

HOUSTON PLANNING COMMISSION MINUTES
13 JULY 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS <http://bitly.ws/Kz5B>
PHONE: 936-755-1521 MEETING ID: 968 623 283#

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

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Michelle Colvard	Remote
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Remote
Scott Cain for Commissioner James Noack	Remote , left at 5:23 after item 175
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Absent
Margaret Wallace Brown	Present

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

CHAIR'S REPORT by Martha Stein

DIRECTOR'S REPORT by Margaret Wallace Brown
 3-week Planning cycle and MTFP meeting in two weeks.

APPROVAL OF MINUTES

Consideration of the June 22, 2023, Planning Commission Meeting Minutes.
 Commission action: Minutes presented were approved.

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

ITEMS A AND B, 1-125, WERE TAKEN TOGETHER

- a. CONSENT SUBDIVISION PLATS (1-61)**
- b. REPLATS (62-125)**

CHANGE IN STAFF RECOMMENDATION, A-5.

BEAGLE ACRES – Changed from deferred to approve per the CPC 101 form conditions.

Staff recommendation: Approve items **No. 1 – 125**, subject to the CPC 101 form conditions.
Commission Action: Approved staff’s recommendations, except for items removed for separate consideration.

Motion: Rosenberg	Vote: Unanimous
Second: Alleman	Abstaining: None

Staff recommendation: Approve recommendations for **Items 9, 10, 11, 12, 13, 14, 24, 25, 28, 29, 45, 53, 54, 55, 107 and 112** subject to the CPC 101 form conditions. Commission Action: Approved staff’s recommendations.

Motion: Clark	Vote: Carried
Second: Tahir	Abstaining: Heisch and Sigler

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

126 AMOS 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: Robins	Vote: Unanimous
Second: Jones	Abstaining: None

127 CARTER ESTATES 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: Sigler	Vote: Unanimous
Second: Victor	Abstaining: None

128 CHATWOOD PLACE SEC 3 PARTIAL REPLAT NO 1 – Withdraw

129 HIFORD PLACE – 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
Second: Jones

Vote: Unanimous
Abstaining: None

130 LITTLE YORK PARTIAL REPLAT NO 3 – 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
Second: Garza

Vote: Unanimous
Abstaining: None

131 MANORS ON LIVE OAK - 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): Pastor D. Z. Cofield – opposed

Motion: Robins
Second: Tahior

Vote: Unanimous
Abstaining: None

132 OAK FOREST 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): David Berk, Jeffrey Mathes, Jonna Summers, Leah Salinas, Paige Branam, Timothy Middleton, Larry Porterfield, Steve Market – opposed; Yolanda Woods, Legal Department; John Brown, Houston Public Works Department; Mikalla Hodges, applicant – supportive

Motion: Robins
Second: Heisch

Vote: Unanimous
Abstaining: None

133 PINECREST SEC 7 PARTIAL REPLAT NO 1 – Withdraw

134 QUIKTRIP STORE NO 7951 – 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: Alleman

Vote: Unanimous
Abstaining: None

135 VIEWS AT RADIO ROAD REPLAT NO 2 – Withdraw

136 W H HOLDINGS ADDITION – 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): Linda Davis Johnson, Raymond Handy – position not stated

Motion: Victor

Vote: Unanimous

Second: Clark

Abstaining: None

137 WEST 12TH STREET MANORS – 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): Dina Bazarbayeva, Lincoln Lacour, Riley Salyer – opposed

Motion: Garza

Vote: Carried

Second: Jones

Opposed: Colvard

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

138 APOLINAR ESTATES – Withdraw

139 CASTANIE FREEDMANTOWN – 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: Carried

Second: Clark

Abstaining: Hines

140 ESTATES AT MALLOW PLACE – DEFER

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Alleman

Abstaining: None

ITEMS 141 AND 142 WERE TAKEN TOGETHER.

141 FALCON RANCH PRESERVE GP – GRANT AND APPROVE

142 HARRIS COUNTY MUD No 506 WASTEWATER TREATMENT PLANT NO 1 – APPROVE

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

Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Victor
Second: Hines

Vote: Unanimous
Abstaining: None

143 GARRETT COMPLEX – 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: Clark

Vote: Unanimous
Abstaining: None

ITEMS 144 AND V. WERE TAKEN TOGETHER.

144 HYDE PARK HOTEL – DEFER

V. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD - DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): Steve Longmire, Ted Powell, Ethan Michelle Ganz – opposed; Patti Joiner, Manish Patel

Motion: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

145 LEY ROAD BUSINESS PARK – DEFER

Staff recommendation: Defer Additional information reqd.

Commission action: Deferred the application for further information.

