

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 10 AUGUST 2023
CITY HALL ANNEX - CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: +1 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:32 PM** by M. Sonny Garza, Vice-Chair.

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Michelle Colvard	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present Remote and left at 4:08 during Item 138
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 at 2:51 during Item 123
Margaret Wallace Brown	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT by M. Sonny Garza

DIRECTOR'S REPORT by Margaret Wallace Brown

Vision Zero 2022 Annual Report was released. Crashes, fatalities and serious injuries decreased in Houston. The Vision Zero Houston Plan was released in 2020. Download the report at HoustonPlanning.com.

APPROVAL OF MINUTES

MAJOR THOROUGHFARE AND FREEWAY PLAN (MTFP) MINUTES AND PC MINUTES WERE TAKEN SEPARATELY.

Consideration of the July 27, 2023, MTFP Amendment Request Public Hearing.

Commission Action: Approved

Motion: Sigler

Vote: Unanimous

Second: Clark

Abstaining: None

Consideration of the July 27, 2023, Planning Commission Meeting Minutes.

Commission Action: Approved

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

ITEMS A AND B, 1-121 WERE TAKEN TOGETHER.

a. CONSENT SUBDIVISION PLATS (1-67)

b. REPLATS (68-121)

Staff recommendation: Approve **Item No's. 1 – 121**, subject to the CPC 101 form conditions.

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

Motion: Victor

Vote: Unanimous

Second: Mares

Abstaining: None

Staff recommendation: Approve recommendations for **Items 2, 8, 9, 10, 11, 17, 20, 21, 22, 23, 24, 25, 38, 43, 48, 55, 57, and 97** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Mares

Vote: Carried

Second: Clark

Abstaining: Sigler and Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

122 BONNER ENCLAVE PARTIAL REPLAT NO 1 AND EXTENSION – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): Carmen Ocon – opposed

Motion: Viera-Bland

Vote: Unanimous

Second: Robins

Abstaining: None

123 BRICK AND STONE AT SEABROOK REPLAT NO 1 – 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): Wythel Rogers – position not stated

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

124 BROOKSHIRE 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): None

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

125 CLAIRMONT PLACE SEC 1 PARTIAL REPLAT NO 12 – 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: Alleman

Vote: Unanimous

Second: Robins

Abstaining: None

126 DEEN ESTATES AT MAINER – 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): Morgan Permenter, applicant; Wythel Rogers – position not stated

Motion: Clark

Vote: Unanimous

Second: Tahir

Abstaining: None

127 ELMEN GREEN – 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: Jones

Vote: Unanimous

Second: Rosenberg

Abstaining: None

128 GRAND WEST SEC 2 PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Alleman

Vote: Unanimous

Second: Clark

Abstaining: None

129 LOEL MASON ESTATES – 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): David White, applicant

Motion: Heisch

Vote: Unanimous

Second: Jones

Abstaining: None

130 PINECREST SEC 7 PARTIAL REPLAT NO 1 – 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: Mares

Vote: Unanimous

Second: Sigler

Abstaining: None

131 RITEX ESTATES AT MAINER – DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): Morgan Permenter, applicant – supportive

Motion: Robins

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

132 SECOND REPLAT OF JOHN DREAPER PLACE SEC 1 PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): Andrea Merryman, Cristina Ross – supportive

Motion: Clark

Vote: Unanimous

Second: Heisch

Abstaining: None

133 SINGH ESTATE – DEFER

Staff recommendation: Defer per Harris County Engineer’s office request.

Commission action: Deferred.

Speaker(s): Mike Kindred, Dawn Kindred, Lee Lluong, Ernest Urbanovsky, Mr. Tang – opposed

Motion: Mandapaka

Vote: Unanimous

Second: Sigler

Abstaining: None

134 VIEWS AT RADIO ROAD REPLAT NO 2 – 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: Jones

Vote: Unanimous

Second: Clark

Abstaining: None

135 WRENWOOD PLACE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

136 BECKENDORFF PLACE – DEFER

Staff recommendation: Defer per Harris County Request.

Commission action: Deferred.

Speaker(s): Fred Mathis – Harris County Representative

Motion: Mandapaka Vote: Carried
Second: Mares Opposed: Jones

137 DAVIS WORLD – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carlos G. Espinoza, applicant, Pastor Garland Thompson, Marty Piz – opposed

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

ITEMS 138 AND V. WERE TAKEN TOGETHER AT THIS TIME.

