

**HOUSTON PLANNING COMMISSION**  
**MINUTES**  
**22 JUNE 2023**  
**CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT TEAMS [HTTPS://BIT.LY/3I1wC9N](https://bit.ly/3I1wC9N)**  
**936-755-1521 MEETING ID: 895 207 144#**

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

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Margaret Wallace Brown	Present
Susan Alleman	Present
Bill Baldwin	<b>Absent</b>
Lisa Clark	<b>Remote</b> left at 5:09 after Item 127
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	<b>Absent</b>
Lydia Mares	Present
Paul R. Nelson	<b>Absent</b>
Linda Porras-Pirtle	Present
Kevin Robins	<b>Absent</b>
Ian Rosenberg	<b>Remote</b> at 4:46 during Item 123
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	<b>Absent</b>
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:32 during Chair Report

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

**CHAIR'S REPORT** by Martha Stein

**DIRECTOR'S REPORT** by

Margaret Wallace Brown, Introduced the Student Interns the Planning Department is hosting this summer. Noted the next Planning Commission meeting is in three-weeks, MTFP open house and Chapter 42 hearing mentioned.

**Point of Personal Privilege** by

Zafar Tahir introduced the valedictorian from Memorial High School.

**APPROVAL OF MINUTES**

Consideration of the June 8, 2023, Planning Commission Meeting Minutes.

Commission action: Minutes presented were approved.

Motion: Garza  
Second: Mares

Vote: Unanimous  
Abstaining: None

**I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

**ITEMS A AND B, 1-113**

**a. CONSENT SUBDIVISION PLATS (1-61)**

**b. REPLATS (62-113)**

Staff recommendation: Approve items No. **1 – 113**, subject to the CPC 101 form conditions.

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

Motion: Porrás-Pirtle  
Second: Tahir

Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve recommendations for items **3, 7, 8, 9, 21, 22, 28, 49, 50, 51, 55, 130 and 153** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Garza  
Second: Mares

Vote: Carried  
Abstaining: Heisch and Sigler

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**114 ALICANTE 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: Sigler  
Second: Alleman

Vote: Unanimous  
Abstaining: None

**115 AMOS STREET ESTATES – DEFER**

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Heisch  
Second: Mares

Vote: Unanimous  
Abstaining: None

116 BAR ACRE 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: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

117 CANDI LAND – 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): Elizabeth Bray, Lionel Castro, Lynn Henson, R Michael Lee, Tomaro Bell, District D Counsel Member Dr. Carolyn Evans-Shabazz - opposed

Shaughnna Blackman, applicant, Joyce Owens – supportive

Mason Bray, Al Lloyd, Michael Billette, Alphonso Johnson – opposed (signed up/did not speak)

Richard Smith, HPW, Dipti Marther, PD

Motion: Garza

Vote: Carried

Second: Mares

Opposed: Colvard

118 CARTER ESTATES REPLAT NO 1– DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Joyce Owens, applicant – questions only

Motion: Hines

Vote: Unanimous

Second: Mandapaka

Abstaining: None

119 EAST SIDE TERRACE – 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: Heisch

Abstaining: None

120 FOSTER 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: Garza

Vote: Unanimous

Second: Tahir

Abstaining: None

121 NAVAJO PLACE SEC 1 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): Mikalla Hodges, applicant – for questions

Motion: Mandapaka

Vote: Unanimous

Second: Alleman

Abstaining: None

122 OAK FOREST VILLAS – DEFER

Staff recommendation: Defer, additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Michelle Yu, Samantha West, Steve Markert, Jonna Summers, Nathan Benesh, Allison Baker, Joe Watkins, Mikalla Hodges, Joe Watkins, Danielle Mueller, Paige Willis, Tandy Middleton, Timothy Middleton, Tom Hughes, Ricardo Martinez, Leah Salinas, Anne Holik, Jeffrey Mathes, Vaughan Mueller, Frank Caldwell, Chris Byers, Larry Porterfield, Jonah Lee, Jessica Reda, Russell McCarty, Rebecca Byrne, Allison Baker, Paige Branam – opposed  
Monica Fontenot, applicant – supportive

