

HOUSTON PLANNING COMMISSION
MINUTES
8 JUNE 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS <https://bit.ly/3I1wC9n>
PHONE: 936-755-1521 MEETING ID: 895 207 144#

Call 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	Absent
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Remote at 2:55 during Item I
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present at 2:55 during Item I, left at 5:19
Meera D. Victor	Present
Libby Viera-Bland	Remote
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Remote , left at 5:20 after Item I
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:36 during Item I
Margaret Wallace Brown, Secretary	Present

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

CHAIR'S REPORT by Martha Stein

DIRECTOR'S REPORT – None

APPROVAL OF MINUTES

Consideration of the May 11, 2023, MTFP Workshop and the May 25, 2023, Planning Commission meeting minutes.

Commission action: Minutes presented were approved.

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

I. CONSIDERATION OF THE PROPOSED CHAPTER 26 AND CHAPTER 42 OVERALL HOUSING AMENDMENTS

Report presented by Suvridha Bandi, Planning and Development Department

Speaker(s): Cheryl Palmer O'Brien, Christa Stoneham, Christopher Ford, Clint Harbert, Curtis Davis, Gabe Cazares, Garland Harris Jr., James Llamas, Jason Conway, Kevan Shelton, Lisa Hunt, Peter Eccles, Ruben Garza, Howard Maple, Ajay Pandher, Micah Efren, Stephen Magee, Jeff Boutte, Abdelmadjal (MD) Zedira , Lindsey Williams – support
Daniel Okorie, Jeff Ternois, Jo Dunham, Kleber Pita, Krystal Casey, Marie Carlisle, Mike Dishberger, Spencer Huck, Stephanie Goldsby, Troy Allen, Erik Allahverdian, Sam Seidel, Michael Billette, Iva Jean-Joc, George Frey – opposed
Ahmad Turbinton, Richard Mazzarino, Ryan Day, Tomaro Bell, Jennifer Curtis, Casey Brand, Gilbert Okoronkow, Tyrone McDaniel – not stated
Chris Butler, Houston Public Works

Commission Action: Amend staff recommendation

Motion: Baldwin

Vote: Carried

Second: Garza

Opposed: Rosenberg

Commission Action: Approve consideration of the proposed chapter 26 and chapter 42 overall housing amendments, per staff report and as amended, and forward to City Council.

Motion: Clark

Vote: Carried

Second: Garza

Opposed: Jones

AT 5:16 PM CHAIR STEIN ANNOUNCED A FIVE-MINUTE BREAK.

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

ITEMS A AND B, 1-129

A. CONSENT SUBDIVISION PLATS (1-76)

B. REPLATS (77-129)

Staff recommendation: Approve items No. **1 – 129**, 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: Victor

Abstaining: None

Staff recommendation: Approve recommendations for items **1, 2, 3, 6, 7, 8, 10, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 37, 47, 73, 94, and 95** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Porrás-Pirtle

Vote: Carried

Second: Garza

Abstaining: Heisch, Sigler

C. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

130 ALICANTE PARTIAL REPLAT NO 1 AND EXTENSION - DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

131 ALLENDALE TOWNSITE SECTION A PARTIAL REPLAT NO 8 - 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: Porras-Pirtle

Vote: Unanimous

Second: Heisch

Abstaining: None

132 CANDI LAND - DEFER

Staff recommendation: Defer per the Council Member’s request.

Commission Action: Deferred

Speaker(s): Shaughna Blackmon, Joyce Owens, applicant – support, Michael Billette – opposed
~~Lynn Henson, Al Lloyd, Elizabeth Bray, Lionel Castro, Alphonso Johnson~~ (signed up/did not speak)

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

133 CHARLESMONT ESTATE – Withdraw

134 CHARLESMONT VILLAS - 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: Hines

Vote: Unanimous

Second: Heisch

Abstaining: None

135 CHATHA HOMES - DISAPPROVE

Staff recommendation: Disapprove

Commission Action: Disapproved

Speaker(s): Frank Southall, applicant, Ray Chatha

Motion: Mares

Vote: Unanimous

Second: Victor

Abstaining: None

136 DIEPPE ENCLAVE – Withdraw

137 EAST SIDE TERRACE - DEFER

Staff recommendation: Defer Additional information requested.

Commission Action: Deferred

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Heisch

Abstaining: None

138 EDGEWOOD TERRACE SEC 2 PARTIAL REPLAT NO 1 - Withdraw

139 HESTER TRACT PARTIAL 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): ~~Joyce Owens~~ (did not speak/available for questions)

Motion: Mandapaka

Vote: Unanimous

Second: Sigler

Abstaining: None

140 LUXURY HIDDEN HOMES - 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): Julie Ards – opposed, Avaneil Demart – undecided, ~~Samuel Ards~~ (signed up/did not speak)

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

141 MONARCH OAKS SEC 2 PARTIAL 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): Meredith Powell – supportive

Motion: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

142 NAVAJO PLACE SEC 1 PARTIAL REPLAT NO 1 - DEFER

Staff recommendation: Defer additional information requested.

