

**HOUSTON PLANNING COMMISSION**  
**MINUTES**  
**THURSDAY, 21 DECEMBER 2023**  
**CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT TEAMS – BIT.LY/44HVXWX**  
**PHONE: 936-755-1521 CONFERENCE ID: 968 623 283#**

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

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
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
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	<b>Absent</b>
Meera D. Victor	Present
Libby Viera-Bland	<b>Absent</b>
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present after Directors Report at 2:35
Margaret Wallace Brown, Secretary	Present

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

**LEGAL DEPARTMENT** – Kim Mickelson – Yolanda Woods

**CHAIR’S REPORT** – Martha L. Stein, welcome statements.

**DIRECTORS REPORT** – Margaret Wallace Brown, Director: 3 weeks till next commission. Year End review, present the numbers for Planning Commission and Department activity for 2023.

**APPROVAL OF MINUTES**

Consideration of the December 7, 2023 Planning Commission Meeting Minutes

Action: Approved.

Motion: Clark  
Second: Mares

Vote: Unanimous  
Abstaining: None

**I. END OF THE YEAR REPORT AND MAPPING RESOURCES**

Jennifer Ostlind: Reported on numbers and mentioned the Truck Route Plan, Mobility Study, Sidewalk Ordinance, Ch 42 Amendments, and County Partnership.

Sona Sunny: Mapping, GIS mapping resources; demonstrated how to use Houston Map Viewer. As well as our GIS Service Planning Department, Mayor’s office and 17 other departments.

**II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

- a. CONSENT SUBDIVISION PLATS (1-66)**
- b. REPLATS (67-110)**

Staff recommendation: Approve **Item No’s. 1 – 110**, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Khaleeq  
Second: Garza

Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s 5, 6, 7, 8, 9, 25, 73 and 78**, subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Mares  
Second: Porrás-Pirtle

Vote: Carried  
Abstaining: Heisch, Sigler

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**111 ADE ARC PROPERTIES – 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  
Second: Victor

Vote: Unanimous  
Abstaining: None

112 BAKER STEEL PROPERTIES – WITHDRAW

113 DEARBORN PLACE PARTIAL REPLAT NO 4 – 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): Alan White – oppose, Richard Smith with Public Works

Motion: Sigler	Vote: Unanimous
Second: Clark	Abstaining: None

114 ENGLAND VILLAGE – 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: Jones	Vote: Unanimous
Second: Heisch	Abstaining: None

115 FIF THERESA STREET DEVELOPMENT – DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): Bernice Davis, Ron Roberts – signed up/did not speak

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

116 GLEN MANOR ESTATES – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): Stephanie Collins – signed up/did not speak

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

117 GOFORTH MANOR – 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

118 HADDICK 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: Khaleeq	Vote: Unanimous
Second: Jones	Abstaining: None

119 LEXINGTON GREEN – 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

120 LEY ROAD 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: Porras-Pirtle

Vote: Unanimous

Second: Clark

Abstaining: None

121 LOZIER VILLAS FIRST VENTURE – WITHDRAW

122 MAGGIE VILLAGE – 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: Jones

Abstaining: None

123 NORTH CHURCH RESERVE – WITHDRAW

124 SOUTH COURT 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: Hines

Abstaining: None

125 VAZQUEZ ESTATES ON ALASKA – DISAPPROVE

Staff recommendation: Disapprove plat for failure meet notification.

Commission action: Disapproved.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Baldwin

Abstaining: None

126 WASHINGTON TERRACE PARTIAL REPLAT NO 11 – 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: Sigler

Abstaining: None

127 WEST BEND SEC 1 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: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

128 WESTHEIMER CROSSING – 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: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

129 AVALON SCHOOL OF MASSAGE – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Clark

Abstaining: None

130 CITY OF HOUSTON SIMS BAYOU WATER WELL NO 8 - 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): Perdita Chavis, District K, Marilyn Rayon, Liz Allen, Angela King, Eric Sanchez – applicant, Cynthia Rahmin – signed up/did not speak

Motion: Jones

Vote: Unanimous

Second: Heisch

Abstaining: None

131 CYPRESS ROSEHILL GP - GRANT AND APPROVE

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

Commission action: Granted the requested variance(s) and special exceptions and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Clark  
Second: Sigler

Vote: Unanimous  
Abstaining: None

132 GATED RENTALS CROSBY – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Garza  
Second: Mares

Vote: Unanimous  
Abstaining: None

133 HARRIS COUNTY EMERGENCY SERVICE DISTRICT No 7 – 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: Mares

Vote: Unanimous  
Abstaining: None

134 INDIAN SPRINGS SEC 4 – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Clark  
Second: Alleman

Vote: Unanimous  
Abstaining: None

135 SILVER CENTER - 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  
Second: Khaleeq

Vote: Unanimous  
Abstaining: None

**136 WISTERIA 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: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS**

**137 GRAND PRAIRIE HIGHLANDS SEC 11 - 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.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Garza

Abstaining: None

**f. RECONSIDERATIONS OF REQUIREMENT**

**138 LEXEN COURT – 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): Mary Villareal – applicant

Motion: Khaleeq

Vote: Unanimous

Second: Garza

Abstaining: None

**g. EXTENSIONS OF APPROVAL**

- 139 Anderson Lake Sec 3 Approve
- 140 Colonial Heights Approve
- 141 Greenville Estates Approve
- 142 Jackson Village Approve
- 143 Katy Islamic Center replat no 2 and extension Approve
- 144 Metro Maintenance of Way Approve
- 145 Rothwood Boat and RV Storage Approve
- 146 Shoppes at Shepherd Approve
- 147 Springwoods Village Parkway Street Dedication Sec 7 Approve
- 148 Terravista Lakes Reserves Approve

**h. NAME CHANGES**

- 149 Harris County Improvement District No 13 Lift Station No 2 (prev. Harris County Improvement District no 14 Lift Station no 2) Approve
- 150 Nettleton Estates (prev. Equitrust Development) Approve
- 151 Sunset Valley GP (prev. Bauer Road Tract GP) Approve

**i. CERTIFICATES OF COMPLIANCE**

- 152 24077 McShan Lane Approve

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 139 – 152.**

Commission Action: Approved **Items 139 – 152** per staff recommendations.

Speaker(s): None

Motion: Clark

Vote: Carried

Second: Jones

Abstaining: Heisch - 149

**j. ADMINISTRATIVE – None**

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – DEFER**

**153 3102 LE BADIE STREET – DEFER**

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): Altonette Tarrance – opposed, Hadi Maniar – applicant

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

**III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 25, 2024**

- a. Amherst Springs
- b. Augusta Addition partial replat no 7
- c. Dorchester Crossing
- d. Fairway Townhomes
- e. Golden Tree Estates at Locke Lane
- f. National Creekside Reserve on Wallisville
- g. Neyland Heights
- h. West Bend Sec 1 partial replat no 2

Staff recommendation: Establish a public hearing date of January 25, 2024, for Item III, a-h.

Commission action: Established a public hearing date of January 25, 2024, for Item III, a-h.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None



**IV. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL LOCATED AT 704 HYDE PARK BLVD. – DEFER**

Staff recommendation: Approve.

Commission action: Defer item to 25 January 2024, requested applicant to submit support letters for the application.

Speaker(s): Patty Joiner, Grant Jungeblut – applicants

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

**V. PUBLIC COMMENT – None**

**VI. ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:28 PM**.

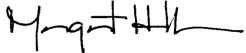
Motion: Garza

Vote: Unanimous

Second: Khaleeq

Abstaining: None

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Marty L. Stein, Chair

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Margaret Wallace Brown, Secretary