

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 7 DECEMBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER – PUBLIC LEVEL
MICROSOFT TEAMS - BIT.LY/44HVXWX
PHONE 1 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:30 PM** by Martha L. Stein

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present; left at 5:00 before Item II
M. Sonny Garza, Vice Chair	Present; chaired from 5:00 to end of meeting
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 at 3:26 during items 137 and 138
Kevin Robins	Present
Ian Rosenberg	Present at 2:48 during item 136
Megan R. Sigler	Present
Zafar Tahir	Present at 3:28 during items 137 and 138
Meera D. Victor	Absent
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 at 2:37 during consideration of minutes
Margaret Wallace Brown	Present; left at 3:24 during Item 137 Returned at 4:58 during item 158
Dipti Mathur, Acting Secretary	Present at 3:24 to 4:57

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR’S REPORT – Marty Stein, welcome statement, and plat announcements

DIRECTORS REPORT – Margaret Wallace Brown, Director; announced truck route plan.

APPROVAL OF MINUTES

Consideration of the November 16, 2023, Planning Commission Meeting Minutes

Action: Approved.

Motion: Baldwin

Vote: Unanimous

Second: Clark

Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-59)

b. REPLATS (60-131)

Staff recommendation: Approve **Item No’s. 1 – 131**, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Khaleeq

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s 6, 7, 12, 18, 19, 41, 87 and 101**, subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Jones

Vote: Carried

Second: Robins

Abstaining: Heisch, Sigler

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

132 AISLA HOMES MONTRIDGE – 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: Clark

Abstaining: None

133 ALICE GROVE – 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

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

134 BAKER STEEL PROPERTIES – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): Joyce Owens – available for questions

Motion: Baldwin

Vote: Unanimous

Second: Alleman

Abstaining: None

138 FIFTH WARD CHURCH OF CHRIST RESOURCE DEVELOPMENT – 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): Monica Fontenot-Poindexter, applicant; John Daniels, Leonard Patterson, Angela Knight– supportive; Delaney Luna, Jocelyn Ramirez, Sandra Buntin, Marshall Lathan, Claudia Reyna – opposed; Richard Smith with Houston Public Works

Tim Jones, Curtis Doyle – signed up/did not speak

Motion: Mares

Vote: Unanimous

Second: Clark

Abstaining: None

139 LAKESIDE VIEWS – 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): Virginia Myers, position unknown

Bridget Hensey, applicant – signed up/not speak

Motion: Porras-Pirtle

Vote: Unanimous

Second: Alleman

Abstaining: None

140 MAJESTIC 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: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

141 NORTH CHURCH RESERVE – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): John Michael Wilson, Sarah Gerdes, Teresa Smith, Cambrea Sims – opposed

Mark Granger, applicant - supportive

Jacob Floyd, Elizabeth & William Anderson, Pamela Pelton, Scott A. Ochsner, Barajas Family,

John Sims, Chuck Becker, Richard & Melanie Pane, Bruce Thomas, Potaman – signed up/did not speak

Motion: Baldwin

Vote: Unanimous

Second: Hines

Abstaining: None

142 PIPOPI 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): None

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

ITEMS 143 AND 144 WERE TAKEN TOGETHER WITH ITEM 135 ABOVE.

143 SYNOVA SEC 1 – APPROVE

144 SYNOVA SEC 5 – APPROVE

145 VAZQUEZ ESTATES ON ALASKA – DEFER

Staff recommendation: Defer further deed rests review requested.

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

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

146 WESTHAVEN ESTATES SEC 1 PARTIAL REPLAT NO 10 – 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): Jon P. Berglund, Michael Webb, Duke Dresser, Jack John Varcados, Bill Ikard - opposed

Motion: Baldwin

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

147 WESTHEIMER VIEWS – 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: Garca

Vote: Unanimous

Second: Khaleeq

Abstaining: None

148 WINNETKA VISTA – 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): Kimberly Quagin- position not stated; Dave Strickland, applicant – available for questions

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

149 ADMINISTRATION CAMPUS 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

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

150 CITY OF HOUSTON SIMS BAYOU WATER WELL NO 8 – DEFER

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Deferred for further study and review.