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

Speaker(s): Mikalla Hodges, applicant - supportive

Motion: Jones

Vote: Unanimous

Second: Mares

Abstaining: None

143 ROYDEN OAKS 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): Deirdre Brock, applicant – supportive

Motion: Baldwin

Vote: Unanimous

Second: Heisch

Abstaining: None

144 SOUTH PARK SEC 1 PARTIAL REPLAT NO 1 – Withdraw

145 WATERLOO CROSSING – 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: Clark
Second: Victor

Vote: Unanimous
Abstaining: None

146 WESTHAVEN PLACE - 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
Second: Porrás-Pirtle

Vote: Unanimous
Abstaining: None

147 WILFRAN PLACE PARTIAL REPLAT NO 2 – Withdraw

148 WILLOWCREEK RANCH SEC 12 – 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: Mandapaka
Second: Mares

Vote: Unanimous
Abstaining: None

D. SUBDIVISION PLATS WITH VARIANCE REQUESTS

149 APOLINAR ESTATES - 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: Jones

Vote: Unanimous
Abstaining: None

150 CROSSTIMBERS PLACE - DEFER

Staff recommendation: Defer Applicant request.

Commission Action: Deferred, per applicant’s request.

Speaker(s): None

Motion: Baldwin
Second: Jones

Vote: Unanimous
Abstaining: None

151 CYPRESS TRAILS AT BAUER LANDING SEC 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): None

Motion: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

152 DIKEMAN HISTORIC PRESERVATION ADDITION – 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: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

153 GRAND MASON GP - 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: Mandapaka

Vote: Carried

Second: Mares

Abstaining: Heisch-153

154 HORIZON AT CYPRESS SEC 1 - DEFER

Staff recommendation: Defer per Harris County (HC) Engineering.

Commission Action: Deferred

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

155 NEWPORT GROVE GP - DEFER

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Colin Davidson, applicant - support

Motion: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

156 RUSSELL PROPERTIES - DEFER

Staff recommendation: Defer per Harris County request.

Commission Action: Deferred

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

157 SAN JACINTO RIVER AND RAIL POWER FACILITY - DEFER

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

E. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

F. RECONSIDERATIONS OF REQUIREMENT

158 BEAGLE ACRES – 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: Baldwin

Abstaining: None

159 BLEU RIVIERA DRIVE STREET DEDICATION SEC 1 – GRANT AND APPROVE

Staff recommendation: 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: Jones

Abstaining: None

160 FRENCH RIVIERA DRIVE STREET DEDICATION SEC 1 - DEFER

Staff recommendation: Defer additional information requested.

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

161 FUQUA 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: Victor

Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER

G. EXTENSIONS OF APPROVAL

162	Alabama Court Tract	Approve
163	Bellfort Farms Sec 2	Approve
164	Binford Creek Sec 1	Approve
165	Bridgeland Mason Road Street Dedication Sec 7	Approve
166	Castlewood Addition Sec 3 partial replat no 1	Approve
167	Enclave at FM2920 Sec 1	Approve
168	Fellowship of Purpose Church	Approve
169	Huerta Plaza	Approve
170	LaReserva Back Ranch	Approve
171	Medical Office Park	Approve
172	Schiel Road Residential	Approve
173	Sunbeam Street Street Dedication Sec 1 and Reserve	Approve
174	Trillium Bend Lane Street Dedication Sec 1	Approve
175	Trillium Sec 1	Approve
176	Trillium Sec 2	Approve
177	Westmoor Drive Street Dedication Sec 1	Approve

H. NAME CHANGES

178	Bissonnet Street in Trillium Street Dedication and Reserves (prev. Bissonnet Street in Trillium Street Dedication Sec 2 and Reserves)	Approve
179	Legacy Park on Nanes Road GP (prev. Nanes Road GP)	Approve

I. CERTIFICATES OF COMPLIANCE

180	21900 Russell Drive	Approve
181	21330 W Memorial Drive	Approve

Staff recommendation: Approve staff’s recommendations for items 162 – 181.

Commission Action: Items 162 - 181 approved, as per staff recommendation.

Speaker(s): None

Motion: Mares

Vote: Carried

Second: Garza

Abstaining: Heisch-165

J. ADMINISTRATIVE – None

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

182 1133 E. 7TH 1/2 STREET – APPROVE

Staff recommendation: Approve

Commission action: Granted the requested variance(s) and approved the plat subject to the staff report.

Speaker(s): Fredrick Kitziger – not stated, Jennifer Curtiss, applicant/available for questions - supportive

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 13, 2023

- a. Chatwood Place Sec 3 partial replat no 1
- b. Hiford Place
- c. Little York partial replat no 3
- d. Manors on Live Oak
- e. Pinecrest Sec 7 partial replat no 1
- f. Views at Radio Road replat no 2
- g. W H Holdings Addition
- h. West 12th Street Manors

Staff recommendation: Establish a public hearing date of July 13, 2023, for item III a-h.

Commission action: Established a public hearing date of July 13, 2023, for item III a-h.

Motion: Baldwin

Vote: Unanimous

Second: Clark

Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET - DEFERRED

Staff recommendation: Approve

Commission Action: Deferred

Speaker(s): Martin Jasinski, applicant, John Cadenhead, Brian Don Carlos, Mike Chabala – supportive

Caitlin Conner, Jasmine Lee, Margott Williams, Marianne Haley, Stacie Fairchild, Austin Whitehead, Corrine Maddox, Paul Jennings, Katie Hart, Kim Mickelson – opposed

~~Fatima Hassan Ali, Bill Willis, Doris Llamas, Ronald Wesley, Stratt Poland, Taranum Kanjiyani, Vanie Houston, Xyna Bell~~ (signed up/did not speak)

Motion: Clark

Vote: Unanimous

Second: Nelson

Abstaining: None

V. PUBLIC COMMENT

Speaker(s): ~~Elizabeth Contreras~~ (signed up/did not speak), Stacie Fairchild – on Item I

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **7:40 PM**.

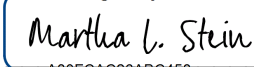
Motion: Hines

Vote: Unanimous

Second: Colvard

Abstaining: None

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Margaret Wallace Brown, Secretary