

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 11 JANUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [HTTPS://BIT.LY/3NLU47B](https://bit.ly/3NLU47B)
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:45 PM** by Chair Martha L. Stein

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
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 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
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR’S REPORT – Martha L. Stein

DIRECTOR’S REPORT – Margaret Wallace Brown, briefed on the three-week cycle, staff changes, and the Major Thoroughfare and Freeway Plan (or MTFP) amendment cycle is beginning, and our web site under transportation planning has all the details.

NOTE: SOME ITEMS FOR THIS MEETING WERE TAKEN OUT OF ORDER DUE TO TECHNICAL ISSUES WITH THE AUDIO ON TEAMS. COMMISSION WAS MOVED TO CITY HALL CHAMBERS 2ND FLOOR FOR HALF OF THE MEETING.

APPROVAL OF MINUTES

Consideration of the December 21, 2023 Planning Commission Meeting Minutes

Action: Correction made on Item IV.

Motion: Clark

Vote: Unanimous

Second: Tahir

Abstaining: None

ITEMS G, H, AND I WERE TAKEN AT THIS TIME

G. EXTENSIONS OF APPROVAL

- 110 AME Telge Pines Business Park Approved
- 111 Cole Creek Estates Approved
- 112 Double Oak Commons Sec 1 Approved
- 113 Stitch Ranch Approved

H. NAME CHANGES

- 114 McDaniel Estates
(prev. McDaniel Estates for Shotwell) Approved
- 115 Nueces Park Place Sec 1 replat no 1
(prev. Nueces Park Place 1 replat no 1) Approved

I. CERTIFICATES OF COMPLIANCE

- 116 22553 Lawsuit Ln. Approved

Staff recommendation: Approve staff recommendations for G, H, and I, Items 110 – 116.

Commission Action: Approved Items 110 – 116 per staff recommendations.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

ITEM II WAS TAKEN AT THIS TIME.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 8, 2024

- a. Gianake Estates at Adkins Road
- b. Hazard Grove
- c. Huynh Estates
- d. Inwood Pines Village partial replat no 1
- e. Lozier Village First Venture
- f. Riverside Terrace Sec 1 partial replat no 9
- g. Ventura Estates at Riverside Terrace
- h. Ziki Court

Staff recommendation: Establish a public hearing date of February 8, 2024, for Item II, a-h.

Commission action: Established a public hearing date of February 8, 2024, for Item II, a-h.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-46)

b. REPLATS (47-80)

Staff recommendation: Approve **Item No's. 1 – 80**, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Mares

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s 5, 6, 7, 8, 9, 15, 33, 41, and 46** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Clark

Vote: Carried

Second: Baldwin

Abstaining: Sigler and Heisch

COMMISSION RECESSED AND RECONVENED AT CITY HALL AT 3:36.

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

81 BRADFORD 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): Mayra Gonzalez, Libby Bryant – opposed

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

82 CHRISTIAN HEIGHTS – 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

Vote: Unanimous

Second: Alleman

Abstaining: None

83 COTTON OAKS ESTATES 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): Matt Tucker, applicant – supportive

Motion: Tahir

Vote: Unanimous

Second: Clark

Abstaining: None

84 CRESMERE PLACE PARTIAL REPLAT NO 4 – 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: Viera-Bland

Abstaining: None

85 GLEN MANOR 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): Stephanie Collins, signed up/did not speak

Motion: Alleman

Vote: Unanimous

Second: Jones

Abstaining: None

86 GLENHAVEN PLAZA – 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: Garza

Abstaining: None

87 HAMMERLY RETAIL – 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: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

88 KENTSHIRE PLACE SEC 1 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

Vote: Unanimous

Second: Alleman

Abstaining: None

89 LONG POINT ACRES PARTIAL REPLAT NO 8 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Mares

Abstaining: None

90 MCWORTER – 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: Victor

Vote: Unanimous

Second: Heisch

Abstaining: None

91 NEWHAVEN PLACE PARTIAL REPLAT NO 4 – 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

Vote: Unanimous

Second: Jones

Abstaining: None

92 RED HAW HEIGHTS – 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: Alleman

Abstaining: None

93 SAINT AUGUSTINE MANOR – 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

Vote: Unanimous

Second: Jones

Abstaining: None

94 SANTA ROSA – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

95 SHADYWOOD ADDITION PARTIAL REPLAT NO 2 – 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): Joyce Owens, applicant, signed up/did not speak

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

96 SHOTWELL CENTER – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

97 SPRINGDALE HOMES – WITHDRAWN

Staff recommendation: Establish public hearing for February 8, 2024.

Commission action: Established a public hearing for February 8, 2024.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

98 WOOLWORTH 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: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

99 AVALON SCHOOL OF MASSAGE - 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: Mares

Abstaining: None

ITEMS 100, 101, AND 102 WERE TAKEN TOGETHER AT THIS TIME.

100 DECKER PRAIRIE ROSEHILL GP – DEFER

101 DECKER PRAIRIE ROSEHILL SEC 1 – DEFER

102 DECKER PRAIRIE ROSEHILL SEC 2 – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

103 FRESNO ESTATES – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Tahir
Second: Jones

Vote: Unanimous
Abstaining: None

104 GATED RENTALS CROSBY - 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: Porrás-Pirtle
Second: Tahir

Vote: Unanimous
Abstaining: None

105 INDIAN SPRINGS SEC 4 - 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: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

106 NEST AT PAUL QUINN – DEFER

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

107 BOTKINS ROAD STREET DEDICATION SEC 1 - 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): None

Motion: Mandapaka
Second: Clark

Vote: Unanimous
Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

108 CHAMPIONS OAK SEC 5 - 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

109 SABIJA HILLS - 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: Viera-Bland

Vote: Unanimous
Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117 2622 STAPLES – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Baldwin
Second: Clark

Vote: Unanimous
Abstaining: None

118 3102 LE BADIE STREET – APPROVE

Staff recommendation: Approve variance.

Commission action: Approved.

Speaker(s): Altonette Terrance – opposed

Motion: Garza
Second: Tahir

Vote: Unanimous
Abstaining: None

III. PUBLIC COMMENT – None


Marty Stein, Chair asked that the commission formalize “Commission Rules” through a subcommittee. Thanked staff for allowing this meeting to move forward.

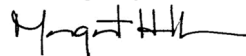
IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:44 PM**.

Motion: Garza
Second: Clark

Vote: Unanimous
Abstaining: None

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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary