

HOUSTON PLANNING COMMISSION MINUTES
MAY 25, 2023
CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL
MICROSOFT TEAMS [HTTPS://BIT.LY/3I1wC9N](https://bit.ly/3I1wC9N)
PHONE: 936-755-1521 MEETING ID: 895 207 144#

CALLED TO ORDER at **2:30 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 left at 4:59 during Item VII
Bill Baldwin	Present
Lisa Clark	Present at 2:35 after Approval of Minutes
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Remote at 2:40 during item 141
Linda Porras-Pirtle	Remote
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Absent
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Remote
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:32 during Chairs Report
Margaret Wallace Brown, Secretary	Present

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

CHAIR'S REPORT by Marty Stein

DIRECTOR'S REPORT by
Margaret Wallace Brown, Director, Planning and Development Department – withdrawn

APPROVAL OF MINUTES

Consideration of the **May 11, 2023**, Houston Planning Commission Meeting Minutes.

Commission action: Minutes presented were approved as amended.

Motion: Victor

Vote: Unanimous

Second: Garza

Abstaining: None

**I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)
(CONSENT SUBDIVISION PLATS AND REPLAT – ITEMS A AND B, 1- 138)**

Staff recommendation: Approve items No. **1 – 138**, subject to the CPC 101 form conditions.

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

Motion: Mares

Vote: Unanimous

Second: Clark

Abstaining: None

Staff recommendation: Approve recommendations for items, **7, 8, 9, 10, 21, 22, 31, 52, 74, 80, and 100** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Porras-Pirtle

Vote: Carried

Second: Alleman

Abstaining: Heisch

C. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

139 AMENDED GOLFCREST ADDITION PARTIAL REPLAT NO 5 C3N - WITHDRAW

140 BEALL STREET DEVELOPMENT C3N - 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: Robins

Abstaining: None

141 CADILLAC MI TIENDA C3N - 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 – supported (did not speak, available for questions)

Motion: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

142 CHOCOLATE JAM WINBERN STREET DEVELOPMENT C3N - 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: Mares

Vote: Unanimous
Abstaining: None

143 CONLEY COURT C3N - 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: Heisch
Second: Robins

Vote: Unanimous
Abstaining: None

144 DADE PLACE C3N - 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
Second: Garza

Vote: Unanimous
Abstaining: None

145 DRISCOLL COMMONS C3N - WITHDRAW

146 HIFORD PLACE C3N - WITHDRAW

147 JACKSON HILL KIDS R KIDS C3N - 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): David White, applicant – supportive (did not speak, available for questions)

Motion: Robins
Second: Baldwin

Vote: Unanimous
Abstaining: None

148 LANEWOOD ESTATES C3N - APPROVE

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

Commission Action:

Speaker(s): ~~Stephanie Couty~~ – opposed (signed up/did not speak)

Motion: Clark
Second: Heisch

Vote: Unanimous
Abstaining: None

149 MONARCH OAKS PARTIAL REPLAT NO 1 C3N - 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): Meredith Powell – supportive

Motion: Mares

Vote: Unanimous

Second: Baldwin

Abstaining: None

150 NUECES PARK PLACE SEC 1 REPLAT NO 1 C3N - 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): Joanna Galvan

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

151 PEACHTREE HOMES C3N - 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: Clark

Abstaining: None

152 REED TERRACE PARTIAL REPLAT NO 5 C3N - 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: Alleman

Vote: Unanimous

Second: Clark

Abstaining: None

153 SOUTH PARK SEC 1 PARTIAL REPLAT NO 1 C3N - DEFER

Staff recommendation: Defer per applicant request.

Commission Action: Deferred application per applicant's request.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Heisch

Abstaining: None

154 TEMPLE TERRACE ADDITION PARTIAL REPLAT NO 3 C3N - WITHDRAW

155 WATERLOO CROSSING – DEFER

Staff recommendation: Defer additional information required.

Commission Action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

D-SUBDIVISION PLATS WITH VARIANCE REQUESTS

156 APOLINAR ESTATES C2R - DEFER

Staff recommendation: Defer additional information required.

Commission Action: Deferred the application for further information.

Speaker(s): Monica Fontenot – applicant (did not speak, available for questions)

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

157 BISSONNET STREET IN TRILLIUM STREET DEDICATION SEC 2 AND RESERVES C3P – 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

Vote: Unanimous

Second: Alleman

Abstaining: None

158 CONCEPT NEIGHBORHOOD ON ROBERTS C2R – 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): Andrew Allemand – applicant (did not speak, available for questions)

Motion: Jones

Vote: Unanimous

Second: Baldwin

Abstaining: None

159 CORNER AT GREENS C2R – 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: Clark

Abstaining: None

160 CROSSTIMBERS PLACE C2 - DEFER

Staff recommendation: Defer for further study and review.

Commission Action: Defer

Speaker(s): None

Motion: Garza

Second: Tahir

Vote: Unanimous

Abstaining: None

161 GRAND MASON GP - DEFER

Staff recommendation: Defer Harris County's request.

