

**HOUSTON PLANNING COMMISSION MINUTES**  
**MAY 11, 2023**  
**CITY HALL ANNEX - COUNCIL CHAMBERS, PUBLIC LEVEL**  
**MICROSOFT TEAMS <https://bit.ly/3I1wC9n>**  
**PH. 936-755-1521, MEETING ID. 895 207 144#**

CALLED TO ORDER at **2:31 PM**, by Vice Chair Sonny Garza

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	<b>Absent</b>
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present, left after Item 141 @ 4:37
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present, left after Item IV @ 5:10
Paul R. Nelson	Present
Linda Porras-Pirtle	<b>Absent</b>
Kevin Robins	<b>Absent</b>
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present, left after Item IV @ 5:39
Meera D. Victor	Present
Libby Viera-Bland	<b>Remote</b> , left after Item II @ 4:47
Scott Cain for Commissioner James Noack	<b>Remote</b> , left after Item IV @ 5:29
Maggie Dalton for The Honorable KP George	<b>Remote</b> , left after Item J @ 4:38
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown	Present
Kimberly Mickelson, Legal	Present
Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahmud	

**EXECUTIVE SECRETARY**

Margaret Wallace Brown, Director, Planning and Development Department

**CHAIR'S REPORT** by

Sonny Garza, Vice Chair, meeting procedures.

**DIRECTOR'S REPORT** by

Margaret Wallace Brown, Director, Planning and Development Department, Bike to Work Day.

**Approval for the April 27, 2023, Planning Commission Meeting Minutes**

Commission action: Approved minutes.

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

**I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)  
(CONSENT AND REPLAT ITEMS A AND B, 1-107)**

Staff recommendation: Approve items No. **1 – 107**, subject to the CPC 101 form conditions.

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

Motion: Alleman

Vote: Unanimous

Second: Victor

Abstaining: None

Staff recommendation: Approve recommendation for items **3, 4, 8, 23, 29, 30, 56, 57, 58, 59, 60, 63, and 78** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendation.

Motion: Mares

Vote: Carried

Second: Baldwin

Abstaining: Heisch, Sigler, Mandapaka, and Dalton

**OTHER ITEMS REMOVED FOR SEPARATE CONSIDERATION: NONE**

**C. PUBLIC HEARINGS REQUIRING NOTIFICATION**

**108 ALMA LANDING - C3N - 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

**109 BEALL STREET DEVELOPMENT - C3N - DEFER**

Staff recommendation: Defer per applicant’s request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Jones

Abstaining: None

**110 COVINGTON HOMES - C3N - 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: Clark

Abstaining: None

111 DEWBERRY VILLAGE - C3N - 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  
Second: Tahir

Vote: Unanimous  
Abstaining: None

112 DUNHAM POINTE SEC 7 REPLAT NO 1 - C3N - 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  
Second: Mandapaka

Vote: Carried  
Abstaining: Heisch

113 EYF PROPERTIES - C3N - 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  
Second: Nelson

Vote: Unanimous  
Abstaining: None

114 HEIGHTS DAYCARE - C3N - 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): Gary Meyer – opposed

Motion: Baldwin  
Second: Colvard

Vote: Unanimous  
Abstaining: None

115 JACKSON HILL KIDS R KIDS - C3N - DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Tahir  
Second: Clark

Vote: Unanimous  
Abstaining: None

116 JOHNSTON GLEN - C3N - 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): Joyce Owens, applicant – supportive; Brian Reed – opposed; Richard Smith, Houston Public Works

Motion: Clark  
Second: Jones

Vote: Unanimous  
Abstaining: None

117 LANEWOOD ESTATES - C3N - DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Hines

Vote: Unanimous

Second: Alleman

Abstaining: None

118 MALIAS WAY - C3N - 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: Rosenberg

Abstaining: None

119 PEACHTREE HOMES - C3N – DEFER

Staff recommendation: Defer for legal review of deed rests pending.

