

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 5 SEPTEMBER 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Call to Order at **2:34 PM** by Lisa M. Clark, Chair.

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Absent
Susan Alleman	Present
Bill Baldwin	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	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present at 2:54 during Item 106
Meera D. Victor	Present
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	Absent
Vonn Tran, Secretary	Present

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

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith • John Brown

DIRECTOR’S REPORT – Vonn Tran announced APA recognition, The American Planning Association (APA) Texas Chapter recognized the Planning and Development Department's Livable Places project among state’s best planning projects for 2024.

CONSIDERATION OF THE AUGUST 22, 2024, MTFP WORKSHOP AND PLANNING COMMISSION MEETING MINUTES

Commission action: Approved.

Motion: Baldwin

Vote: Unanimous

Second: Viera-Bland

Opposed: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-54)

b. REPLATS (55-102)

Staff recommendation: Approve **Item No's. 1 – 102**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations, except for **Item(s) 73**, removed for separate consideration.

Motion: Baldwin

Vote: Unanimous

Second: Victor

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s, 2, 8, 9, 10, 19, 22, and 80** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations.

Motion: Mares

Vote: Carried

Second: Porrás-Pirtle

Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

73. KATY GRAND VILLAGE SEC 1

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

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Chris Browne, applicant

Motion: Stein

Vote: Unanimous

Second: Sigler

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

103 BRISCOE FALLS SEC 6

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Granted the requested variance(s) and approve the plat.

Speaker(s): Mikalla Hodges, applicant, Harris Pratha, developer

Motion: Jones

Vote: Unanimous

Second: Sigler

Abstaining: None

104 CARIS VILLA – With concurrence of the Commission; public hearing will continue and will come back to this item.

105 CAYWOOD PLACE – Withdrawn

106 CLYBURN LANDING

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Deferred for further information and study.

Speaker(s): James Pointdexter, Carlos G. Espinoza, applicant

Motion: Rosenberg Vote: Unanimous

Second: Stein Abstaining: None

107 FELLOWSHIP ESTATE

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: Alleman Abstaining: None

108 FONDREN SOUTHWEST NORTHFIELD SEC 7 AND SEC 8 PARTIAL REPLAT NO 2 PARTIAL
REPLAT NO 1

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

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Gerald Grisson – applicant

Motion: Mares Vote: Carried

Second: Sigler Abstaining: Heisch

ITEM 104 WAS TAKEN AT THIS TIME

104 CARIS VILLA

Staff recommendation: Disapprove.

Commission action: 30 Day extension granted and deferred until October 3, 2024.

Speaker(s): Joyce Owens, applicant

Motion: Jones Vote: Unanimous

Second: Viera-Bland Abstaining: None

109 HOGAN GARDENS SQUARE

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: Victor Abstaining: None

110 HOUSTON ELECTRIC VEHICLE MONTROSE PARTIAL REPLAT NO 1

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

Commission action: Deferred.

Speaker(s): Bill Burge, applicant; Albert Vanhuff, Laura Whelan

Motion: Rosenberg

Vote: Carried

Second: Jones

Opposed: Viera-Bland, Baldwin

111 PRINCE VIEWS

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

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Orlando Perez

Motion: Stein

Vote: Unanimous

Second: Sigler

Abstaining: None

112 RESIDENCES AT AMBER – No action needed until 09/19/2024

113 TOUCHSTONE ESTATES

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: Hines

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

114 FULTON STATION APARTMENTS

Staff recommendation: Defer Applicant request.

Commission action: Deferred.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

120 SHELDON RIDGE SEC 15

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: Mares

Abstaining: None

121 WESTRAY GP

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): James Hopp, Miles West

Motion: Jones

Vote: Unanimous

Second: Tahir

Abstaining: None

122 WHITE OAK COMMERCIAL

Staff recommendation: Defer per councilmember request.

Commission action: Deferred.

Speaker(s): Randall Baxley, Jannett Montes, applicant; Michael Telo

Motion: Baldwin

Vote: Unanimous

Second: Hines

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

123 RESERVE AT BROZE ROAD

Staff recommendation: Defer, additional information requested.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

g. EXTENSIONS OF APPROVAL

124	Capital United Partners LLC	Approve
125	Highland Meadows Mobile Home Park Sec 1	Approve
126	Huffman Estates	Approve
127	Humble ISD Middle School No 11	Approve
128	Lamar Consolidated ISD Campus Complex Sec 1	Approve
129	Legacy Ranch Business Park Sec 2	Approve
130	Majestic at Harvest Green	Approve
131	Spring Park West	Approve
132	Woodland Lakes Detention Smith North	Approve

h. NAME CHANGES - None

i. CERTIFICATES OF COMPLIANCE

133	19891 Ravenwood Drive	Approve
134	25939 Peach Creek Drive	Approve

Staff recommendation: Approve staff recommendations for **Items G. 124 – 132**, and **I. 133-134**.
 Commission Action: Approved staff recommendations.
 Speaker(s): None

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

j. ADMINISTRATIVE - None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

135 601 Fairview Street
 Staff recommendation: Approve.
 Commission action: Approved.
 Speaker(s): Matthew Wheeler, applicant

Action: Baldwin	Vote: Unanimous
Second: Stein	Abstaining: None

136 3436 Meadow Lake Lane

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Jenifer Pool, applicant (available for questions)

Action: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

137 5005 Richmond Avenue

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Action: Victor

Vote: Unanimous

Second: Colvard

Abstaining: None

138 3539 Woodvalley Drive #B – Withdrawn

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 3, 2024

- a. Archer Estates
- b. Burkett Views
- c. Columbia Crossing partial replat no 1
- d. Dice Duplexes partial replat no 1
- e. Estates at West 43rd
- f. Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
- g. Hackberry Landing
- h. Harvest Green Sec 51 partial replat no 1
- i. Kentshire Place Views
- j. Lockwood Commercial Plaza
- k. Riverside Terrace Sec 6 partial replat no 3
- l. Murdock Manor partial replat no 1
- m. Sunterra Sec 58 partial replat no 1
- n. Trinity Garden Views

Staff recommendation: Establish a public hearing date for **Item II, a-n.**

Commission action: Public hearing date established.

Speaker(s): None

Motion: Viera-Bland

Vote: Unanimous

Second: Heisch

Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE AT 208 MAIN STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Sigler

Second: Stein

Vote: Unanimous

Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE APPLICATION FOR THE 100 BLOCK OF EAST 24TH STREET – MLS 865

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Second: Khaleeq

Vote: Unanimous

Abstaining: None

V. EXCUSE THE ABSENCE OF COMMISSIONERS SIGLER AND TAHIR

Commissioners Tahir and Sigler was present, no action was needed.

VI. PUBLIC COMMENT – None

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:49 PM**.

Signed by:


Lisa M. Clark, Chair

Signed by:


Vonn Tran, Secretary