

HOUSTON PLANNING COMMISSION
THURSDAY 8 FEBRUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBERS, PUBLIC LEVEL
MICROSOFT TEAMS: <https://bit.ly/3O89PuM>
PHONE: +1 936-755-1521 MEETING ID: 653 868 904#

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

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present, left at 2:43 during Item I
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Absent
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present, left at 4:19 after Item 127
Scott Cain for Commissioner James Noack	Present Remote
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. Mahmud

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR’S REPORT – Martha L. Stein recognized Margaret Wallace Brown for her time as Director and offered well wishes on her retirement. Welcomed Jennifer Ostlind, Interim Director.

DIRECTOR’S REPORT – Jennifer Ostlind, Interim Director, thanked Margaret for her leadership in the Department. Major Thoroughfare and Freeway Plan, MTFP, are underway.

APPROVAL OF MINUTES

Consideration of the January 25, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Baldwin
Second: Clark

Vote: Unanimous
Abstaining: None

ITEMS I & II WERE PRESENTED BY DIEDRE VANLANGEN WITH HOUSTON PUBLIC WORKS

I. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Motion: Victor
Second: Heisch

Vote: Unanimous
Abstaining: None

II. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT FEES

Motion: Victor
Second: Tahir

Vote: Unanimous
Abstaining: None

III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-61)

b. REPLATS (62-108)

ITEM 66 – BRIDGELANDS REGIONAL WATER PLANT AND WASTEWATER TREATMENT PLANT SITE REPLAT NO. 1 AND EXTENSION – Recommend for approval instead of deferral.

28. HOLLISTER BREEN TRACT SEC 2 – DEFER

Staff recommendation: Defer per Council Member Amy Peck.

Commission Action: Deferred.

Speaker(s): Jennifer Curtis, applicant

Motion: Garza
Second: Mares

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve **Item No's. 1 – 108**, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Garza
Second: Clark

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s 2, 8, 9, 10, 18, 19, 24, 43, and 66** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Hines
Second: Mares

Vote: Carried
Abstaining: Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

109. GIANAKE ESTATES AT ADKINS ROAD – APPROVED

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

Commission action: Approved the plat subject to the CPC 101 form conditions, with further legal considerations.

Speaker(s): Fadi Yacob – opposed

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

110. HAZARD GROVE – APPROVED

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

111. HUYNH ESTATES – APPROVED

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: Jones

Abstaining: None

112. INWOOD PINES VILLAGE PARTIAL REPLAT NO 1 - 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): James Kurt – opposed

Motion: Jones

Vote: Unanimous

Second: Clark

Abstaining: None

113. LONG POINT ACRES PARTIAL REPLAT NO 8 – APPROVED

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: Heisch

Abstaining: None

114. LOZIER VILLAS FIRST VENTURE – APPROVED

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: Clark

Abstaining: None

115. NATIONAL CREEKSIDE RESERVE ON WALLISVILLE - 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

116. RIVERSIDE TERRACE SEC 1 PARTIAL REPLAT NO 9 – APPROVED

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: Victor

Abstaining: None

117. SANTA ROSA – APPROVED

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: Mares

Abstaining: None

118. SPRINGDALE HOMES – APPROVED

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

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

Speaker(s): Wynette Comeaux – position not stated

Motion: Victor

Vote: Unanimous

Second: Clark

Abstaining: None

119. VENTURA ESTATES AT RIVERSIDE TERRACE – APPROVED

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 Westbrook – opposed

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

120 ZIKI COURT - APPROVED

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

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

Speaker(s): Loreen Parker – opposed

Motion: Victor

Vote: Unanimous

Second: Clark

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEMS 121 AND 122 WERE TAKEN TOGETHER AT THIS TIME.

121 BERGAMO 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.

122 BERGAMO SEC 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: Jones
Second: Mares

Vote: Carried
Abstaining: Heisch

123 BRICKYARD DEVELOPMENT - 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): Zach Stull, applicant; Richard Smith, Houston Public Works; Judge Sallans, Eddie Rodriguez, Carmela Estrada, Andrea Zepeda, Dana Tritico, Mike Crellin, Kristen Crellin, Ryan Simon, Cole Munger – opposed, Melinda Mleghorn, signed up/did not speak

Motion: Rosenberg
Second: Robins

Vote: Carried
Opposed: Garza and Victor

124 BW INTERESTS - 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: Viera-Bland
Second: Clark

Vote: Unanimous
Abstaining: None

ITEMS 125, 126, AND 127 WERE TAKEN TOGETHER AT THIS TIME.