Commission action: Deferred the application for further legal review.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

120 PLATINUM ESTATES - C3N - 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: Alleman

Abstaining: None

121 RUIZ PLAZA - C3N - 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: Mares

Abstaining: None

122 STERLINGSHIRE PLACE - C3N - 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: Victor

Vote: Carried

Second: Mares

Abstaining: Heisch

**D-VARIANCES**

**123 BISSONNET STREET IN TRILLIUM STREET DEDICATION SEC 2 AND RESERVES - C3P – DEFER**

Staff recommendation: Defer the application for further study.

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

Speaker(s): None

Motion: Alleman

Vote: Carried

Second: Clark

Abstaining: Dalton

**124 CONCEPT NEIGHBORHOOD ON SHERMAN - C2R - 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

Vote: Unanimous

Second: Jones

Abstaining: None

**125 CORNER AT GREENS - C2R - DEFER**

Staff Recommendation: Defer.

Commission action: Deferred per Harris County request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

**126 GRAND MASON - GP – DEFER**

Staff Recommendation: Defer per Harris County’s request.

Commission action: Deferred the application.

Speaker(s): None

Motion: Mandapaka

Vote: Carried

Second: Jones

Abstaining: Heisch

**127 HARRIS COUNTY MUD NO 506 STORM SEWER PUMP STATION NO 1 - C2 - DEFER**

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

**128 HIGH TECH MACHINE - C2 - 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: Clark

Abstaining: None

129 KESTREL ESTATES - C2 - DEFER

Staff Recommendation: Defer per applicant request.

Commission action: Deferred the application.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Mandapaka

Abstaining: None

130 MONTROSE CAR CARE - C2R - DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): Shasa Babb, Ann Miller, Hilda Knebel – opposed

Motion: Baldwin

Vote: Unanimous

Second: Colvard

Abstaining: None

131 NORTHWEST COMMERCIAL PARK - C2R – APPROVE

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

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

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Mares

Abstaining: None

132 SMS 1960 E LTD - C2 - DEFER

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Clark

Abstaining: None

133 STAR WINDOWS BUSINESS CENTER - C2R - DEFER

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

Commission action: Defer the application for more information.

Speaker(s): Melissa Lopez – applicant, Fred Mathis, Harris County Representative

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Abstaining: None

ITEMS 134 AND 135 WERE TAKEN TOGETHER

134 TOMPKINS RESERVE - GP – DEFER

135 TOMPKINS RESERVE SEC 1 - C3P – DEFER

Staff Recommendation: Defer additional information required.

Commission action: Deferred the application for additional information.

Speaker(s): None

Motion: Mares

Vote: Carried

Second: Alleman

Abstaining: Heisch

## E. SPECIAL EXCEPTIONS

### 136 AMIRA SEC 26 - C3P – 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: Mandapaka  
Second: Clark

Vote: Carried  
Abstaining: Sigler and Dalton

### 137 QUARRY ON GRANT - GP – DEFER

Staff recommendation: Defer per Chapter 42 planning standards.

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

Speaker(s): None

Motion: Mandapaka  
Second: Hines

Vote: Unanimous  
Abstaining: None

## F. RECONSIDERATION OF REQUIREMENTS

### 138 GARRETT LADIG ESTATES - C2R – 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: Alleman

Vote: Unanimous  
Abstaining: None

### 139 HIGHLAND VIEWS - C2R – 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): Anthony Richards, Amanda Mathis – opposed

Motion: Mares  
Second: Clark

Vote: Carried  
Opposed: Hines, Colvard, Viera-Bland

### 140 KELLY ESTATES - C3P - DEFER

Staff recommendation: Defer additional information required.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Jones  
Second: Clark