138 HYDE PARK HOTEL – GRANT AND APPROVE

V. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD – 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 with Legal review of lease.

Speaker(s): Patti Joiner, Manish Patel, Grant Jungeblut, applicants, Charles Snell, Henry Chapman, Robert Guthart, Sean Murphy, Kenneth Long, Tripp Carter, Colin McCulley, Anupama Lakshmikant – supportive; Laura Gallier, Charles Lucey, Ethan Michelle Ganz, Steve Longmire – opposed

Richard Smith, Houston Public Works

Motion: Clark Vote: Carried
Second: Mares Opposed: Victor, Robins, and Sigler

139 KATY ADDICKS GROUNDWATER PLANT – 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: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

140 KUYKENDAHL BUSINESS CENTER – 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

Vote: Unanimous

Second: Clark

Abstaining: None

141 SHELDON RIDGE GP – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Mandapaka

Abstaining: Heisch

142 TWILIGHT PARK REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Keith Vassallow - opposed

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

143 DOGWOOD 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: Clark

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

144 TAVENOR CROSSING – 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: Victor

Vote: Unanimous

Second: Mares

Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

145	Cypress Green Commercial Reserves Sec 4	Approved
146	East Mount Houston Villas	Approved
147	East River Sec 3	Approved
148	East River Sec 4	Approved
149	Genoa	Approved
150	Katy Lakes Sec 4	Approved
151	Newport Pointe Sec 4	Approved
152	Olympia Falls Reserves	Approved
153	RG Transport	Approved
154	Springwoods Village Parkway Street Dedication Sec 6	Approved
155	Wayside Village Sec 7	Approved
156	Wileyvale Estates	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

157	20042 Ravenwood Drive	Approved
158	20778 and 20774 Stevens Street	Approved
159	20782 and 20798 Stevens Street	Approved
160	26030 Hunters Trail	Approved
161	19970 Forest Drive East	Approved

Staff recommendation: Approve staff’s recommendations for **Items 145 – 161**.

Commission Action: **Items 145 – 161** approved, per staff recommendation.

Speaker(s): None

Motion: Jones
Second: Victor

Vote: Carried
Abstaining: Sigler and Heisch, 147 and 148

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 7, 2023.

- a. Alice Manor
- b. Archimedes
- c. Conley Manor
- d. East 13th Street Grove partial replat no 1 and extension
- e. Heron Lakes Estates partial replat no 1 (Replat of a Subdivision Golf Course)
- f. Holiday Estate
- g. Malabar Place partial replat no 1
- h. Saint Arnoldville at Lyons Avenue
- i. Views at Laura Koppe
- j. Westhaven Place

Staff recommendation: Establish a public hearing date of September 7, 2023, for item II a-j.

Commission action: Established a public hearing date of September 7, 2023, for item II a-j.

Motion: Clark
Second: Alleman

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1690 N. LOOP FREEWAY - APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff report.

Speaker(s): Isela Villareal – opposed; Charlie Pendergraft, applicant

Motion: Rosenberg
Second: Mares

Vote: Unanimous
Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1619 N. SHEPHERD DRIVE – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff report.

Speaker(s): None

Motion: Mares
Second: Robins

Vote: Unanimous
Abstaining: None

ITEM V. WAS TAKEN EARLIER WITH ITEM 138.

V. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD – APPROVE

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 700 BLOCK OF RIDGE STREET, NORTH AND SOUTH SIDES – MLS 837

Staff recommendation: Forward application to City Council for approval.

Commission action: Approved to forward to City Council.

Speaker(s): Bryan Teaff - supportive

Motion: Heisch

Vote: Unanimous

Second: Alleman

Abstaining: None

VII. PUBLIC COMMENT - None

VIII. EXCUSE THE ABSENCES OF COMMISSIONER HEISCH, MARES, NELSON, VICTOR AND DALTON.

Commissioner Heisch, Mares and Victor were present; no Commission action was required.

Commissioner Dalton does not require an excuse.

Commissioner Nelson’s absents was excused.

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

IX. ADJOURNMENT


There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at **5:13 PM**.

Motion: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

DocuSigned by:

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M. Sonny Garza, Vice-Chair

DocuSigned by:

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Margaret Wallace Brown, Secretary