John Nowotny, Beth Caldwell, Samantha West, Ricardo Martinez, Nathan Benesh, Kimberly Nowotny, Salvatore Reina, Adrian Glave, Carl Swierc, Michael Summers, Emily Simmons, Kristen Kozlowski, Denise Hansen, Phil Faterkowski, Danny Hlavinka, Kate McCarty, Charles Fisher, Steve Markert, Kelley Gerace, Trish Mitchell, Michelle Clark, Meghan Rathke, Heather Tilbury, Eddie Holik, Sylvia Wood, Gary Gano, Sarah Elizabeth Arredondo, David Berk, Mark Toner, Krista Dawn – opposed (signed up/did not speak)

Motion: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

123 QUIKTRIP STORE NO 7951– DEFER

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): None

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Mandapaka

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

124 APOLINAR ESTATES – DENY (EXTEND)

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

Commission action: Extend deferral to July 13, per written request.

Speaker(s): Monica Fontenot, applicant, Apolinar Lara, Crystal Dossier – supportive

Motion: Garza

Vote: Unanimous

Second: Heisch

Abstaining: None

125 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 - questions only

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

126 CLARA ROAD INDUSTRIAL PARK – 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  
Second: Alleman

Vote: Unanimous  
Abstaining: None

127 CROSSTIMBER PLACE – GRANT AND APPROVE

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

Commission action: Grant the requested variance(s) and approve the plat subject to the conditions listed; Reserves restricted to MUR must meet all standards as outlined in the draft ordinance amendments Sec 42-237 Multi-unit residential (MUR) performance standards, as forwarded to City Council by the Planning Commission on 6/8/2023.

Speaker(s): None

Motion: Alleman  
Second: Garza

Vote: Unanimous  
Abstaining: None

ITEMS 128 AND 129 TAKEN TOGETHER

128 EAST DENNIS DEVELOPMENT NORTH – 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): Kim Washington – opposed, Jeff Boutte, applicant – supportive  
Ashley Washington – position unknown (signed up/did not speak)

129 EAST DENNIS DEVELOPMENT SOUTH – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

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

Motion: Sigler  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

130 HORIZON AT CYPRESS – 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): Shawn Massock, applicant – supportive (did not speak)

Motion: Mandapaka  
Second: Mares

Vote: Carried  
Abstaining: Heisch

131 HUNTINGDON 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: Mares  
Second: Alleman

Vote: Unanimous  
Abstaining: None

132 NEWPORT GROVE GP – DENY, GRANT / APPROVE

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

Commission action: Accept staff recommendation, Grant the requested variance(s), Deny the requested special exception and approve the plat subject to the CPC 101 form conditions.

Speaker(s): Jennifer Curtis, applicant – supportive

Motion: Mares  
Second: Mandapaka

Vote: Unanimous  
Abstaining: None

133 PARKER PLACE EIGHTY-ONE ZERO ONE – 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): Lyndy Morris, applicant - supportive, Marque Washington - undecided

Motion: Garza  
Second: Tahir

Vote: Unanimous  
Abstaining: None

134 RIVER OAKS HIGHLAND RESERVE – DEFER

Staff recommendation: Defer, additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Daniel Peterson, Robert Lezy, Richie Mercado – opposed  
Frances Howard, William Terry Harper, Thomas Kancewick, Terilee Peterson, Brenda Mercado (signed up/did not speak)

Motion: Heisch  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

135 RUSSELL PROPERTIES – 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  
Second: Mares

Vote: Unanimous  
Abstaining: None

ITEMS 136 AND 137 TAKEN TOGETHER

136 SAINT TROPEZ GP – 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.

137 FRENCH RIVIERA DRIVE STREET DEDICATION SEC 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): Mayra Hernandez, applicant - supportive

