

**HOUSTON PLANNING COMMISSION**  
**THURSDAY, 18 APRIL 2024**  
**CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT: [HTTPS://BIT.LY/3O89PUM](https://bit.ly/3O89PUM)**  
**PHONE: 936-755-1521 MEETING ID: 653 868 904#**

Call to Order at **2:31 PM** by Lisa M. Clark, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	<b>Absent</b>
Bill Baldwin	Present
Martha L. Stein	<b>Absent</b>
Michelle Colvard	Present
Rodney Heisch	<b>Absent</b>
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar “Zaf” Tahir	Present at 2:35
Martha L. Stein	<b>Absent</b>
Meera D. Victor	Present Remote
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
Jennifer Ostlind, Secretary	Present

**Ex Officio Members** – Carol Lewis, Carol Haddock, Yuhayna H. Mahumd

**Legal Department** – Kim Mickelson – Yolanda Woods

**Houston Public Works** – Richard Smith – John Brown

**CHAIR’S REPORT** – Lisa Clark, Chair - None

**DIRECTOR’S REPORT** – Jennifer Ostlind, Secretary announced, moving forward all commission meetings will be in-person, Teams will no longer be available.

**APPROVAL OF MINUTES**

Consideration of the April 4, 2024, Planning Commission Meeting Minutes

Action: Approved.

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

- I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**
  - a. CONSENT SUBDIVISION PLATS (1-61)
  - b. REPLATS (62-109)

Staff recommendation: Approve **Item No’s. 1 – 109**, subject to the CPC 101 form conditions.  
Commission action: Approved staff’s recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Baldwin                      Vote: Unanimous  
Second: Viera-Bland                  Abstaining: None

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

**110 DSR INVESTMENT AT FOSTER – 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

**111 FOSTER VILLAGE – 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: Viera-Bland                  Abstaining: None

**112 LINDA VISTA 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: Porrás-Pirtle                  Vote: Unanimous  
Second: Robins                      Abstaining: None

113 MAGNOLIA LAKEFRONT – 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): Christy Jones – opposed

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

114 OAK FOREST SEC 1 PARTIAL REPLAT NO 6 – 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): Andrew Tarrant, Gloria Garcia, Katie Chatterton, Leonard H. Simon, Mary Jane Simon, Michael Preng, Stacey Venamon, William Moss, JC Reed, Stella Tang – opposed

Motion: Robins                      Vote: Unanimous  
Second: Sigler                      Abstaining: None

115 PLAZA ESTATES AT ALMEDA GENOA – 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: Porras-Pirtle              Vote: Unanimous  
Second: Jones                      Abstaining: None

116 POUNDBURY SEC 1 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: Khaleeq                      Vote: Unanimous  
Second: Viera-Bland              Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

117 BUILD DEVELOPMENT – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carlos Espinoza; applicant

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

118 CAMPOS AT SUNDOWN – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

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

119 ELYSON CY FAIR SEC 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: Mandapaka    Vote: Unanimous  
Second: Jones        Abstaining: None

120 LA QUINTA LUNA - 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: Khaleeq        Vote: Unanimous  
Second: Mandapaka    Abstaining: None

121 MANSFIELD TERRACE - DEFERRED

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

Commission action: Granted a 30-day deferral.

Speaker(s): Richard De Leon; applicant

Motion: Baldwin        Vote: Unanimous  
Second: Viera-Bland   Abstaining: None

122 RIVIERA PINES SEC 2 – 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: Tahir            Abstaining: None

123 SAINT JONAH ORTHODOX CHURCH – 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: Garza         Abstaining: None

124 ST JOHNS UNITED METHODIST CHURCH 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): Council Member Evans-Shabazz, Rudy Rasmus – applicant, Ally Smither, Stephany Valdez, Gabriela Barahona, Austin Lewellen, Fernando Brave – supportive; Daniel Edmunds – opposed

Motion: Baldwin      Vote: Unanimous  
Second: Viera-Bland   Abstaining: None

125 WILDHORSE - 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): Jason Schlitz, David Laney, Brenda Foster, Cara Burrows – opposed

Motion: Garza      Vote: Unanimous  
Second: Jones      Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

126 HEIGHTS EATS – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Ryan Buskin – opposed

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

127 JASEK FARMS GP – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Robins      Vote: Unanimous  
Second: Jones      Abstaining: None

128 REDBUD SEC 4 – 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): Jason Cabrera; applicant

Motion: Mandapaka Vote: Unanimous

Second: Mares Abstaining: None

129 WILBURFORCE LANDING – 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: Garza Vote: Unanimous

Second: Khaleeq Abstaining: None

g. EXTENSIONS OF APPROVAL

- 130 Acostas at Waldon Place partial replat no 1 Approved
- 131 Checkout North Eldridge Approved
- 132 Foster Place partial replat no 35 Approved
- 133 Nassar West Bellfort Center Approved
- 134 Peek Land Friends Approved

h. NAME CHANGES

- 135 Midline GP (prev. Clearfield GP) Approved

i. CERTIFICATES OF COMPLIANCE

- 136 20990 S Sabine Drive Approved

Staff recommendation: Approve staff recommendations for **items 130 – 136.**

Commission action: Approved **items 130 – 136** per staff recommendations.

Speaker(s): None

Motion: Porras-Pirtle Vote: Carried

Second: Garza Abstaining: None

j. ADMINISTRATIVE – None

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**137 1207 BETHLEHEM STREET – APPROVE**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin      Vote: Unanimous  
Second: Tahir      Abstaining: None

**138 2210 SABINE STREET – DENY**

Staff recommendation: Deny.

Commission action: Deferred the application for two weeks.

Speaker(s): Enrique Lopez, applicant – opposed

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

**139 8303 VENUS STREET – APPROVE**

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Garza      Vote: Unanimous  
Second: Jones      Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 16, 2024**

- a. Baker Steel Properties
- b. Belle Terre
- c. Estates at Lynnfield Street
- d. Park Street Vista
- e. Rosewood Estates partial replat no 3
- f. Uptown District partial replat no 1

Staff recommendation: Establish a public hearing date of May 16, 2024, for Item II, a-f.

Commission action: Established a public hearing date of May 16, 2024, for Item II, a-f.

Speaker(s): None

Motion: Khaleeq      Vote: Unanimous  
Second: Garza      Abstaining: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT  
201 EASTWOOD STREET**

Staff recommendation: Deny.

Commission action: Application deferred for two weeks.

Speaker(s): Luke Fry, applicant – opposed

Motion: Baldwin

Vote: Carried

Second: Robins

Opposed: Garza

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT  
2003 UNION STREET**

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Danni Sabota

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

**V. PUBLIC COMMENT – None**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **5:00 PM**.

DocuSigned by:



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Lisa M. Clark, Chair

DocuSigned by:



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Jennifer Ostlind, Secretary