

HOUSTON PLANNING COMMISSION
MINUTES
2 NOVEMBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [BIT.LY/44HVXWX](https://bit.ly/44HVXWX)
PHONE: 936-755-1521 MEETING ID: 968 623 283#

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

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 during Chair's Report
Randall L. Jones	Present
Sami Khaleeq	Remote at 2:36 during Chair's Report
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present at 2:53 before Item 127
Megan R. Sigler	Present
Zafar Tahir	Present and left at 4:02 before Item III
Meera D. Victor	Absent
Libby Viera-Bland	Present Remote and left at 4:02 before Item III
Scott Cain for Commissioner James Noack	Present Remote and left at 4:02 before Item III
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present Remote at 2:36 during Chair's Report
Jennifer Ostlind, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Point of privilege given to Paul Nelson

DIRECTORS REPORT by Jennifer Ostlind, Deputy Director

APPROVAL OF MINUTES

Consideration of the October 19, 2023, Planning Commission Meeting Minutes.

Action: Approved.

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

A. CONSENT SUBDIVISION PLATS (1-61)

B. REPLATS (62-126)

24 GRAND MASON SEC 7 – DEFER

Staff recommendation: Defer per, Harris County.

Commission action: Deferred, per Harris County.

Speaker(s): Tracy Youngblood, applicant – supportive

Motion: Robins

Vote: Carried

Second: Baldwin

Abstaining: Heisch

Opposed: Jones and Sigler

Staff recommendation: Approve **Item No’s. 1 – 126**, subject to the CPC 101 form conditions.

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

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s 7, 9, 10, 11, 26, 27, 42, 43, 44, and 45** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Baldwin

Vote: Carried

Second: Jones

Abstaining: Heisch and Sigler

C. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

127 BARR LANDING – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Robins

Abstaining: None

128 BEAMER VILLAS 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): Ralph Lopez, applicant – questions only

Motion: Mandapaka

Vote: Carried

Second: Garza

Abstaining: Heisch

129 BENDERS LANDING ESTATES SEC 7 PARTIAL REPLAT NO 1 - DEFER

Staff recommendation: Defer further deed rests review reqd.

Commission action: Deferred the application for further deed restrictions review.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

130 CITY OF HOUSTON SHARPSTOWN WATER WELL NO 5 – GRANT & 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: Heisch

Vote: Unanimous

Second: Martes

Abstaining: None

131 DRISCOLL VISTA – 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): Elisa Bentivoglio – opposed

Motion: Sigler

Vote: Unanimous

Second: Hines

Abstaining: None

132 HOSKINS SQUARE – 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): Georgina Maldonado – opposed

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

133 KNOLL STREET CROSSING – DEFER

Staff recommendation: Defer further deed rests review reqd.

Commission action: Deferred the application for further deed restrictions review.

Speaker(s): Fernando Eguia – position not stated

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

134 LAUREL AT BLACKHAWK – 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: Heisch

Vote: Unanimous

Second: Robins

Abstaining: None

135 LIGHT HAVEN AT DISTRICT WEST SEC 1 PARTIAL REPLAT NO 1 – 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): Gerald Grissom, applicant – supportive

Motion: Mares

Vote: Carried

Second: Jones

Abstaining: Heisch

136 MELBOURNE VILLAS – 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: Robins

Vote: Unanimous

Second: Baldwin

Abstaining: None

137 MORITZ SQUARE DEVELOPMENT - 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): Emil Haddad, applicant; Zaffar Ali – supportive, Andre Siaw – position not stated

Motion: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

138 NEW ORLEANS STREET 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): None

Motion: Heisch

Vote: Unanimous

Second: Robins

Abstaining: None

139 SANDRA DUPLEXES REPLAT NO 1 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

140 SOUTHGATE PARTIAL REPLAT NO 6 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Robins
Second: Colvard

Vote: Unanimous
Abstaining: None

141 SYLVAN ESTATES – DEFER

Staff recommendation: Defer additional information required.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Sigler
Second: Alleman

Vote: Unanimous
Abstaining: None

D. SUBDIVISION PLATS WITH VARIANCE REQUESTS

142 BRIDGELAND PRAIRIELAND VILLAGE GP - GRANT & 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): Kayla Leal, applicant – question only

Motion: Mandapaka
Second: Alleman

Vote: Carried
Abstaining: Sigler and Heisch

143 CORONAYARD - GRANT & 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: Jones

Vote: Unanimous
Abstaining: None

144 GARFAM INDUSTRIES INDUSTRIAL PARK - GRANT & 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: Khaleeq
Second: Mandapaka

Vote: Unanimous
Abstaining: None

145 GLOBAL FOOTBALL INNOVATIONS ACADEMY - GRANT & 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): Matt Tucker, applicant – supportive

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

146 HURTADO RESERVE - GRANT & 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: Alleman

Vote: Unanimous

Second: Heisch

Abstaining: None

147 JENSEN COMMERCIAL RESERVE - GRANT & 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: Garza

Abstaining: None

148 PARAGON PLACE - DEFER

Staff recommendation: Defer coordinate with HC Eng.

Commission action: Deferred the application to coordinate with Harris County Engineers Office.

Speaker(s): Sarah Back, Richard Miles, Bonnie Kyser, Jennifer Wilpitz, Tiffany Rodriguez – supportive

Motion: Colvard

Vote: Unanimous

Second: Mares

Abstaining: None

149 SALAM HOMES FOR YOUTH - GRANT & 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: Robins

Vote: Unanimous

Second: Baldwin

Abstaining: None

E. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – NONE

F. RECONSIDERATIONS OF REQUIREMENT

150 EXXON SOUTH HOUSTON TERMINAL - GRANT & APPROVE

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the conditions listed.

Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

151 OSBT PROPERTIES SEC 1 - GRANT & APPROVE

Staff recommendation: Grant the requested reconsideration of requirement and approve the plat subject to the conditions listed.

Commission action: Granted the requested reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Colvard

Abstaining: None

G. EXTENSIONS OF APPROVAL

152	Anniston Sec 1	Approved
153	Anniston Sec 4	Approved
154	Anniston Sec 6	Approved
155	Gosling Tract	Approved
156	Harris County MUD No 558 Wastewater Treatment Plant no 1	Approved
157	Lalita Holdings	Approved
158	Martinez Complex	Approved
159	Siteone Commercial Park	Approved
160	Valley Ranch Bend Drive Street Dedication	Approved

H. NAME CHANGES – NONE

I. CERTIFICATES OF COMPLIANCE - NONE

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 152 – 160.**

Commission Action: **G, H, and I, Items 152 – 160** were approved per staff recommendations.

Speaker(s): None

Motion: Baldwin

Vote: Carried

Second: Garza

Abstaining: Heisch 152, 153, and 154

J. ADMINISTRATIVE – NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

164 3913 WOODLEIGH STREET – 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: Garza
Second: Baldwin

Vote: Unanimous
Abstaining: None

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

- a. Aisla Homes Montridge
- b. Alice Grove
- c. Baker Steel Properties
- d. England Landing
- e. Lakeside Views
- f. Majestic Landing
- g. Nest at Paul Quinn
- h. North Church Reserve
- i. Pipopi Estates replat no 1
- j. Vazquez Estates on Alaska
- k. Westhaven Estates Sec 1 partial replat no 10
- l. Westheimer Views
- m. Winnetka Vista

Staff recommendation: Establish a public hearing date of December 7, 2023, for **Item II, a-m.**

Commission action: Established a public hearing date of December 7, 2023, for **Item II, a-m.**

Speaker(s): None

Motion: Garza
Second: Baldwin

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3607 WHITE OAK DRIVE – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): Austin Alvis, applicant; Henry May, Angela DeWree – opposed

Motion: Baldwin
Second: Robins

Vote: Carried
Opposed: Garza, Colvard, and Mares

IV. PUBLIC COMMENT


Henry May spoke regarding item no. III.


V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:25 PM**.

Motion: Garza
Second: Alleman

Vote: Unanimous
Abstaining: None

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Martha L. Stein, Chair

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Jennifer Ostlind, Secretary