

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 27 JUNE 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called 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	Absent
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Absent
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ian Rosenberg	Present at 2:44 during Item 129
Megan R. Sigler	Absent
Martha L. Stein	Present
Zafar “Zaf” Tahir	Absent
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
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, Interim Director • John Brown

CHAIR’S REPORT – Lisa M. Clark, Chair, reported on final agenda and speakers’ guidelines, and announced withdrawn items not being considered today.

DIRECTOR’S REPORT – Jennifer Ostlind, Secretary, Interim Director of Planning Development, reminded the next MTFP meeting will be on July 25 at 1pm.

APPROVAL OF MINUTES

Consideration of the June 13, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Khaleeq
Second: Baldwin

Vote: Unanimous
Abstaining: None

- I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**
 - a. CONSENT SUBDIVISION PLATS (1-72)
 - b. REPLATS (73-127)

Staff recommendation: Approve **Item No.’s. 1 – 127**, subject to the CPC 101 form conditions.

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

Motion: Victor
Second: Hines

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 79, and 80** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations.

Motion: Stein
Second: Baldwin

Vote: Carried
Abstaining: Heisch, Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

128 AMHERST SPRINGS

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: Mares
Second: Stein

Vote: Unanimous
Abstaining: None

129 CHONG MANOR

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: Viera-Bland

Vote: Unanimous
Abstaining: None

130 ESTATES AT CAREY STREET

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

131 EXPRESS MART 59 – Withdrawn

132 LABOURE ESTATES PARTIAL REPLAT NO 1

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

Commission action: Defer the application for 30-Days.

Speaker(s): Joyce Owens, applicant, Mary Scott – position not stated

Motion: Stein

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

133 LOMCREST 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): Monica Fontenot-Poindexter, applicant

Motion: Victor

Vote: Unanimous

Second: Alleman

Abstaining: None

134 MALDONADO PROPERTIES – Withdrawn

135 MARVIDA SEC 19 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

136 NORTHWOOD CROSSING

Staff recommendation: Defer for further study and review.

Commission action: Deferred the application for further study and review.

Speaker(s): S. Thompson, Fred Woods, Martha Harrison-Johnson – opposed

Motion: Stein

Vote: Unanimous

Second: Khaleeq

Abstaining: None

137 NORTHWOOD VIEWS

Staff recommendation: Defer for further study and review.

Commission action: Deferred the application for further study and review.

Speaker(s): Fred Woods – opposed

Motion: Viera-Bland

Vote: Unanimous

Second: Baldwin

Abstaining: None

138 RICE STERLINGSHIRE AVENUE DEVELOPMENT

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: Khaleeq

Vote: Unanimous

Second: Heisch

Abstaining: None

139 SOUTHAMPTON PLACE PARTIAL REPLAT NO 5

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: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

140 SYNOVA SEC 5

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

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

141 TEMPLE TERRACE ADDITION 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): Charles Penland, Chuck Davis, applicant, Ashley Watt, Judith Snivley – position not stated

Motion: Hines

Vote: Unanimous

Second: Khaleeq

Abstaining: None

142 VERA LOU HOMES – Withdrawn

143 WEST LANE ANNEX PARTIAL REPLAT NO 7

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: Alleman

Vote: Unanimous
Abstaining: None

144 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 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: Mares
Second: Alleman

Vote: Unanimous
Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

145 ATASCOCITA ROAD CAMPUS RESERVE

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
Second: Stein

Vote: Unanimous
Abstaining: None

146 CITY CENTER CAPITAL LLC AT CYPRESS 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: Mandapaka
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

147 CULLEN ACRES

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Baldwin
Second: Stein

Vote: Unanimous
Abstaining: None

148 CYPRESS GREEN 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: Victor	Vote: Unanimous
Second: Alleman	Abstaining: None

149 FAIRBANKS PARK

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

Commission action: Defer the application for 30 days.

Speaker(s): Marshall Clapp

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

150 LBK PROPERTIES LLC

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	Vote: Unanimous
Second: Heisch	Abstaining: None

151 YOAKUM ENCLAVE REPLAT NO 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): Nancy Bradford

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

152 PINEHAVEN SEC 1

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: Mandapaka	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	Approved
154	Cypress Green Commercial Reserves Sec 3	Approved
155	Davis World	Approved
156	East Aldine Estates	Approved
157	East Side Development	Approved
158	Generation Shopping Plaza	Approved
159	Holly Lockwood Properties LLC	Approved
160	MBI LTD Properties	Approved
161	Power Business Center	Approved
162	Providence Place	Approved
163	Saint Tropez Remote Water Well	Approved
164	Saint Tropez Sec 2	Approved
165	Southwest Wholesale Complex	Approved
166	West Side Development	Approved

h. NAME CHANGES

167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	Approved
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i. CERTIFICATES OF COMPLIANCE

168	19645 Live Oak North	Approved
169	18558 Indigo Way	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for **Items 153 – 169**.

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Baldwin
Second: Mares

Vote: Unanimous
Abstaining: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

170 10726 RUSSETT DRIVE

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Stein

Vote: Unanimous

Abstaining: None

171 910 YALE STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Viera-Bland

Vote: Unanimous

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 25, 2024

- a. Adila Gardens replat no 1
- b. Balmoral Sec 27 partial replat no 1
- c. Houston Gardens Estates
- d. Maldonado Properties
- e. Residences at Amber
- f. Richmond Road Estates partial replat no 3
- g. Sidney Landing
- h. Telge Ranch North Sec 1 partial replat no 1
- i. Woodlake Manor

Staff recommendation: Establish a public hearing date of July 25, 2024, for Items a-i.

Commission action: Established a public hearing date of July 25, 2024, for Items a-i.

Speaker(s): None

Motion: Hines

Second: Heisch

Vote: Unanimous

Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1414 ROSALIE STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Rosenberg

Vote: Unanimous

Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF WOODLAND TERRACE & WOODLAND HEIGHTS SUBDIVISIONS – MLS 841

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Ashlee Stepp, Lydia Faqua, Lauri Bicker

Motion: Baldwin

Vote: Unanimous

Second: Alleman

Abstaining: None

V. PUBLIC COMMENT – None

VI. EXCUSE THE ABSENCE OF COMMISSIONER LYDIA MARES

Commissioner Mares was in attendance; therefore no action was required.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:07 PM**.

DocuSigned by:

Lisa Clark

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Lisa M. Clark, Chair

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Jennifer Ostlind, Secretary