

HOUSTON PLANNING COMMISSION MINUTES
THURSDAY, 7 SEPTEMBER 2023
CITY HALL ANNEX - CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:30 PM** by Martha Stein, Chair.

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present Remote
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Present Remote
Maggie Dalton for The Honorable KP George	Present Remote
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind	Present

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

CHAIR'S REPORT by Martha L. Stein

DIRECTOR'S REPORT by Jennifer Ostlind, Deputy Director

APPROVAL OF MINUTES

Consideration of the August 24, 2023, Planning Commission Meeting Minutes.

Action: Approved

Motion: Clark
Second: Victor

Vote: Unanimous
Abstaining: None

I. MTFP APPLICATION UPDATE

- Applicant/Staff in agreement on recommendation.
 - C. Franz Road
 - E. Inner Katy Transit Corridor Street
 - F. Cypresswood Drive
 - H. Via Dora Drive
- Applications withdrawn by applicant.
 - G. Fairview Drive/Unnamed Major Collector
 - I. Anagnost Road and East Anderson Road
 - J. Burke Road
- Applications not currently supported by Staff.
 - A. West Greens Road
 - B. Wilcrest Drive
 - D. Baptist Encampment Road/Unnamed Major Thoroughfare

Speaker(s): Rolando Guajardo – supportive; Paige Lipetska – position not stated.

ITEMS A AND B, 1-104 WERE TAKEN TOGETHER.

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. CONSENT SUBDIVISION PLATS (1-57)
- b. REPLATS (58-104)

Staff recommendation: Approve **Item No’s. 1 – 104**, subject to the CPC 101 form conditions.

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

Motion: Porras-Pirtle	Vote: Unanimous
Second: Alleman	Abstaining: None

Staff recommendation: Approve recommendations for **Item No’s 1, 14, 16, 17, 20, 21, 24, 52, 53, 57, and 60** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Mares	Vote: Carried
Second: Clark	Abstaining: Sigler, Heisch, and Dalton

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

105 ALICE MANOR – 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: Sigler	Vote: Unanimous
Second: Jones	Abstaining: None

106 ARCHIMEDES – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Clark
Second: Mares

Vote: Unanimous
Abstaining: None

107 BONNER ENCLAVE PARTIAL REPLAT NO 1 AND EXTENSION - 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
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

108 CONLEY MANOR – 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
Second: Clark

Vote: Unanimous
Abstaining: None

109 EAST 13TH STREET GROVE PARTIAL REPLAT NO 1 AND EXTENSION – 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): Linda Shead – opposed

Motion: Clark
Second: Sigler

Vote: Unanimous
Abstaining: None

110 HOLIDAY ESTATE – 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
Second: Heisch

Vote: Unanimous
Abstaining: None

111 MALABAR PLACE PARTIAL REPLAT NO 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: Jones
Second: Mares

Vote: Unanimous
Abstaining: None

112 NORTH BRYAN PARK REPLAT NO 1 – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Colvard

Abstaining: None

113 SAINT ARNOVDVILLE AT LYONS AVENUE – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Alleman

Vote: Unanimous

Second: Clark

Abstaining: None

114 SECOND REPLAT OF JOHN DREAPER PLACE SEC 1 PARTIAL REPLAT NO 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): Raj Parikh, applicant – supportive; Patricia Murchison, Connie Sanchez – opposed; Brian Ross, Christina Ross – undecided; John Brown, Richard Smith – Houston Public Works

Motion: Clark

Vote: Unanimous

Second: Hines

Abstaining: None

115 VIEWS AT LAURA KOPPE – 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: Mares

Abstaining: None

116 WESTHAVEN PLACE – WITHDRAW

117 WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Alleman

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

118 ALDINE COMMERCE PARK GP - DEFER

Staff recommendation: Defer Harris County’s request.

Commission action: Deferred.

Speaker(s): None

Motion: Viera-Bland

Vote: Unanimous

Second: Mandapaka

Abstaining: None

119 BAUER VILLAS - 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): Joyce Owens, applicant

Motion: Mandapaka

Vote: Unanimous

Second: Alleman

Abstaining: None

120 GRAND PRAIRIE HIGHLANDS GP – APPROVE

Staff recommendation: Defer for further study and review.

Commission action: Approved subject to condition of 20 feet of open space reserve be dedicated.