Commission Action: Defer

Speaker(s): Andrew Lang, applicant – supportive

Motion: Mandapaka

Second: Jones

Vote: Carried

Abstaining: Heisch

162 HARRIS COUNTY MUD NO 506 STORM SEWER PUMP STATION NO 1 C2 – 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: Nelson

Vote: Unanimous

Abstaining: None

163 HUMBLE ISD MIDDLE SCHOOL NO 11 C3P – 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): Justin Greenwood – opposed, Jason Seybert, applicant - support

Motion: Mandapaka

Second: Garza

Vote: Unanimous

Abstaining: None

164 KESTREL ESTATES C2 – 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): Andrew Allemand, applicant – supportive (did not speak, available for questions)

Motion: Mandapaka

Second: Clark

Vote: Unanimous

Abstaining: None

165 MONTROSE CAR CARE C2R – 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): Ann Miller, ~~Shane Babo~~, (signed up/did not speak) – oppose, Mary Villareal, applicant - supportive
Motion: Robins Vote: Unanimous
Second: Clark Abstaining: None

166 POLK PARK C2 – 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None
Motion: Tahir Vote: Unanimous
Second: Alleman Abstaining: None

167 PRESERVE AT FRIENDSWOOD GP – 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: Alleman Vote: Unanimous
Second: Clark Abstaining: None

168 QUARRY ON GRANT GP – 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None
Motion: Mandapaka Vote: Unanimous
Second: Jones Abstaining: None

169 SMS 1960 E LTD C2 – 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None
Motion: Hines Vote: Unanimous
Second: Mandapaka Abstaining: None

170 STAR WINDOWS BUSINESS CENTER C2R - WITHDRAWN

ITEMS 171 AND 172 WERE TAKEN TOGETHER

171 TOMPKINS RESERVE GP – 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 and approved the plat subject to the CPC 101 form conditions.

172 TOMPKINS RESERVE SEC 1 - APPROVE

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

Commission Action: Approved

Speaker(s): Andrew Lang, applicant – supportive (did not speak, available for questions)

Motion: Jones

Vote: Carried

Second: Clark

Abstaining: Heisch

E-SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

F-RECONSIDERATION OF REQUIREMENTS

173 FUQUA ESTATES C3R - DEFER

Staff recommendation: Defer applicant request.

Commission Action: Deferred the application.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Tahir

Abstaining: None

174 KELLY ESTATES – 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: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

ITEMS G, H, AND I WERE TAKEN TOGETHER

G. EXTENSIONS OF APPROVAL

175	Briarwest Apartments replat no 1	Approve
176	Building Hope	Approve
177	Estates on Stockdick Sec 1	Approve
178	Freeman Ranch Sec 5	Approve
179	Morton Creek Ranch Sec 16	Approve
180	Morton Creek Ranch Sec 28	Approve

H. NAME CHANGES – None

I. CERTIFICATES OF COMPLIANCE

181	24050 North Park Drive	Approve
182	18711 Firefly Drive	Approve
183	18429 Wisp Willow Way	Approve
184	13562 Opaletta Drive	Approve

Staff recommendation: Approve staff’s recommendations for items **175 – 184**.
 Commission Action: Items **175 - 184** approved, as per staff recommendation.
 Speaker(s): None

Motion: Garza
 Second: Clark

Vote: Unanimous
 Abstaining: None

J-ADMINISTRATIVE – None

K-DEVELOPMENT PLATS WITH VARIANCE REQUESTS – APPROVE

185 1613 TRUXILLO STREET - APPROVE

Staff recommendation: Approve
 Commission Action: Approved
 Speaker(s): Joyce Owens, applicant - supportive

Motion: Robins
 Second: Mares

Vote: Unanimous
 Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 22, 2023

- a. Amos Street Estates
- b. Carter Estates replat no 1
- c. Bar Acre replat no 1
- d. Foster Estates

- e. Oak Forest Villas
- f. QT 7951 Addition

Staff recommendation: Established a public hearing date of **June 22, 2023**, for Item II, a-f.

Commission Action: Date of June 22, 2023, established for Item II, a-f.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 542 W. 23RD STREET - WITHDRAWN

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1923 BLODGETT STREET - APPROVE

Staff recommendation: Approve

Commission Action: Approved

Speaker(s): Jose A. Cavazos, applicant – supportive (did not speak, available for questions)

Motion: Clark

Vote: Unanimous

Second: Victor

Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2201 HERMANN DRIVE - APPROVE

Staff recommendation: Approve

Commission Action: Approved

Speaker(s): Jose Cavazos, applicant – supportive (did not speak, available for questions)

~~Malcom Lee, Karen Lee~~ (signed up/declined to speak, due to health reasons)

Motion: Jones

Vote: Unanimous

Second: Garza

Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2711 HARRISBURG AVENUE - APPROVE

Staff recommendation: Approve

Commission Action: Approved

Speaker(s): Shahin Naghaut, applicant – supportive, Maria Cavanaugh, Maria Zamora – opposed, Richard Smith, Houston Public Works department

Motion: Rosenberg

Vote: Carried

Second: Baldwin

Opposed: Garza, Mares, Nelson

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET - DEFER

Staff recommendation: Defer

Commission Action: Deferred, requesting to see other facility parking.

Speaker(s): John Cadenhead, applicant – supportive, Fatima Hassan Ali, Fattamie Alahlee, ~~Vannie Houston,~~
~~Margott Williams, Tracie Fairchild, Jasmin Lee, Caitlin Conner~~ – opposed, ~~Brian Don Carlos,~~ applicant –
supportive (signed up/did not speak)

Motion: Hines

Vote: Unanimous

Second: Mares

Abstaining: None

VIII. PUBLIC COMMENT – None

IX. EXCUSE THE ABSENCES OF COMMISSIONERS MARTHA STEIN, LINDA PORRAS-PIRTLE, AND KEVIN ROBINS – No commission action was requested; commission Stein, Porras-Portal and Robins were present.

ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:04 p.m.

Motion: Clark

Vote: Unanimous

Second: Hines

Abstaining: None

DocuSigned by:

A89FCAC26ABC458...
Martha L. Stein, Chair

DocuSigned by:

2A61A07011A5404...
Margaret Wallace Brown, Secretary