

**HOUSTON PLANNING COMMISSION  
MINUTES  
THURSDAY, 13 JUNE 2024, AT 2:30 P.M.  
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to order at **2:32 PM** by Lisa M. Clark, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent</b>
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	<b>Absent</b>
Sami Khaleeq	Present
Lydia Mares	<b>Absent</b>
Linda Porras-Pirtle	<b>Absent</b>
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present at 2:37 during Item I
Zafar “Zaf” Tahir	Present at 2:46 after Item 101
Meera D. Victor	Present
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, Director • John Brown

**CHAIR’S REPORT** – Lisa M. Clark, Chair, reported on final agenda and speakers’ guidelines.

**APPROVAL OF MINUTES**

Consideration of the May 30, 2024 MTFP Workshop and Planning Commission Meeting Minutes

Action: Approved as presented.

Motion: Baldwin

Vote: Unanimous

Second: Khaleeq

Abstaining: None

**DIRECTOR’S REPORT** – Jennifer Ostlind, Secretary, reported on the summer interns.

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

- a. CONSENT SUBDIVISION PLATS (1-63)**
- b. REPLATS (64-100)**

Staff recommendation: Approve **Item No’s. 1 – 100**, subject to the CPC 101 form conditions.  
 Commission action: Approved staff’s recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.’s, 2, 3, 8, 19, 20, 69, and 70** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations.

Motion: Garza	Vote: Carried
Second: Stein	Abstaining: Heisch

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

**101 AMHERST SPRINGS**

Staff recommendation: Approve the plat subject to the conditions listed.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Speaker(s): Carolyn Horner, applicant; Ronald S. Roberts – opposed

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

**102 BENDERS LANDING ESTATES SEC 2 PARTIAL REPLAT NO 2**

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

**103 BLANCO ESTATES**

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 White, applicant

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

**104 FELLOWSHIP ESTATE**

Staff recommendation: Disapprove.  
Commission action: Disapproved the application.  
Speaker(s): None

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

**105 FL TUCKER LONG DRIVE**

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

**106 GREEN OAKS ON BECKLEY REPLAT NO 1**

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: Robins                        Abstaining: None

**107 HANK GARDENS**

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                      Vote: Unanimous  
Second: Tahir                         Abstaining: None

**108 KERALA HINDU SOCIETY AT MINETTA STREET**

Staff recommendation: Approve the plat subject to the conditions listed.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Speaker(s): Ashoke Munnara, applicant, Ajith Hair – supportive

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

**109 LABOURE ESTATES PARTIAL REPLAT NO 1**

Staff recommendation: Defer Applicant request.  
Commission action: Deferred application per applicant’s request.  
Speaker(s): Joyce Owens, applicant

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

**110 LOMCREST PLACE**

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Barry Barns, applicant

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Abstaining: None

**111 NEWHAVEN ESTATES**

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: Khaleeq

Abstaining: None

**112 RICE STERLINGSHIRE AVENUE DEVELOPMENT**

Staff recommendation: Defer additional information requested.

Commission action: Deferred for additional information.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Colvard

Abstaining: None

**113 ROSEWOOD VIEWS**

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: Viera-Bland

Vote: Unanimous

Second: Alleman

Abstaining: None

**114 SOUTHLAND VILLAS**

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: Tahir

Abstaining: None

**115 SUNNY MALLOW REPLAT NO 1**

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: Stein

Vote: Unanimous

Second: Garza

Abstaining: None

**116 SYNOMA SEC 5**

Staff recommendation: Defer for further study and review.

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

Speaker(s): Toby Lee Henderson, Cheryl Ann Henderson – position not stated

Motion: Garza

Vote: Unanimous

Second: Sigler

Abstaining: None

**117 TEMPLE TERRACE ADDITION PARTIAL REPLAT NO 3**

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

Commission action: Deferred.

Speaker(s): Chuck Davis, applicant; Ly Mayer, Judith Snively – opposed

Motion: Rosenberg

Vote: Unanimous

Second: Baldwin

Abstaining: None

**118 TRILLIUM SEC 6 PARTIAL REPLAT NO 1**

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

**119 VERA LOU HOMES**

Staff recommendation: Defer further deed rests review requested.

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

Speaker(s): Ronald Roberts – opposed

Motion: Sigler

Vote: Unanimous

Second: Robins

Abstaining: None

**120 WEST LANE ANNEX PARTIAL REPLAT NO 7**

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Stein

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

**121 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 PARTIAL REPLAT NO 1**

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

**122 ATASCOCITA ROAD CAMPUS RESERVE**

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

**123 CITY CENTER CAPITAL LLC AT CYPRESS NORTH HOUSTON**

Staff recommendation: Defer Applicant request

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Mandapaka

Abstaining: None

**124 CULLEN ACRES**

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Olen R. Lewis – opposed

Motion: Baldwin

Vote: Unanimous

Second: Heisch

Abstaining: None

**125 FAIRBANKS PARK**

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Stein

Vote: Unanimous

Second: Mandapaka

Abstaining: None

**126 LENGUYEN ESTATES**

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: Tahir

Abstaining: None

**127 MANTRA BUSINESS PARK**

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: Hines  
Second: Mandapaka

Vote: Unanimous  
Abstaining: None

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS**

**128 DUNHAM POINTE SEC 19**

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: Mandapaka  
Second: Sigler

Vote: Carried  
Abstaining: Heisch

**f. RECONSIDERATIONS OF REQUIREMENT**

**129 HIGHLAND CROSSING**

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): Sherrell Conway, Arthur McCardell – supportive; James Rasmus – opposed

Motion: Viera-Bland  
Second: Khaleeq

Vote: Unanimous  
Abstaining: None

**130 MANSFIELD PROPER**

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  
Second: Robins

Vote: Unanimous  
Abstaining: None

**g. EXTENSIONS OF APPROVAL**

131	Beagle Acres	Approve
132	Briarcraft Meadows	Approve
133	Clodine Road Tract	Approve
134	Cordoba Estates	Approve
135	Development at Mitchell Road	Approve
136	Diamond SM 21 LLC	Approve
137	Katy ISD Elementary no 47	Approve
138	Labrada Distribution Center	Approve
139	Oak Forest Villas	Approve
140	Reserves at Harvest Green	Approve
141	Sunterra Commercial Development Sec 1	Approve

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE – None**

**j. ADMINISTRATIVE – None**

Staff recommendation: Approve staff recommendations for Items 131 – 141.

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Heisch  
Second: Stein

Vote: Unanimous  
Abstaining: None

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**142 2405 RALPH STREET**

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): None

Motion: Sigler  
Second: Garza

Vote: Unanimous  
Abstaining: None

**ITEM 101 WAS RECONSIDERED AND VOTED ON AT THIS TIME.**

**101 AMHERST SPRINGS**

Staff recommendation: Reconsider.

Commission action: Reconsidered vote.

Speaker(s): None

Motion: Stein  
Second: Baldwin

Vote: Unanimous  
Abstaining: None



**101 AMHERST SPRINGS**

Staff recommendation: Defer per Chapter 42 standards.

Commission action: Deferred.

Speaker(s): None

Motion: Khaleeq  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

**143 910 YALE STREET**

Staff recommendation: Defer.

Commission Action: Deferred.

Speaker(s): None

Motion: Baldwin  
Second: Tahir

Vote: Unanimous  
Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2024**

- a. ~~Castlewood MUD Administrative Center~~ - OMIT
- b. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
- c. Harris County Municipal Utility District No 6 Wastewater Treatment Plant
- d. Kentshire Estates

Staff recommendation: Establish a public hearing date of July 11, 2024, for Item II, b-d.

Commission action: Established a public hearing date of July 11, 2024, for Item II, b-d.

Speaker(s): None

Motion: Garza  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

**III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Tahir  
Second: Alleman

Vote: Unanimous  
Abstaining: None

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4360 ALMEDA GENOA ROAD**

Staff recommendation: Deny.

Commission action: Denied.

Speaker(s): Luke Fry, applicant

Motion: Baldwin  
Second: Rosenberg

Vote: Unanimous  
Abstaining: None

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT  
3401 CANAL STREET**

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): Andrew Allemand – applicant; Mazan Bachaal, Emmanuel Lewis – supportive

Motion: Khaleeq

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT  
1414 ROSALIE STREET**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Marylene Chan – opposed

Motion: Rosenberg

Vote: Unanimous

Second: Hines

Abstaining: None


**VII. PUBLIC COMMENT**

Carlos Espinoza made comments regarding Livable Places Workshop in Spanish.

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:27 PM**.

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Lisa M. Clark, Chair

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Jennifer Ostlind, Secretary