Vote: Unanimous  
Abstaining: None

**141 VENTANA LAKES EAST RESERVES AT PEEK ROAD SEC 1 - C3P-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 listed.

Speaker(s): None

Motion: Mandapaka

Second: Clark

Vote: Unanimous

Abstaining: None

**ITEMS G, H, AND I WERE TAKEN TOGETHER.**

**G. EXTENSIONS OF APPROVAL**

- 142 Clairmont Place Sec 1 partial replat no 6 APPROVE
- 143 Elyson Boulevard and Elyson Lakes Drive Street Dedication APPROVE
- 144 Gosling Road Car Wash APPROVE
- 143 Jones Creek Reserve at McCrary Meadows Sec 1 APPROVE
- 146 Portman Center Street East APPROVE
- 147 Portman Center Street West APPROVE
- 148 Preston Farms APPROVE
- 149 QuikTrip 7942 Addition APPROVE
- 150 Shepherd Trail Development APPROVE
- 151 Spring Valley Creek APPROVE

**H. NAME CHANGES**

- 152 Stokesbury GP (prev. Binford Road Tract GP) APPROVE

**I. CERTIFICATES OF COMPLIANCE**

- 153 18640 Kita Court APPROVE
- 154 20675 Lakeside Drive APPROVE
- 155 23376 Ivy Ridge APPROVE

Staff recommendation: Approval of all staff's recommendation for G, H and I.

Commission Action: Approved.

Speaker(s): None

Motion: Clark

Second: Jones

Vote: Carried

Abstaining: Heish & Sigler 143, Dalton 152

**J. ADMINISTRATIVE – NONE**

## K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

### 156 7846 LAURA KOPPE ROAD - APPROVE

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Speaker(s): Vicky Martin – opposed, Richard Smith, Public Works

Motion: Rosenberg

Vote: Unanimous

Second: Alleman

Abstaining: None

## II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 8, 2023

- a. Alicante partial replat no 1 and extension
- b. Allendale Townsite Section A partial replat no 8
- c. Candi Land
- d. Charlesmont Estate
- e. Charlesmont Villas
- f. Chatha Homes
- g. Dieppe Enclave
- h. East Side Terrace
- i. Edgewood Terrace Sec 2 partial replat no 1
- j. Hester Tract partial replat no 1
- k. Luxury Hidden Homes
- l. Monarch Oaks Sec 2 partial replat no 1
- m. Navajo Place Sec 1 partial replat no 1
- n. Royden Oaks partial replat no 2
- o. Westhaven Place
- p. Wilfran Place partial replat no 2
- q. Willowcreek Ranch Sec 12

Staff recommendation: Establish public hearing date of June 8, 2023, for item II a-q.

Commission action: Established per staff’s recommendation.

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

## III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 542 W. 23RD STREET - DEFER

Staff recommendation: Defer per applicant request.

Commission action: Deferred per applicant’s request.

Speaker(s): ~~William Lawrence~~ (Signed up/did not speak) - supportive

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2711 HARRISBURG AVENUE - APPROVE**

Staff recommendation: Approve per staff report.

Commission action: Deferred the application.

Speaker(s): Shatlin Naghau, applicant – supportive; Mary Zamora, Virginia Cardenas, Maria Cavanaugh - opposed

Motion: Hines

Vote: Carried

Second: Sigler

Opposed: Clark, Rosenberg, Heisch

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET**

Staff recommendation: Defer per staff report.

Commission action: Defer further study and review.

Speaker(s): Martin Jasinski, applicant – supportive; ~~Vanie Houston~~, (Signed up/did not speak), Caitlin Conner, Fatima Hassan Ali, Doris Llamas, Marianne Haley, Corinne Maddox, Stephanie Crane, - opposed

Motion: Rosenberg

Vote: Unanimous

Second: Colvard

Abstaining: None

**VI. PUBLIC COMMENT - None**

**ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at **5:58 PM.**

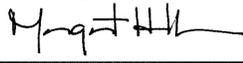
Motion: Clark

Vote: Unanimous

Second: Colvard

Abstaining: None

DocuSigned by:  
  
E8A582FC01A948D...  
Vice Chair Sonny Garza

DocuSigned by:  
  
2A61A07011A5494...  
Secretary Margaret Wallace Brown