Speaker(s): Katrina Carr – opposed

Motion: Heisch
Second: Alleman

Vote: Unanimous
Abstaining: None

ITEM 146 TAKEN AFTER ITEM II

147 SAWDUST WOODLANDS – 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): Jeff Boutte, applicant (available for questions)

Motion: Clark

Vote: Unanimous

Second: Cain

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

148 FELLOWS IN AND OUT INVESTMENTS AT SOUTH FREEWAY – 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): Jeff Boutte, applicant (available for questions)

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

149 KLEIN ISD DOERRE INTERMEDIATE SCHOOL COMPLEX – 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: Robins

Vote: Unanimous

Second: Garza

Abstaining: None

150 PORTER MUD WWTF – 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: Victor

Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

151	Anniston Reserves Sec 1	Approved
152	Anniston Sec 3	Approved
153	Anniston Sec 5	Approved
154	Bridge Creek Sec 10	Approved
155	Bridge Creek Sec 11	Approved
156	Bridge Creek Sec 12	Approved
157	Bridge Creek Sec 13	Approved
158	Bridgeland Rio Medina Trail Street Dedication	Approved
159	Carol Estates	Approved
160	Champions Oak Sec 4	Approved
161	Crosby Terrace Sec 1	Approved
162	Cumberland Business Center Cumberland Ridge Drive Street Dedication	Approved
163	Frazier Estates	Approved
164	Marvida Sec 29	Approved
165	Marvida Sec 30	Approved
166	Morton Creek Ranch Sec 30	Approved
167	Ruhan Investment	Approved
168	Sheldon Ridge Sec 12	Approved
169	Siegert Commercial	Approved
170	Treaschwig Transportation	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

171	21599 and 21601 Dogwood Drive	Approved
172	21613 and 21615 Dogwood Drive	Approved
173	19829 Forest Drive W	Approved
174	19843 Forest Drive W	Approved
175	18648 Casper Drive	Approved

Staff recommendation: Approve staff’s recommendations for Items **151 – 175**.

Commission Action: Items **151 – 175** approved, per staff recommendation.

Speaker(s): None

Motion: Tahir
Second: Victor

Vote: Carried
Abstaining: Heisch, 151, 152, 153, 158

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS (GEOFF BUTLER)

176 1802 CRYSTAL COURT – APPROVE

Staff recommendation: Approve

Commission action: Approved

Speaker(s): None

Motion: Garza

Second: Hines

Vote: Unanimous

Abstaining: None

177 3202 CUSHING STREET - DEFER

Staff recommendation: Deferral for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): None

Motion: Sigler

Second: Alleman

Vote: Unanimous

Abstaining: None

178 3444 MEADOW LAKE LANE - APPROVE

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Robins

Second: Hines

Vote: Unanimous

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 10, 2023

- a. BONNER ENCLAVE PARTIAL REPLAT NO 1 AND EXTENSION
- b. BRICK AND STONE AT SEABROOK REPLAT NO 1
- c. CLAIRMONT PLACE SEC 1 PARTIAL REPLAT NO 12
- d. DEEN ESTATES AT MAINER
- e. ELMEN GREEN
- f. GRAND WEST SEC 2 PARTIAL REPLAT NO 1
- g. LOEL MASON ESTATES
- h. PINECREST SEC 7 PARTIAL REPLAT NO 1
- i. RITEX ESTATES AT MAINER
- j. SECOND REPLAT OF JOHN DREAPER PLACE SEC 1 PARTIAL REPLAT NO 1
- k. SINGH ESTATE
- l. VIEWS AT RADIO ROAD REPLAT NO 2
- m. WRENWOOD PLACE

Staff recommendation: Establish a public hearing date of August 10, 2023, for item II a-m.

Commission action: Established a public hearing date of August 10, 2023, for item II a-m.

Motion: Clark

Second: Alleman

Vote: Unanimous

Abstaining: None

146 RIVER OAKS HIGHLAND RESERVE – DENY AND APPROVE

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

Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): Jennifer Curtis, applicant; Daniel Peterson, Richard Mercado, Cynthia Haynie – opposed; John Brown, Houston Public Works Department

Motion: Clark
Second: Robins

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1619 N. SHEPHERD DRIVE - DEFER

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Geraldine Gray – opposed

Motion: Clark
Second: Heisch

Vote: Unanimous
Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET - DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Deny the application.

Speaker(s): Corrine Maddox, Caitlin Conner, Stacie Fairchild - opposed

Motion: Clark
Second: Colvard

Vote: Unanimous
Abstaining: None


VI. PUBLIC COMMENT - None

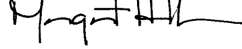
VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **5:58 PM.**

Motion: Hines
Second: Rosenberg

Vote: Unanimous
Abstaining: None

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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary