

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 30 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to order at **2:33 PM** by M. Sonny Garza, Vice Chair

| Commissioners | Quorum - Present / Absent |
|--|----------------------------------|
| Lisa M. Clark, Chair | Absent |
| M. Sonny Garza, Vice Chair | Present |
| Susan Alleman | Absent |
| Bill Baldwin | Present |
| Michelle Colvard | Present |
| Rodney Heisch | Present |
| Daimian S. Hines | Present |
| Randall L. Jones | Present |
| Sami Khaleeq | Absent |
| Lydia Mares | Absent |
| Linda Porras-Pirtle | Present |
| Kevin Robins | Present |
| Ian Rosenberg | Present |
| Megan R. Sigler | Present |
| Martha L. Stein | Absent |
| Zafar “Zaf” Tahir | Present |
| 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 |
| Jennifer Ostlind, Secretary | Present |

Ex Officio Members – Carol Lewis, Carol Haddock, Yuhayna H. Mahumd

Legal Department – Kim Mickelson – Absent, Yolanda Woods – Present

Houston Public Works – Richard Smith, Interim Director – John Brown

CHAIR’S REPORT – M. Sonny Garza, Chair - None

DIRECTOR’S REPORT – Jennifer Ostlind, Secretary, reported on a training in Spanish, Major Throughfare and Freeway Planning (MTFP) and Plat Tracker updates.

Second: Porrás-Pirtle Abstaining: None

114 FOSTER HEIGHTS

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: Jones Abstaining: None

115 HANK GARDENS

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Baldwin Vote: Unanimous
Second: Viera-Bland Abstaining: None

116 LABOURE ESTATES PARTIAL REPLAT NO 1

Staff recommendation: Defer, additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Joice Owens, applicant

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

117 LOMCREST PLACE

Staff recommendation: Defer per Council Member request.

Commission action: Defer per Council Member request.

Speaker(s): Perdita Chavis, District K; Monica Fontenot Poindexter, applicant

Motion: Baldwin Vote: Unanimous
Second: Heisch Abstaining: None

118 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 1

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: Robins Vote: Unanimous
Second: Mandapaka Abstaining: None

119 ROSEWOOD CROSSING

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: Jones

Abstaining: None

120 ROSEWOOD ESTATES PARTIAL REPLAT NO 3

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

121 ROSEWOOD VIEWS

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Porras-Pirtle

Vote: Unanimous

Second: Jones

Abstaining: None

122 TRILLIUM SEC 6 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Hines

Abstaining: None

123 VERA LOU HOMES

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Viera-Bland

Vote: Unanimous

Second: Rosenberg

Abstaining: None

124 WEST LANE ANNEX PARTIAL REPLAT NO 7

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

125 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Matt Tucker

Motion: Heisch

Vote: Unanimous

Second: Rosenberg

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

126 CITY CENTER CAPITAL LLC AT CYPRESS NORTH HOUSTON

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Robins

Abstaining: None

127 FAIRBANKS PARK

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

128 GARRETT COMPLEX

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: Heisch

Abstaining: None

129 LACEY ESTATES

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

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Colvard

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

130 DUNHAM POINTE SEC 19

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mandapaka

Vote: Carried

Second: Jones

Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

131 DOWNTOWN EASTWOOD DISTRICT

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): Andrea Vo

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Abstaining: None

132 HOLMAN ANNEX

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: Viera-Bland

Abstaining: None

g. EXTENSIONS OF APPROVAL

| | | |
|-----|----------------------------|----------|
| 133 | Anniston Sec 7 | Approved |
| 134 | Anniston Sec 8 | Approved |
| 135 | Clara Road Industrial Park | Approved |
| 136 | IMS Pro Reserve | Approved |
| 137 | Inwood North Self Storage | Approved |
| 138 | Katy Freeman Business Park | Approved |
| 139 | Khans Plaza | Approved |
| 140 | La Heritage Commons | Approved |
| 141 | McHue Place | Approved |
| 142 | Prince Pat | Approved |
| 143 | Redbud Sec 1 | Approved |
| 144 | Westpark Valley Estate | Approved |

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

| | | |
|-----|-------------------|----------|
| 145 | 24254 Jane Avenue | Approved |
|-----|-------------------|----------|

Staff recommendation: Approve staff recommendations for Items 133 – 145.

Commission Action: Approved items per staff recommendations.

Speaker(s): None

Motion: Baldwin
Second: Porrás-Pirtle

Vote: Carried
Abstaining: Heisch – 133, 134

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 27, 2024

- a. Chong Manor
- b. Estates at Carey Street
- c. Express Mart 59
- d. Maldonado Properties
- e. Marvida Sec 19 partial replat no 1
- f. Northwood Crossing
- g. Northwood Views
- h. Southampton Place partial replat no 5

Staff recommendation: Establish a public hearing date of June 27, 2024, for Item II, a-h.

Commission action: Established a public hearing date of June 27, 2024, for Item II, a-h.

Speaker(s): None

Motion: Heisch
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Robins
Second: Rosenberg

Vote: Unanimous
Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4360 ALMEDA GENOA ROAD

Staff recommendation: Defer for further study and review.

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

Speaker(s): Cathy Lewis, Deborah Hays, Alen Moden - opposed

Motion: Baldwin
Second: Sigler

Vote: Unanimous
Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3401 CANAL STREET

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Baldwin
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1414 ROSALIE STREET

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Marylene Chan, Kevin Henderson - opposed

Motion: Baldwin
Second: Viera-Bland

Vote: Carried
Abstaining: Rosenberg

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1201 WESTHEIMER ROAD

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Evan Peterson, applicant, Nathan Dictrich – supportive

Motion: Robins
Second: Colvard

Vote: Unanimous
Abstaining: None

VIII. PUBLIC COMMENT – None

IX. EXCUSE THE ABSENCE OF COMMISSIONER LYDIA MARES


Commission action: Excused.


Motion: Baldwin
Second: Heisch

Vote: Unanimous
Abstaining: None

X. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at **4:03 PM**.

DocuSigned by:

E8A562FCD1A948D...
M. Sonny Garza, Vice Chair

DocuSigned by:

51C3A0FD6F6743D...
Jennifer Ostlind, Secretary