125 DECKER PRAIRIE ROSEHILL GP - GRANT AND APPROVE

126 DECKER PRAIRIE ROSEHILL SEC 1 – APPROVE

127 DECKER PRAIRIE ROSEHILL SEC 2 – APPROVE

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

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

128 FRESNO ESTATES - 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: Garza

Abstaining: None

129 JASEK FARMS 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: Clark

Vote: Unanimous

Second: Baldwin

Abstaining: None

130 NEST AT PAUL QUINN – DENY

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

Commission action: Denied the requested variance(s) and disapproved the plat.

Speaker(s): None

Motion: Robins

Vote: Unanimous

Second: Mares

Abstaining: None

131 NEWPORT GROVE SEC 1 - 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: Garza

Vote: Unanimous

Second: Mandapaka

Abstaining: None

132 SANFORD FARMS 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: Jones
Second: Tahir

Vote: Unanimous
Abstaining: None

133 WASHINGTON SILVER – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Baldwin
Second: Mares

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

134 BRIDGELAND PRAIRIELAND VILLAGE GP – 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: Tahir
Second: Mandapaka

Vote: Carried
Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

135 ALMEDA GENOA ESTATES - 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: Heisch

Vote: Unanimous
Abstaining: None

ITEMS 136 AND 137 WERE TAKEN TOGETHER AT THIS TIME.

136 NORTHPARK SOUTH GP – DEFER

137 NORTHPARK SOUTH SEC 1 – DEFER

Staff recommendation: Defer additional information requested, per TxDOT.

Commission action: Deferred the applications for further information.

Speaker(s): None

Motion: Victor
Second: Robins

Vote: Carried
Opposed: Jones, Cain, Garza

g. EXTENSIONS OF APPROVAL

138	Centre Business Park replat no 2	Approved
139	Highland Development	Approved
140	International Life Change Ministries	Approved
150	Kathy Lane Development	Approved
141	Mintz Champions	Approved
142	Mitek Bammel	Approved
143	Morton Creek Ranch Sec 29	Approved
144	Oaklynn Place	Approved
145	Reserve at Silver Oaks	Approved
146	Urbana Spring	Approved
147	Centre Business Park replat no 2	Approved

h. NAME CHANGES

148	Westhaven Estates Sec 1 partial replat no 10 (prev. Westhaven Estates 1 partial replat no 10)	Approved
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i. CERTIFICATES OF COMPLIANCE

149	26646 Blackberry Lane	Approved
150	20021 Red Oak South	Approved

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 138 – 150.**

Commission Action: Approved **Items 138 – 150** per staff recommendations.

Speaker(s): None

Motion: Heisch
Second: Garza

Vote: Unanimous
Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

151 1951 LEXINGTON STREET – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Sam Teuton, Arthur Garza

Motion: Baldwin
Second: Clark

Vote: Unanimous
Abstaining: None

152 4706 N. MAIN STREET – APPROVE

Staff recommendation: Approve the development plat with variance.

Commission action: Approved the development plat with variance.

Speaker(s): None

Motion: Colvard

Vote: Unanimous

Second: Garza

Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 7, 2024

- a. Augusta Creek Sec 3 partial replat no 1
- b. Glenhaven Center
- c. Heron Lakes Estates Wastewater Treatment Plant
- d. Hidden Villas
- e. Sandalwood Sec 1 partial replat no 1
- f. Shamrock Manor partial replat no 5
- g. Woodlands Village of Carlton Woods Sec 11 partial replat no 1

Staff recommendation: Establish a public hearing date of March 7, 2024, for Item IV, a-g.

Commission action: Established a public hearing date of March 7, 2024, for Item IV, a-g.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

V. PUBLIC COMMENT –

Jennifer Curtis asked to have an overlay on the ‘My City Map’ app for Mobility Studies.

VI. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:48 PM**.

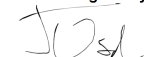
Motion: Hines

Vote: Unanimous

Second: Clark

Abstaining: None

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 Marty L. Stein, Chair

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 Jennifer Ostlind, Secretary