Motion: Hines

Vote: Unanimous

Second: Mandapaka

Abstaining: None

138 SAN JACINTO RIVER AND RAIL POWER FACILITY – Withdrawn

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

139 FELLOWS IN AND OUT INVESTMENTS AT SOUTH FREEWAY – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): Jeff Boutte, applicant here for questions

Motion: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

140 MOBILE HOME PARK AT CHANNELVIEW – GRAND 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: Alleman

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

**ITEMS G, H AND I WERE TAKEN TOGETHER.**

**g. EXTENSIONS OF APPROVAL**

141	Carolina Place partial replat no 3	Approved
142	Four PB FM 2920	Approved
143	Gray Wood Estates	Approved
144	Harris County Department of Education Highpoint East Middle School	Approved
145	Heights Plastic Surgery	Approved
146	McKenzie Park Sec 4 partial replat no 2	Approved
147	OReilly Auto Parts of Humble	Approved
148	Park at Pinemont Annex East	Approved
149	Park at Pinemont Annex West	Approved
150	Prairie Owner LLC	Approved
151	Red Oak Estates	Approved
152	Richmond Apartments	Approved
153	Telge Ranch North Sec 1	Approved
154	Willow Creek	Approved
155	Zacatepec Plaza	Approved

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE**

156	21172 Loop 494	Approved
157	18750 Gooseberry Lane	Approved

Staff recommendation: Approve staff’s recommendations for items 141 – 157.

Commission Action: Items 141 - 157 approved, per staff recommendation.

Speaker(s): None

Motion: Porrás-Pirtle  
Second: Viera-Bland

Vote: Carried  
Abstaining: Heisch – 153

**j. ADMINISTRATIVE – None**

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**158 1802 CRYSTAL COURT – DEFER**

Staff recommendation: Defer, further study and review.

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

Speaker(s): Joshua Hicks, Joan Loewenthal – (signed up/did not speak)

Motion: Garza  
Second: Alleman

Vote: Unanimous  
Abstaining: None



**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 27, 2023**

- a. Amended Golfcrest Addition partial replat no 5
- b. Blue Sky Estates replat no 1
- c. Brookshire Gardens
- d. Dunvale Village partial replat no 2
- e. Mansfield Oaks
- f. McDuffie Terrace
- g. Residencies on Tyler
- h. Shadyvilla Addition no 2 partial replat no 10
- i. Shadyvilla Addition no 2 partial replat no 11
- j. Wilfran Place partial replat no 2

Staff recommendation: Establish a public hearing date of July 27, 2023, for Item II a-j.

Commission action: Established a public hearing date of July 27, 2023, for Item II a-j.

Motion: Heisch

Vote: Unanimous

Second: Sigler

Abstaining: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET – DEFERRED**

Staff recommendation: Defer, further study and review.

Commission action: Deferred

Speaker(s): Corrine Maddox, George Frey, Stacie Fairchild - opposed

Fatima Hassan Ali, Caitlin Conner, Jasmine Lee, Marianne Haley, Margott Williams, Bill Willis, Doris Llamas, Paul Jennings, Ronald Wesley, Stratt Poland, Tarannum Kanjiyani, Vanie Houston, Xyna Bell – opposed (signed up/did not speak), Vanie Houston – position unknown

Motion: Garza

Vote: Unanimous

Second: Alleman

Abstaining: None

**IV. PUBLIC COMMENT**

Speaker(s): George Frey- Posted sign at W 12<sup>th</sup> Street Manor

Gary Ruby, John Daly, Peter Creasey (signed up/did not speak)

**ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **6:06 PM.**

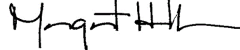
Motion: Heisch

Vote: Unanimous

Second: Alleman

Abstaining: None

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