

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 16 NOVEMBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [BIT.LY/44HVXWX](https://bit.ly/44HVXWX)
PHONE: 1 936-755-1521 – MEETING ID: 968 623 283#

Call to Order at **2:36 PM** by 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, left at 4:39
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Absent
Sami Khaleeq	Present Remote at 2:57 after item 96
Lydia Mares	Present Remote
Linda Porras-Pirtle	Present at 2:50 after item 43
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Remote at 2:50 after item 43, left at 4:42 after 159
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Present Remote, left at 5:07
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 – Yolanda Woods

CHAIR'S REPORT by Martha L. Stein, Chair

DIRECTORS REPORT by Margaret Wallace Brown, Planning and Development Director, Announced Chapter 42 changes, new Livable Places provisions in Chapter 42 become effective on November 27. Information is available on the web site at Let's Talk Houston for specifics.

B.96 KEZIRA VILLAS AT CORDER – DEFERRED

Staff recommendation: Disapprove.

Commission Action: Deferred with a 30-day extension per applicants’ request.

Speaker(s): Nahom Tesfa, applicant – supportive

Motion: Alleman

Vote: Unanimous

Second: Clark

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

138 ALICE LANDING – 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: Porrás-Pirtle

Abstaining: None

139 AMUNDSEN PALMS 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): None

Motion: Clark

Vote: Unanimous

Second: Colvard

Abstaining: None

140 BARR LANDING – 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: Robins

Vote: Unanimous

Second: Mares

Abstaining: None

141 BENDERS LANDING ESTATES SEC 7 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): None

Motion: Garza

Vote: Unanimous

Second: Victor

Abstaining: None

142 BLUEBONNET 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: Viera-Bland

Vote: Unanimous

Second: Khaleeq

Abstaining: None

143 BLUEBONNET 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: Alleman

Vote: Unanimous

Second: Tahir

Abstaining: None

144 CHRISTIAN HEIGHTS – WITHDRAWN

145 DREYFUS 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): Emily Freeborn, Davida Davis – opposed

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

146 EAST LAKE HOUSTON PARKWAY AND RESERVES – DEFERRED

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

Commission Action: Deferred for three weeks.

Speaker(s): Eddie Lentz, Sharon Workman, Pam Workman, Jason Fowell, Katlyn King, applicant – opposed.

(Diana Maxwell, Erica Garcia, Amanda Holbrook, Erin Bruening, Larry Maxwell, Michael Martin, Coy Sloan, Matt Holland, John Henshaw, Dustin Gillock, Kim Gabryszwski, Patsy Hoover, Nancy Diosdado, Barry Besnecker, Ellen Everett, Jimmy Everett, John De La Passe, Jodi Lamb, Ronnie Lamb, Colleen Lees, Kimberly Thompson, Leonard Willett, Judith Willett, Cory Holbrook, Dora Garcia, Arturo Garcia, Ryan Buza, Sarah Harvey, Deanna De La Passe – did not speak, all oppose)

Motion: Clark

Vote: Unanimous

Second: Colvard

Abstaining: None

ITEMS 147 AND 148 WERE TAKEN TOGETHER

147 FIFTH WARD CHURCH OF CHRIST COMMUNITY DEVELOPMENT – DEFER

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

Commission Action: Motion to look at Item’s 147 and 148 together and not separately.

Speaker(s): Miriam Liquez, Tommy Jennings, Joselyn Ramirez, Claudia Reina – opposed; Tim Jones – supportive; Monica Fontenot-Poindexter – applicant

Motion: Baldwin

Vote: Unanimous

Second: Clark

Abstaining: None

148 FIFTH WARD CHURCH OF CHRIST RESOURCE DEVELOPMENT – DEFER

Staff recommendation: Defer Additional information requested.

Commission Action: Deferred items 147 and 148 for three weeks.

Speaker(s): Tommy Jennings, Joselyn Ramirez, Miriam Liquez – opposed

Tim Jones, Monica Fontenot-Poindexter - supportive

(Shirley Johnson, Mary Wicker-Straughter, Ashook Khan, Ash Kahn, Dorothy Brooks, Sandra Bunton, Curtis Doyle – oppose, did not speak)

Motion: Clark

Vote: Unanimous

Second: Hines

Abstaining: None

149 GOFORTH 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: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

150 KNOLL STREET CROSSING – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

151 MCWORTER – WITHDRAWN

152 RED HAW HEIGHTS – WITHDRAWN

153 SANDRA DUPLEXES REPLAT NO 1 – WITHDRAWN

154 SHAMROCK MANOR PARTIAL REPLAT NO 3 – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): Joyce Owens, applicant - supportive

Motion: Clark

Vote: Unanimous

Second: Colvard

Abstaining: None

155 SHAMROCK MANOR PARTIAL REPLAT NO 4 – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): Joyce Owens, applicant - supportive

Motion: Porrás-Pirtle

Vote: Unanimous

Second: Victor

Abstaining: None

156 SHELBURNE POINT – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): Yvonnica McCreey – opposed

Motion: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

157 SOUTHGATE PARTIAL REPLAT NO 6 – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): Michael Bonderer – support, signed up/did not speak

Motion: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

158 SYLVAN ESTATES – APPROVE

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

Commission Action: Approve the plat subject to the conditions listed.

