

**HOUSTON PLANNING COMMISSION MINUTES**  
**THURSDAY, 27 JULY 2023**  
**CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT TEAMS: BIT.LY/44HVXWX**  
**PHONE: 936-755-1521 MEETING ID: 968 623 283#**

Called to Order at 2:35 PM by Chair Martha 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 Remote and left at 2:58 after item 148
Rodney Heisch	<b>Absent</b>
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	<b>Absent</b>
Paul R. Nelson	<b>Absent</b>
Linda Porras-Pirtle	Present at 3:08 during item 149
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	<b>Absent</b>
Libby Viera-Bland	<b>Absent</b>
Scott Cain for Commissioner James Noack	Present Remote
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown	Present

**Ex Officio Members** • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud  
**CHAIR'S REPORT** by Martha Stein

**DIRECTOR'S REPORT** by Margaret Wallace Brown

Briefed on Chapter 42 and the 26 proposed amendments, Council consideration and action on these ordinance amendments are anticipated to take place next month.

**APPROVAL OF MINUTES**

Consideration of the July 13, 2023, Planning Commission Meeting Minutes. Commission action: Minutes presented were approved.

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

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

**ITEMS A AND B, 1-145 WERE TAKEN TOGETHER.**

- a. CONSENT SUBDIVISION PLATS (1-80)**
- b. REPLATS (81-145)**

Staff recommendation: Approve items **No. 1 – 145**, subject to the CPC 101 form conditions.  
 Commission Action: Approved staff’s recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Items 1, 11, 30, and 58** subject to the CPC 101 form conditions. Commission Action: Approved staff’s recommendations.

Motion: Baldwin	Vote: Carried
Second: Jones	Abstaining: Sigler

**ITEMS 30 AND 58 WERE TAKEN TOGETHER AT THIS TIME.**

- 30 GRAND MASON SEC 6 - DEFER**
- 58 SILA SEC 5 - DEFER**

Staff recommendation: Defer the application per Harris County.  
 Commission action: Deferred.  
 Speaker: Andrew Lang, applicant, Mr. Mathis (Harris County)

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

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

- 146 AMENDED GOLFCREST ADDITION PARTIAL REPLAT NO 5 – 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: Jones	Abstaining: None

- 147 BLUE SKY ESTATES 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: Sigler	Vote: Unanimous
Second: Alleman	Abstaining: None

148 BROOKSHIRE GARDENS – DEFER

Staff recommendation: Defer per the Council Member’s request.

Commission action: Deferred.

Speaker(s): Tama Walker, Melvin Richardson, Maxine Keller, Judith Forbes - opposed

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

149 DUNVALE VILLAGE PARTIAL REPLAT NO 2 - 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: Porrás-Pirtle

Vote: Unanimous

Second: Clark

Abstaining: None

150 MANSFIELD OAKS – DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Disapproved.

Speaker(s): Morris Hill, Janet Sampson, Keith Anderson – opposed

Motion: Clark

Vote: Unanimous

Second: Sigler

Abstaining: None

151 MCDUFFIE TERRACE – 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: Alleman

Abstaining: None

152 RESIDENCIES ON TYLER – 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: Tahir

Abstaining: None

153 SHADYVILLA ADDITION NO 2 PARTIAL REPLAT NO 10 – 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: Baldwin

Abstaining: None

154 SHADYVILLA ADDITION NO 2 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: Porras-Pirtle

Vote: Unanimous

Second: Robins

Abstaining: None

155 WILFRAN PLACE PARTIAL REPLAT NO 2 – 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

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

156 BECKENDORFF PLACE – DEFER

Staff recommendation: Defer Harris County Engineering Office request.

Commission action: Deferred application per Harris County’s request.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

157 BRIDGELAND CREEKLAND VILLAGE 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: Mandapaka

Vote: Carried

Second: Clark

Abstaining: Sigler

158 DAVIS WORLD – DEFER

Staff recommendation: Defer Additional information requested.

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

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Alleman

Abstaining: None

**159 ESTATES AT MALLOW PLACE - 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  
Second: Garza

Vote: Unanimous  
Abstaining: None

**ITEMS 160 AND IV WERE TAKEN TOGETHER AT THIS TIME.**

**160 HYDE PARK HOTEL – DEFER**

**IV. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD**

Staff recommendation: Defer for further study and review.

