VILLAGE – APPROVE**

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

Vote: Unanimous

Second: Heisch

Abstaining: None

**98 KATY GASTON RETAIL CENTER – APPROVE**

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: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

**99 LEXINGTON PLACE – APPROVE**

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

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

Speaker(s): Joyce Owens, applicant, available for questions.

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

**100 MANCHESTER BUSINESS PARK – APPROVE**

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

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

Speaker(s): Lewis Canales – no position stated

Motion: Alleman

Vote: Unanimous

Second: Jones

Abstaining: None

**101 RIVERSIDE GROVE – APPROVE**

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

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

Speaker(s): Charleen Jones, Debbie Kyles, Karen Kelley – oppose

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

**102 ROSEMARY GARDENS – APPROVE**

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

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

Speaker(s): Gary Binney – oppose, Richard Smith, HPW staff

Motion: Viera-Bland

Vote: Unanimous

Second: Robins

Abstaining: None

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**103 BRILEY ESTATES – GRANT AND APPROVE**

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: Sigler

Vote: Unanimous

Second: Clark

Abstaining: None

**104 CAMPOS AT SUNDOWN – DEFER**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Alleman

Abstaining: None

**105 CHAMON POWER SEC 1 - GRANT AND APPROVE**

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

Vote: Unanimous

Second: Mares

Abstaining: None

**ITEMS 106 AND V WERE TAKEN TOGETHER, WITH TWO SEPARATE VOTES.**

**106 CONCEPT NEIGHBORHOOD TRAIL VILLAGE - GRANT AND APPROVE**

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: Baldwin

Vote: Unanimous

Second: Rosenberg

Abstaining: None

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 ROBERTS STREET – APPROVE**

Staff recommendation: Approve.

Commission action: Approved.

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

Speaker(s) for both **ITEMS 106 AND V.**: Andrew Allemand, applicant, Ricky Cardenas Jr., Manny Lewis, Monica Moore, Tarance Wade, Jeff Kaplan, Marika Mohr – supportive; Elena Penso, Scott Singleton, Amber Davis, Kerry Gregg – oppose

**ITEMS 107, 108, 109 AND 110 WERE TAKEN TOGETHER WITH ONE VOTE.**

107 HOCKLEY MEADOWS GP – APPROVE

108 HOCKLEY MEADOWS DRIVE STREET DEDICATION AND RESERVES – APPROVE

109 HOCKLEY MEADOWS SEC 1 – APPROVE

110 HOCKLEY MEADOWS SEC 2 – APPROVE

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

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Mandapaka

Abstaining: None

111 MANSFIELD TERRACE – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

112 ST JOHNS UNITED METHODIST CHURCH PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Adam Nafaa – oppose;

John Rentz, Sheliyah Rias, William Hogue, Daniel S. Edmunds, Jr. – opposed, signed up/did not speak.

Motion: Rosenberg

Vote: Unanimous

Second: Clark

Abstaining: None

113 VETERANS MEMORIAL SELF STORAGE - GRANT AND APPROVE

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: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

114 WILD HORSE SEC 1 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): David Laney – oppose, signed up/did not speak

Motion: Hines

Vote: Unanimous

Second: Clark

Abstaining: None

**115 WISENBAKER REEVESTON - GRANT AND APPROVE**

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: Alleman

Vote: Unanimous  
Abstaining: None

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT**

**116 PALOMA WATER PLANT SITE – GRANT AND APPROVE**

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: Sigler  
Second: Jones

Vote: Unanimous  
Abstaining: None

**g. EXTENSIONS OF APPROVAL**

117	Bridgeland Prairieland Village Sec 34	Approved
118	Elyson Sec 55	Approved
119	Flatrock Kuykendahl	Approved
120	High Tech Machine	Approved
121	Kelly Estates	Approved
122	Lofts on West 12th	Approved
123	Parker Hobby	Approved
124	Retail at Telge	Approved
125	Ruth Street Estates	Approved
126	Spring Homes	Approved
127	Zone Ventures LLC	Approved

**h. NAME CHANGES**

128	Grand Mason Crossing GP (prev. Crossing at Grand Mason GP)	Approved
129	Grand Mason Crossing Sec 1 (prev. Crossing at Grand Mason Sec 1)	Approved
130	Grand Mason Crossing Sec 2 (prev. Crossing at Grand Mason Sec 2)	Approved
131	Residences at the Fairmont (prev. Residence at the Fairmont)	Approved

**i. CERTIFICATES OF COMPLIANCE**

132	26348 Peach Creek Drive	Approved
133	25665 Peach Creek Drive	Approved
134	26672 Spanish Oaks Drive	Approved
135	20020 Ravenpark Drive	Approved
136	25997 Drowsy Pine Drive	Approved

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 117 – 136.**

Commission action: Approved **Items 117 – 136** per staff recommendations.

Speaker(s): None

Motion: Khaleeq  
Second: Mares

Vote: Carried  
Abstaining: Heisch – 117, 118

**j. ADMINISTRATIVE – None**

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**137 1901 LEXINGTON STREET – APPROVE**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Mares  
Second: Alleman

Vote: Unanimous  
Abstaining: None

**138 2210 SABINE STREET – DEFER**

Staff recommendation: Defer for further study and review.

Commission action: Deferred.

Speaker(s): None

Motion: Clark  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

**III. ESTABLISH A PUBLIC HEARING DATE OF MAY 2, 2024**

- a. Bataan Estates
- b. Bywood Oasis
- c. Estates at Bigwood Street
- d. Fellowship Estates
- e. Gallegordillo Estates at Sam Brookins
- f. Marvida Sec 18 partial replat no 1
- g. Ocean Estates partial replat no 1
- h. Orange Grove Sec 2 partial replat no 1
- i. STNL Hawksview
- j. Vazquez Estates on Alaska
- k. Views at Bigwood Street
- l. Villas at Bigwood Street
- m. Wycliffe Townhomes

Staff recommendation: Establish a public hearing date of May 2, 2024, for Item III, a-m.

Commission action: Established a public hearing date of May 2, 2024, for Item III, a-m.

Speaker(s): None

Motion: Clark  
Second: Heisch

Vote: Unanimous  
Abstaining: None

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 EASTWOOD STREET - DEFER**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Victor  
Second: Baldwin

Vote: Unanimous  
Abstaining: None

**ITEM V. WAS TAKEN WITH 106 ABOVE**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 ROBERTS STREET - APPROVE**

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 4400 BLOCK OF EDISON STREET, EAST, AND WEST SIDES – MLS 850**

Staff recommendation: Approve and forward the application to the City Council.

Commission action: Approved.

Speaker(s): Chris Murray – signed up/did not speak, Kasey Dorrian – supported, Abraham Zorrilla, PC Staff

Motion: Colvard  
Second: Garza

Vote: Unanimous  
Abstaining: None

**VII. PUBLIC COMMENT**

Speaker(s): Karina Lopez, wanted guidance on how to oppose a future project.

Carlos Espinosa – asking for material be available in Spanish.

Suvidha Bandi – Thanked Chair Marty Stein for her service with the Commission.

Sonny Garza – Celebration, planned with outgoing Chair and incoming Chair.

**VIII. EXCUSE THE ABSENCE OF COMMISSIONER RODNEY HEISCH**


Commissioner Heisch was present, no commission action required.


**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:57 PM**.

Motion: Clark  
Second: Alleman

Vote: Unanimous  
Abstaining: None

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Martha L. Stein, Chair

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Jennifer Ostlind, Secretary