

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 25 JULY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at **2:41 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	Absent
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Martha L. Stein	Absent
Zafar “Zaf” Tahir	Present
Meera D. Victor	Absent
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Absent
Jennifer Ostlind, Acting 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 announced Jennifer Ostlind retirement and presented her proclamation.

DIRECTOR’S REPORT – Jennifer Ostlind welcomed the Planning Director, Vonn Tran.

APPROVAL OF MINUTES

Consideration of the July 11, 2024, Planning Commission Meeting Minutes

Action: Approved.

Motion: Khaleeq
Second: Garza

Vote: Unanimous
Abstaining: None

I. JULY 2024 DRAFT SEMI-ANNUAL REPORT ON THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT FEES

Commission action: Approved.

Motion: Sigler
Second: Jones

Vote: Unanimous
Abstaining: None

II. JULY 2024 DRAFT SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Commission action: Approved.

Motion: Jones
Second: Hines

Vote: Unanimous
Abstaining: None

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-40)

b. REPLATS (41-83)

Staff recommendation: Approve **Item No's. 1 – 83**, subject to the CPC 101 form conditions.

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

Motion: Garza
Second: Porrás-Pirtle

Vote: Unanimous
Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

84 ADILA GARDENS 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): Craig Taylor – position not stated

Motion: Garza
Second: Robins

Vote: Unanimous
Abstaining: None

85 BALMORAL SEC 27 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: Alleman
Second: Garza

Vote: Unanimous
Abstaining: None

86 ESTATES AT CAREY STREET

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days.

Speaker(s): Mrs. Figueroa, applicant – opposed

Motion: Baldwin

Second: Hines

Vote: Unanimous

Abstaining: None

87 HOUSTON GARDENS ESTATES

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Mrs. Figueroa, applicant – supportive

Motion: Tahir

Second: Jones

Vote: Unanimous

Abstaining: None

88 LABOURE ESTATES PARTIAL REPLAT NO 1 - WITHDRAWN

89 MALDONADO PROPERTIES

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Alleman

Second: Sigler

Vote: Unanimous

Abstaining: None

90 NORTHWOOD CROSSING

Staff recommendation: Disapprove.

Commission action: Denied and disapproved the plat.

Speaker(s): Fred Woods, Caroline Crow – opposed; Mrs. Figueroa, applicant

Motion: Robins

Second: Baldwin

Vote: Unanimous

Abstaining: None

91 NORTHWOOD VIEWS

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): Fred Woods, Caroline Crow – opposed

Motion: Robins

Second: Tahir

Vote: Unanimous

Abstaining: None

92 RESIDENCES AT AMBER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Michael Flores – opposed

Motion: Baldwin

Second: Khaleeq

Vote: Unanimous

Abstaining: None

93 RICHMOND ROAD ESTATES 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: Jones

Vote: Unanimous
Abstaining: None

94 SIDNEY LANDING

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: Tahir

Vote: Unanimous
Abstaining: None

95 TELGE RANCH NORTH SEC 1 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: Jones
Second: Tahir

Vote: Unanimous
Abstaining: None

96 WOODLAKE 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: Alleman
Second: Tahir

Vote: Unanimous
Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

97 ALDINE WESTFIELD SELF STORAGE SEC 2 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Garza
Second: Tahir

Vote: Unanimous
Abstaining: None

98 CHAMPIONS OAK EAST 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: Sigler
Second: Alleman

Vote: Unanimous
Abstaining: None

ITEMS 99 AND 100 WERE TAKEN TOGETHER WITH ONE VOTE AT THIS TIME.

99 DANE AT CLARENCE RESERVE

100 DANE AT EASTEX RESERVE

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Cecilia Cruz spoke on behalf of Mrs. Mildred, Gerald Blackshire, Craig Allen – opposed

Motion: Alleman

Vote: Unanimous

Second: Tahir

Abstaining: None

101 FAIRBANKS PARK

Staff recommendation: Approve the plat subject to CPC 101 form conditions.

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

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Porras-Pirtle

Abstaining: None

102 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Robins

Abstaining: None

103 RESERVE AT TUAM

Staff recommendation: Defer for further study and review.

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

Speaker(s): Amin Sabzebahi – supportive

Motion: Tahir

Vote: Unanimous

Second: Khaleeq

Abstaining: None

104 RIVIANA SEC 2

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

Commission action: Deferred per Legal.

Speaker(s): Kayla Leon, applicant

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

ITEMS 105 AND 106 WERE TAKEN TOGETHER AT THIS TIME.

105 SUNDANCE COVE EAST DETENTION POND F

106 SUNDANCE COVE EAST DETENTION POND G

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: Robins

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

107 MILBY SKYLINE VIEW VILLAS

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: Tahir
Second: Garza

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

108	Archer Meadows	Approve
109	Baraqah Business Park LLC	Approve
110	Cardenas Storage	Approve
111	Cypress Trails at Bauer Landing Sec 1	Approve
112	Harris Group	Approve
113	Hero Business Park	Approve
114	Huffman Storage	Approve
115	Irvington Center	Approve
116	Jones Road Boutique Apartments	Approve
117	Katy ISD Elementary No 48	Approve
118	Kickapoo Estates	Approve
119	Kuykendahl Business Center	Approve
120	Little Ricefield Village	Approve
121	New Caney 1485 Addition	Approve
122	Porter Road Investments at US 59	Approve
123	Van Zandt Place	Approve
124	Vela Partners LLC	Approve
125	Woodland Lakes Sec 8	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

126 23244 Andrew Lane

Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for **Section G, and I; Items 108 – 126.**

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Porras-Pirtle

Vote: Unanimous

Second: Jones

Abstaining: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127 401 GOLDENROD STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Khaleeq

Vote: Carried

Second: Garza

Abstaining: Baldwin

128 1103 W CAVALCADE STREET

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Porras-Pirtle

Vote: Unanimous

Second: Jones

Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2024

- a. Briscoe Falls Sec 6
- b. Clyburn Landing
- c. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
- d. Greenville Estates replat no 1
- e. Idaho Park
- f. Mansfield Living replat no 1
- g. Misson of Yahweh Reserve
- h. Sundus and Fatima Enterprises
- i. Touchstone Estates

Staff recommendation: Establish a public hearing date of August 22, 2024, for Items a-i.

Commission action: Established a public hearing date of August 22, 2024, for Items a-i.

Speaker(s): None

Motion: Alleman

Vote: Unanimous

Second: Garza

Abstaining: None

V. CONSIDERATION OF A LANDSCAPE VARIANCE AT 1905 BRITTMORE ROAD – WITHDRAWN

^CHAIR CLARK ANNOUNCED ABRAHAM ZORILLA’S DEPARTURE FROM THE PLANNING AND DEVELOPMENT DEPARTMENT.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE RENEWAL - MLS 85REN

Staff recommendation: Forward application to City Council for approval.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

VII. EXCUSE THE ABSENCES OF COMMISSIONER MICHELLE COLVARD.

Staff recommendation: Excuse the absences of Commissioner Colvard.

Commission action: Approved.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Hines

Abstaining: None

VIII. PUBLIC COMMENT - None

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:23 PM**.

DocuSigned by:
Lisa Clark
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Lisa M. Clark, Chair

DocuSigned by:
JOSK
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Jennifer Ostlind, Secretary