Speaker(s): Cynthia Rahmin, Marilyn Rayon, Leo Rayon, Angela King – opposed
Richard Smith, Houston Public Works, Perdita Chavis, District K

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

151 EAST RIVER SEC 1 PARTIAL REPLAT NO 2 - 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): Gerald Grissom, available for questions

Motion: Clark Vote: Carried
Second: Baldwin Abstaining: Heisch, Sigler

152 HARRIS COUNTY EMERGENCY SERVICE DISTRICT NO 7 – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

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

153 IAH COMMERCE 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): None

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

154 LA POTOSINA - 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: Sigler Abstaining: None

155 NORTH PARK SOUTH 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: Khaleeq

Vote: Unanimous

Second: Clark

Abstaining: None

156 NORTH PARK SOUTH SEC 1 – WITHDRAWN

157 NORTHWEST HARRIS COUNTY MUD 21 AND 22 WELL SITE NO 3 - 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): Jon Strange, applicant - supportive

Motion: Jones

Vote: Unanimous

Second: Mandapaka

Abstaining: None

158 TOWN SITE OF ALDINE PARTIAL REPLAT NO 2 – 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

159 VECINO HOMES AT STONEWALL - 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): Misty Staunton, Keith Redmond – singed up/did not speak

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

160 LEXEN COURT – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carl Sandin – signed up/did not speak

Motion: Viera-Bland

Vote: Carried

Second: Garza

Abstaining: None

g. EXTENSIONS OF APPROVAL

- | | | |
|-----|--|----------|
| 161 | Aldine ISD WW Thorne Stadium Complex | Approved |
| 162 | Bridgeland Creek Parkway Street Dedication Sec 9 | Approved |
| 163 | Bridgeland Prairie Refuge Crossing Reserve | Approved |
| 164 | Bridgeland Prairieland Crossing Street Dedication Sec 2 | Approved |
| 165 | Bridgeland Prairieland Private School Reserve | Approved |
| 166 | Harris County MUD no 406 Water Well no 3 | Approved |
| 167 | Jhakaas at Meadowlake Court | Approved |
| 168 | Q and S Enterprises LLC | Approved |
| 169 | Robins Landing Sec 2 | Approved |
| 170 | Solanna Parkland Drive and Marvelous Place Street Dedication | Approved |

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

- | | | |
|-----|----------------------|----------|
| 171 | 22991 White Oak Lane | Approved |
|-----|----------------------|----------|

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 161 – 171.**

Commission Action: Approved **Items 161 – 171** per staff recommendations.

Speaker(s): None

Motion: Khaleeq

Vote: Carried

Second: Clark

Abstaining: Heisch – 162,166,170

Sigler – 162,163,164

j. ADMINISTRATIVE

172 NEST AT PAUL QUINN – OMIT

Staff recommendation: Omit.

Commission Action: Omitted.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

^VICE CHAIR GARZA BEGAN CHAIRING.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 11, 2024

- a. Bradford Estates replat no 1
- b. Christian Heights
- c. Cotton Oaks Estates replat no 1
- d. Cresmere Place partial replat no 4
- e. Glenhaven Plaza
- f. Kentshire Place Sec 1 partial replat no 3
- g. Long Point Acres partial replat no 8
- h. McWorter
- i. Newhaven Place partial replat no 4
- j. Red Haw Heights
- k. Saint Augustine Manor
- l. Santa Rosa
- m. Shadywood partial replat no 2
- n. Shotwell Center
- o. Springdale Homes
- p. Woolworth Estates

Staff recommendation: Establish a public hearing date of January 11, 2024, for Item II, a-p.

Commission action: Established a public hearing date of January 11, 2024, for Item II, a-p.

Speaker(s): None

Motion: Alleman
Second: Khaleeq

Vote: Unanimous
Abstaining: None

III. PUBLIC COMMENT- None

IV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M Sonny Garza adjourned the meeting at **5:05 PM**.

Motion: Hines
Second: Mares

Vote: Unanimous
Abstaining: None

DocuSigned by:

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 M. Sonny Garza, Vice Chair

DocuSigned by:

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 Margaret Wallace Brown, Secretary