Speaker(s): Sharon Workinan, David Jans, Andrew allemand, signed up/did not speak

Motion:

Vote: Unanimous

Second:

Abstaining: None

159 SYNOVA SEC 1 – DEFERRED

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

Commission Action: Deferred.

Speaker(s): Eddie Lentz – opposed; Sharon Workman, Jason Fowell, Andrew Allemand – positions not stated

Motion: Sigler

Vote: Unanimous

Second: Clark

Abstaining: None

160 SYNOVA SEC 5 – DEFER

Staff recommendation: Defer per Harris County Engineering.

Commission Action: Deferred

Speaker(s): Sharon Workinan, Eddie Lentz, Jason Fowell – opposed

Motion: Robins

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

161 VETERANS MEMORIAL BUSINESS PARK – 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): Jeff Boutte, Jack Shoup – position not stated.

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

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

162 BRICKYARD DEVELOPMENT – WITHDRAWN

163 EAST RIVER SEC 1 PARTIAL REPLAT NO 2 – DEFER

Staff recommendation: Defer Applicant request.

Commission Action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Garza Vote: Carried
Second: Clark Abstaining: Sigler

164 LANGHAM CREEK UTILITY DISTRICT WWTP – 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: Robins Abstaining: None

ITEMS 165 AND 166 WERE TAKEN TOGETHER.

165 NORTH PARK SOUTH GP – DEFER

166 NORTH PARK SOUTH SEC 1 – DEFER

Staff recommendation: Defer, per County.

Commission Action: Deferred.

Speaker(s): None

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

167 NORTHWEST 99 BUSINESS PARK 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: Mandapaka
Second: Clark

Vote: Unanimous
Abstaining: None

168 PARAGON PLACE – 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 conditions listed.

Speaker(s): Thayer Benson, Sarah Back, Camden Conaway, Tracy Chinnery, Dominique De Arago, Jennifer Wilpitz, Mandy De Leon, Joe Korenek, Camden Dore, Tiffany Rodriguez, Valarie Swanson – opposed

Motion: Garza
Second: Mares

Vote: Carried
Opposed: Porras-Pirtle, Victor, Sigler, Robins, Clark, Khaleeq

169 VECINO HOMES AT STONEWALL – DEFER

Staff recommendation: Defer additional information requested.

Commission Action: Deferred the application for further information.

Speaker(s): None

Motion: Garza
Second: Khaleeq

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

ITEMS 170 AND 171 WERE TAKEN TOGETHER.

170 JDS HOPFE ROAD BOTKINS ROAD AND RECREATION CENTER – 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.

171 JDS HOPFE ROAD SEC 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): None

Motion: Mandapaka
Second: Mares

Vote: Carried
Abstaining: Sigler

f. RECONSIDERATION OF REQUIREMENTS

172 SHOPPES AT SHEPHERD – 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
Second: Garza

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

173	Arzak	Approved
174	Auburn Lakes	Approved
175	Bridgeland Peek Road Street Dedication Sec 6	Approved
176	Cardiff at Westminster	Approved
177	Deroloc Addition partial replat no 2	Approved
178	Ella Commercial	Approved
179	Ella Timbergrove	Approved
180	Klein ISD Schultz Elementary School partial replat no 1	Approved
181	Rankin Park	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

182	26592 Royal Coach Lane	Approved
183	26650 Lantern Lane	Approved

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 173 – 183.**

Commission Action: Approved **G, H, and I, Items 173 – 183** per staff recommendations.

Speaker(s): None

Motion: Porrás-Pirtle
Second: Victor

Vote: Unanimous
Abstaining: None

j. ADMINISTRATIVE – None

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

184 6110 CLOVER RIDGE STREET – DENY

Staff recommendation: Deny.

Commission Action: Denied.

Speaker(s): Salvador Bueno, applicant, Lea Mullins – supportive

Motion: Garza

Vote: Unanimous

Second: Mares

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 21, 2023

- a. Ade Arc Properties
- b. Dearborn Place partial replat no 4
- c. England Village
- d. FIF Theresa Street Development
- e. Glen Manor Estates
- f. Goforth Manor
- g. Haddick Villas
- h. Lexington Green
- i. Ley Road Landing
- j. Lozier Villas First Venture
- k. Maggie Village
- l. South Court partial replat no 1
- m. Washington Terrace partial replat no 11
- n. West Bend Sec 1 partial replat no 1
- o. Westheimer Crossing

Staff recommendation: Establish a public hearing date of December 21, 2023, for Item II, a-o.

Commission action: Established a public hearing date of December 21, 2023, for Item II, a-o.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Sigler

Abstaining: None

III. PUBLIC COMMENT

IV. EXCUSE THE ABSENCE OF COMMISSIONER CLARK

Commissioner Clark was in attendance; no action was needed.

V. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **6:04 PM**.

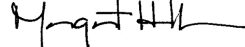
Motion: Hines

Vote: Unanimous

Second: Robins

Abstaining: None

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 Martha L. Stein, Chair

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