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

Speaker(s): Patricia Joiner, applicant; Charles Snail - support; Ethan Michelle Gants, Clayton Roberts, Robert Gutthart, Steve Longmire – opposed; Alex Spike – position not stated  
Emily Klein, Kriste Reimers, Ted Powell, Charles Lucey – opposed, signed up/did not speak  
Karen Brohn – support, signed up/did not speak

Motion: Baldwin  
Second: Clark

Vote: Unanimous  
Abstaining: None

**161 LEY ROAD BUSINESS PARK - 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 with landscape buffer as required in Chapter 33.

Speaker(s): Mary Villareal, applicant, Hector Rodriguez, staff, Katrina Carn – opposed, signed up/did not speak

Motion: Clark  
Second: Jones

Vote: Unanimous  
Abstaining: None

**162 MILLENNIUM TRACE - 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: Garza

Vote: Unanimous  
Abstaining: None

163 POUNDBURY 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: Alleman  
Second: Clark

Vote: Unanimous  
Abstaining: None

164 TWILIGHT PARK REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested.

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

Speaker(s): None

Motion: Clark  
Second: Sigler

Vote: Unanimous  
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

165 CAPITAL WESTVIEW NEW CANEY - 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: Cain  
Second: Clark

Vote: Unanimous  
Abstaining: None

166 MARKET AT THE GROVES – 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 variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka  
Second: Clark

Vote: Unanimous  
Abstaining: None

167 TAVENOR CROSSING – DEFER

Staff recommendation: Defer for notice.

Commission action: Deferred

Speaker(s): None

Motion: Porrás-Pirtle

Second: Alleman

Vote: Unanimous

Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

168	Arthur Villas	Approved
169	De Soto Village	Approved
170	Dellrose Sec 18	Approved
171	Everstead at Grand Parkway	Approved
172	Grand Mission Estates Sec 31	Approved
173	MC Rye Katy	Approved
174	North Eldridge Business Park replat and extension	Approved
175	Park at Anserra Sec 3	Approved
176	Park at Anserra Sec 4	Approved
177	Quartet Development	Approved
178	Reserve at Bridge Creek Terrace	Approved
179	Sheldon Ridge Sec 13	Approved
180	Unity Childrens Home	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

181	24145 Enloe Road	Approved
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Staff recommendation: Approve staff’s recommendations for Items 168 – 181.

Commission Action: Items 168 – 181 approved, per staff recommendation.

Speaker(s): None

Motion: Baldwin

Second: Alleman

Vote: Carried

Abstaining:

j. ADMINISTRATIVE – None

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

182 3202 CUSHING STREET – APPROVE

Staff recommendation: Approve

Commission action: Approved

Speaker(s): None

Motion: Clark

Second: Alleman

Vote: Unanimous

Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 24, 2023**

- a. CRAIG WOODS PARTIAL REPLAT NO 39
- b. EMERALD MEADOWS SEC 2
- c. ESTATES ON AREBA
- d. NORTH BRYAN PARK REPLAT NO 1
- e. SOUTHGATE PARTIAL REPLAT NO 4
- f. WESTHAVEN ESTATES SEC 2 PARTIAL REPLAT NO 12
- g. WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1
- h. WINNEKTA ESTATES

Staff recommendation: Establish a public hearing date of August 24, 2023, for item II a-h.

Commission action: Established a public hearing date of August 24, 2023, for item II a-h.

Motion: Sigler

Second: Garza

Vote: Unanimous

Abstaining: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1619 N. SHEPHERD DRIVE**

Staff recommendation: Defer for notice.

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

Speaker(s): None

Motion: Baldwin

Second: Tahir

Vote: Unanimous

Abstaining: None

**IV. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL VARIANCE AT 704 HYDE PARK BOULEVARD**

Item IV. was taken with Item 160 above.

**\*NOTE: (NOT POSTED ON AGENDA)**

EXCUSE THE ABSENCES OF COMMISSIONER PAUL NELSON.

Motion: Garza

Second: Clark

Vote: Unanimous

Abstaining: None



**V. PUBLIC COMMENT**


Stephanie Mendoza commented on item 166, supportive of cul-de-sacs.

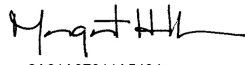
**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:20 PM**.

Motion: Clark  
Second: Rosenberg

Vote: Unanimous  
Abstaining: None

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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary