

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 14 NOVEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at 2:35 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	<i>Absent</i>
Michelle Colvard	Present, left at 5:03 during Item VII
Rodney Heisch	Present
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	<i>Absent</i>
Linda Porrás-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	<i>Absent</i>
Zafar “Zaf” Tahir	Present
Meera D. Victor	<i>Absent</i>
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
J. Stacy Slawinski for The Honorable KP George	<i>Absent</i>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Vonn Tran, Secretary	Present

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

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works Richard Smith • John Brown

Director’s Report by Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced Plat Tracker launch and mentioned open registration for the Permitting Workshop.

APPROVAL OF MINUTES

Consideration of the October 31, 2024, Planning Commission Meeting Minutes

Motion: Tahir

Second: Viera Bland

Vote: Unanimous

Opposed: None

I. PUBLIC HEARING AND CONSIDERATION OF REVISIONS TO CHAPTER 40 ARTICLE XXII; SIDEWALK NETWORK REQUIREMENTS

Speaker(s): Council Member Sallie Alcorn, Cody Miller, John Nicks, Diego Degenhart, Jake Juliot, Chemeir Duncan, Ramie Elizondo, Crystal Casey also (read letter from Peter Friedman), Carole Brady, Fred Woods

II. CONSIDERATION AND ACTION ON SCHEDULING A SPECIAL MEETING REGARDING CHAPTER 40 ARTICLE XXII; SIDEWALK NETWORK REQUIREMENTS

Motion: Khaleeq

Vote: Unanimous

Second: Rosenberg

Abstaining: None

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-55)

b. REPLATS (56-99)

Staff recommendation: Approve Item No’s. 1 – 99, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations, except for Item(s) 71 which will be removed for separate consideration.

Motion: Viera Bland

Vote: Carried

Second: Jones

Abstaining: Heisch

Staff recommendation: Approve recommendation for Item No. 1, 2, 4, 5, 17, 21, 22, 23, 24, 31, 57, and 58 subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Sigler

Vote: Carried

Second: Porrás-Pirtle

Abstaining: Heisch

ITEM(S) 71 WAS REMOVED FOR SEPARATE CONSIDERATION.

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

100 BRIDGELAND PRAIRIELAND VILLAGE SEC 35 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: Mandapaka

Second: Jones

Vote: Carried

Abstaining: Heisch

ITEM 71 WAS TAKEN AT THIS TIME.

MOTION TO RETRACT ITEM 71 FROM (B) REPLATS

Motion: Garza Second: Colvard Vote: Unanimous Opposed: None

71 JAMES ESTATES

Staff recommendation: Disapprove.

Commission action: 30-day extension granted.

Speaker(s): Stephanie Mendoza, applicant

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

101 HARVEST GREEN SEC 51 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: Alleman Second: Heisch Vote: Unanimous Abstaining: None

102 MASONRY AT DREYFUS

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

103 MEMORIAL GREEN SEC 2 REPLAT AND EXTENSION PARTIAL REPLAT NO 4

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 Second: Tahir Vote: Unanimous Abstaining: None

104 NEW COVENANT CHRISTIAN MINISTRY AT CLAY

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: Garza Vote: Unanimous Abstaining: None

105 PLAZA ESTATES AT CLEBURNE

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 Second: Sigler Vote: Unanimous Abstaining: None

106 PLAZA ESTATES AT WHITE ROCK

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

Second: Jones

Vote: Unanimous

Abstaining: None

107 SHOBY JEHAN ESTATES

Staff recommendation: Defer Applicant request

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Tahir

Second: Garza

Vote: Unanimous

Abstaining: None

108 SUNSET PLACE 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: Jones

Second: Garza

Vote: Unanimous

Abstaining: None

109 WHITE OAK TERRACE

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

Second: Viera-Bland

Vote: Unanimous

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

110 BUSTAMANTE TRACT GP

Staff recommendation: Defer for further study and review

Commission action: Deferred for further study and review.

Speaker(s): Tracy Youngblood - opposed

Motion: Mandapaka

Second: Jones

Vote: Carried

Abstaining: Heisch

111 COLONIAL PARKWAY PLAZA

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: Tahir

Vote: Unanimous

Abstaining: None

ITEM(S) 112 – 119 WERE TAKEN TOGETHER AT THIS TIME.

- 112 EAST BLOCKS SEC 1
- 113 EAST BLOCKS SEC 2
- 114 EAST BLOCKS SEC 3
- 115 EAST BLOCKS SEC 4
- 116 EAST BLOCKS SEC 5
- 117 EAST BLOCKS SEC 6
- 118 EAST BLOCKS SEC 7
- 119 EAST BLOCKS SEC 8

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 Second: Viera-Bland Vote: Unanimous Abstaining: None

120 GALVESTON ROAD RESERVE

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 Hernandez, available for questions

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

121 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7

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

Commission action: 30-day extension granted.

Speaker(s): Jason Barringer, applicant, Greg Thrower – supportive

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

122 ICON M TOWER – WITHDRAWN

123 LAKES OF BELLA TERRA RESERVE SEC 11

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

Motin: Garza Second: Alleman Vote: Unanimous Abstaining: None

124 PCRIF NORTH HOUSTON COMMERCE PARK 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: Jones Second: Alleman Vote: Unanimous Abstaining: None

125 VETERANS MEMORIAL CONSTELLATION 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: Viera-Bland Second: Sigler Vote: Unanimous Abstaining: None

126 WILLOWBEND OAKS 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 Second: Alleman Vote: Unanimous Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

127	Archpoint Ventures LLC	Approve
128	Bridgeland Prairieland Village Sec 30	Approve
129	Estate at Botkins Road	Approve
130	Grand Prairie ESD	Approve
131	Hidden Valley Gamma Site	Approve
132	IAH Commerce Park	Approve
133	Jarvis Business Park	Approve
134	La Potosina	Approve
135	Mansfield Cove	Approve
136	Mesa Vista Sec 1	Approve
137	North Bridgeland Lake Parkway Peek Reserves	Approve
138	Northwest Harris County MUD 21 and 22 Well Site No 3	Approve
139	Paloma Wastewater Treatment Plant	Approve
140	Paloma Water Plant Site	Approve

141	Porter Road Investments at US 59	Approve
142	Southeast Transit Center	Approve
143	Stuart Park Estates	Approve
144	Sunset Ridge East Reserve Sec 2	Approve
145	Sunset Ridge East Reserve Sec 3	Approve
146	Sunset Ridge East Reserve Sec 4	Approve
147	Tawhid Towne Plaza	Approve
148	Trinidad Commercial	Approve
149	Views at Gregg	Approve
150	Waheed Plaza	Approve
151	Walters Plaza	Approve
152	Willowcreek Ranch Sec 12	Approve

h. NAME CHANGES

153	Bellaire Townhomes (prev. Richmond Townhomes)	Approve
154	Eight Thousand Fry Plaza (prev. Bridgeland Corner Plaza)	Approve

i. CERTIFICATES OF COMPLIANCE

155	20405 Ravenwood Drive	Approve
156	20310 Sams Hill Road	Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 127 – 156.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Khaleeq Second: Garza Vote: Carried Abstaining: Heisch, 128 and 137

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

157 1117 BLAND STREET

Staff recommendation: Approve.

Commission Action: Approved per staff’s recommendation.

Speaker(s): Gerald Grisson, applicant available for questions

Motion: Jones Second: Viera-Bland Vote: Carried Abstaining: Heisch

158 5701 HARRISBURG BOULEVARD

Staff recommendation: Approve.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

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

159 4703 MERWIN STREET

Staff recommendation: Approve.

Commission Action: Approved per staff’s recommendation.

Speaker(s): Aaron Atkinson, applicant, Jessy Hegar – supportive, Keith Box – opposed

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

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2024

- a. Airport Gardens partial replat no 2
- b. Dreyfus Grove
- c. Hammerly Estates
- d. Huldy Place
- e. Springbridge Residences
- f. Villas on Mansfield

Commission action: Accepted the December 19, 2024, public hearing date for Item(s) a-f.

Speaker(s): None

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5226 ELM STREET

Staff recommendation: Defer.

Commission Action: Deferred per staff recommendation.

Speaker(s): None

Motion: Porris-Pirtle Vote: Unanimous
Second: Tahir Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3200 S. SHEPHERD DRIVE

Staff recommendation: Defer.

Commission Action: Deferred per staff recommendation.

Speaker(s): Tim Cisneros,

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

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 503 SUL ROSS STREET

Staff recommendation: Approve.

Commission Action: Approved per staff’s recommendation.

Speaker(s): Stephen Longmire, Pete Ed Garritt, applicant, Mohammad Rizvi, Christopher F., Marlin Casey, Darius Smith, Elizabeth Smith, Jared Wood, Less Spraud, David Cole, Andrew Dornbury

Motion: Garza Vote: Carried
Second: Tahir Opposed: Robins and Heisch

**VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA
APPLICATION FOR PORTIONS OF THE NORTH NORHILL SUBDIVISION**

Staff recommendation: Approve.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Tahir

Second: Rosenberg

Vote: Unanimous

Abstaining: None

IX. PUBLIC COMMENT


Chris expressed gratitude and thanked the Development Services staff and Tammi Williamson for working diligently on Items 112-119.

X. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 5:24 PM.

Signed by:


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Lisa M. Clark, Chair

Signed by:


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Vonn Tran, Secretary