

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 19 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at **2:34 PM** by M. Sonny Garza, Vice Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present at 2:35 during roll call
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Absent
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Absent
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
Martha L. Stein	Present at 2:39 during Director’s report
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Vonn Tran, 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

DIRECTOR’S REPORT – Vonn Tran, Secretary and Director of the Houston Planning and Development, Planning Department is working on Amendments for Ch. 40, Article 22-Sidewalks, also partnering with PSEFI, Professional Surveyors Educational Foundation Inc., is holding a Planning Workshop, open to all planning and development professionals. Changes to the presentation during the commission meetings were made for efficiency.

APPROVAL OF MINUTES

Consideration of the September 5, 2024, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Mares

Vote: Unanimous

Second: Victor

Opposed: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-51)

b. REPLATS (52-95)

Staff recommendation: Approve **Item No's. 1 – 95**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations, and no item(s) were removed for separate consideration.

Motion: Viera-Bland

Vote: Unanimous

Second: Robins

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

96 BAGGETT GREEN

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

Vote: Unanimous

Second: Tahir

Abstaining: None

97 CARIS VILLA – No action needed until 10.03.2024

98 CLYBURN LANDING

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: Rosenberg

Vote: Unanimous

Second: Garza

Abstaining: None

99 COUGAR ESTATES

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

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

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Porrás-Purtle

Abstaining: None

100 EXPRESS MART 59

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved subject to the CPC 101 form conditions.
Speaker(s): None

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

101 FAIRWOODS AT FURMAN

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved subject to the CPC 101 form conditions.
Speaker(s): None

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

102 HOUSTON ELECTRIC VEHICLE MONTROSE PARTIAL REPLAT NO 1

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved subject to the CPC 101 form conditions.
Speaker(s): None

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

103 HUNTERS CREEK LANDING

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved subject to the CPC 101 form conditions.
Speaker(s): None

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

104 ISAAC ESTATES AT NORDLING

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
Second: Garza
Vote: Unanimous
Abstaining: None

105 LYNNFIELD DEVELOPMENT

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved subject to the CPC 101 form conditions.
Speaker(s): None

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

106 MCDONALDS AT MEADOWS OF CLEAR CREEK

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: Porras-Pirtle	Abstaining: None

107 RESIDENCES AT AMBER – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

108 FULTON STATION APARTMENTS

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): Joseph Bramante, Mary Villareal – applicant

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

109 HOUSTON HEAVY 249 GP

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: Mares	Abstaining: None

110 LONGENBAUGH ESTATE

Staff recommendation: Defer, Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

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

111 QUAIL COVE COMMONS

Staff recommendation: Defer per City Councilmember’s request.

Commission action: Deferred.

Speaker(s): Joyce Owens – applicant

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

112 QUARTET DEVELOPMENT

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: Garza

Vote: Unanimous
Abstaining: None

113 RIVERWAY ON LEHMAN

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: Stein

Vote: Unanimous
Abstaining: None

114 RIVIERA PINES SEC 3

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: Porras-Pirtle

Vote: Unanimous
Abstaining: None

115 WHITE OAK COMMERCIAL

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): Chris Yuko, applicant, Oscar Rangel, Michael Tello, Thomas De Froy, Bryan Cater, Heather McCullough, Krystle McCullough, Lynnette Tello, Paul Hernandez, Janet Montez, Jeff Trevino, Kerry Whitehead

Motion: Mares
Second: Sigler

Vote: Carried
Opposed: Rosenberg, Colvard

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

116 HC MUD 566 UTILITY RESERVES SEC 2

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: Garza

Vote: Unanimous
Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

117 RESERVE AT BROZE ROAD

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
Second: Mares

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

118	Benmar Reserve	Approve
119	Cappadonna Hills	Approve
120	Champion Life Centre Sec 2	Approve
121	Crosby Farms Detention Reserves Sec 1	Approve
122	Horizon at Cypress	Approve
123	Iglesia Evangelica Palabra De Restauracion	Approve
124	Northwest Harris County MUD no 5 Waste Water Treatment Plant no 2	Approve
125	Peachleaf Commercial Center	Approve
126	Rivera Best Produce	Approve
127	Roberts Ranch	Approve
128	Sugarland Point	Approve
129	West Little York Corner	Approve

h. NAME CHANGES

130	QuikTrip Store 4622 (prev. QuikTrip Store 7962)	Approve
131	QuikTrip Store 4623 (prev. QuikTrip Store 7963)	Approve

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for **G**, and **H**, **Item(s) 118–131**.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Viera-Bland
Second: Porrás-Pirtle

Vote: Unanimous
Abstaining: None

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 2301 ADDISON ROAD

Staff recommendation: Approve.

Commission action: Approved per staff's recommendation.

Speaker(s): Mia Navarro

Motion: Hines

Vote: Unanimous

Second: Robins

Abstaining: None

133 7725 HOFFMAN STREET

Staff recommendation: Approve.

Commission action: Approved per staff's recommendation.

Speaker(s): Nathan Dietrich, applicant

Motion: Viera-Bland

Vote: Unanimous

Second: Victor

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 17, 2024

- a. Caywood Place
- b. Chavez Estates at Red Robin
- c. Evergreen Cottages
- d. Jones Creek Reserve at McCrary Meadows Sec 2
- e. Mangum Square
- f. Park Street Views
- g. Plaza Estates at England
- h. Sunset Place partial replat no 2
- i. Villas on Sunbeam Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of 17 October 2024, for **Items II, a-i.**

Commission action: Accepted the 17 October 2024 public hearing date.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Khaleeq

Abstaining: None

III. EXCUSE THE ABSENCE OF COMMISSIONER MANDAPAKA

No action needed.

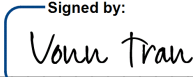
IV. PUBLIC COMMENT

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:07 PM.**

Signed by:

 Lisa M. Clark, Chair

Signed by:

 Vonn Tran, Secretary