Speaker(s): Matt Stoops, applicant; Fred Mathis – Harris County

Motion: Clark

Vote: Unanimous

Second: Heisch

Abstaining: None

121 HOUSTON ELECTRIC VEHICLE MONTROSE - 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: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

122 HOUSTON YOUTH SPORTS GROUP – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): Christian Callens, Sharai Poteet – opposed; Jeff Boutte – applicant

Motion: Jones

Vote: Unanimous

Second: Baldwin

Abstaining: None

123 KATY ISD ELEMENTARY NO 48 - 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: Viera-Bland Vote: Unanimous
Second: Alleman Abstaining: None

124 MALLOW ACRES ESTATES – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

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

ITEMS 125, 126 AND 127 WERE TAKEN TOGETHER.

125 MUSTANG MEADOWS GP – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

126 MUSTANG MEADOWS SEC 1 – DEFER

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

127 MUSTANG MEADOWS SEC 2 – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

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

128 PORTER ROAD INVESTMENTS AT US 59 - 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: Baldwin Vote: Unanimous
Second: Jones Abstaining: None

129 SPRING PARK WEST - 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: Mandapaka	Abstaining: None

130 VETERANS MEMORIAL BUSINESS PARK – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Mars	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

131 BISSONNET STREET IN TRILLIUM STREET DEDICATION AND RESERVES SEC 2 – GRANT AND APPROVE

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: Victor	Vote: Carried
Second: Mares	Abstaining: Dalton

132 MASCH - 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: Alleman	Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

133	Bridgeland Prairieland Village Sec 36	Approved
134	Cardiff Lakes	Approved
135	Crosby Pines Sec 1	Approved
136	Dunham Pointe Sec 11	Approved
137	Elyson Sec 49	Approved
138	Gentle Shadow Drive Street Dedication	Approved
139	Gilley Acres Sec 1	Approved
140	Grand West Sec 3	Approved
141	Hamman Place	Approved
142	Harris County ESD No 20 Fire Station no 42	Approved
143	Harris County MUD no 558 Water Plant no 1	Approved
144	Heights Twenty Sixth	Approved
145	Ivy Point Greenhouse	Approved
146	J H Hacketts partial replat no 1	Approved
147	J J Settegast Heirs Partition Plat partial replat no 1	Approved
148	Ketchu Sunnyside	Approved
149	Klein ISD Northampton Elementary School	Approved
150	Legacy Ranch Business Park Sec 1	Approved
151	Maple Gosling Reserve	Approved
152	Reserve at I45 and Spring Stuebner	Approved
153	Richs Car Wash Gosling Road	Approved
154	SMB Investments	Approved
155	Spring Creek RV Resort	Approved
156	Spring Cypress Road tract	Approved
157	Spring Market Place	Approved
158	Steeplechase Sec 1 partial replat no 3	Approved
159	Sugarland Point	Approved
160	Sunshine Church of God in Christ Forever	Approved
161	Telge Road Tract	Approved

h. NAME CHANGES

162	JDS Hopfe Road GP (prev. Amira West GP)	Approved
163	Park Place Reserve (prev. Alabama Court Tract)	Approved

i. CERTIFICATES OF COMPLIANCE

164	22528 and 22530 Pinedale Lane	Approved
165	20121 Live Oak South	Approved

Staff recommendation: Approve staff recommendations for Items 133 – 165.

Commission Action: Items 133 – 165 were approved per staff recommendations.

Speaker(s): None

Motion: Mares
Second: Clark

Vote: Carried
Abstaining:

Heisch – 133, 136, 137

Dalton – 156, 161, 162, 163

Sigler – 162

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

166 1435 HEWITT DRIVE – APPROVED

Staff recommendation: Deny.

Commission action: Approved with conditions of a minimum 5' wide ADA-compliant sidewalk with 4' wide safety buffer along Richelieu Lane, with the sidewalk located a minimum of 20' from proposed garage face.

Speaker(s): Joshua Ramano, applicant, Nicholas Johnson - supportive

Motion: Clark

Vote: Carried

Second: Colvert

Abstaining:

167 2719 MILWAUKEE STREET – DEFER

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Vote: Carried

Second: Mares

Abstaining:

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 5, 2023.

- a. Albion Townhomes
- b. Beulah Acres
- c. Dearborn Place partial replat no 2
- d. Elmen Vista
- e. Long Point Center
- f. Mansfield Oaks
- g. Ruburfield No 66 partial replat no 10
- h. TMC Niagara Development

Staff recommendation: Establish a public hearing date of October 5, 2023, for items III a-h.

Commission action: Established a public hearing date of October 5, 2023, for items III a-h.

Motion: Clark

Vote: Unanimous

Second: Victor

Abstaining: None

IV. PUBLIC COMMENT – None

V. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:50 PM**.

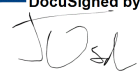
Motion: Heisch

Vote: Unanimous

Second: Sigler

Abstaining: None

DocuSigned by:

 Martha L. Stein, Chair

DocuSigned by:

 Jennifer Ostlind, Secretary