

**HOUSTON PLANNING COMMISSION MINUTES**  
**THURSDAY, 24 AUGUST 2023**  
**CITY HALL ANNEX - CITY COUNCIL CHAMBER, PUBLIC LEVEL**  
**MICROSOFT TEAMS: [bit.ly/44HVXwX](https://bit.ly/44HVXwX)**  
**PHONE: 1 936-755-1521 MEETING ID: 968 623 283#**

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

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	<b>Absent</b>
Susan Alleman	<b>Absent</b>
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	<b>Absent</b>
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	<b>Absent</b>
Ian Rosenberg	Present Remote
Megan R. Sigler	Present
Zafar Tahir	Present at 2:58 during Item 135
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:40 during Item I
Margaret Wallace Brown, Secretary	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT by Martha L. Stein

DIRECTOR'S REPORT by Margaret Wallace Brown, who reported that David Fields is new Deputy Director and that there is an additional Major Thoroughfare and Freeway Plan meeting.

**APPROVAL OF MINUTES**

Consideration of the August 10, 2023, Planning Commission Meeting Minutes

Commission Action: Approved

Motion: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

**I. JULY 2023 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES (Nikkia Thomas)**

Staff recommendation: Accept recommendation per staff report and forward to City Council.  
Commission action: Accepted recommendation per staff report and forwarded to City Council.  
Speakers: None

Motion: Nelson  
Second: Victor  
Vote: Unanimous  
Abstaining: None

**II. JULY 2023 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (Nikkia Thomas)**

Staff recommendation: Accept recommendation per staff report and forward to City Council.  
Commission action: Accepted recommendation per staff report and forwarded to City Council.  
Speakers: None

Motion: Nelson  
Second: Clark  
Vote: Unanimous  
Abstaining: None

ITEMS A AND B, 1-131 WERE TAKEN TOGETHER.

**ITEM 61, TEXAS TOY BOX STORAGE BRIDGELAND**

Staff recommendation was changed from approve to defer.

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

- a. CONSENT SUBDIVISION PLATS (1-71)
- b. REPLATS (72-131)

Staff recommendation: Approve **Item No's. 1 – 131**, subject to the CPC 101 form conditions.  
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Baldwin  
Second: Porrás-Pirtle  
Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve recommendations for **Item No's. 2, 3, 10, 18, 19, 23, 32, 34, 35, 36, 57, 107, and 130** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Mares  
Second: Viera-Bland  
Vote: Carried  
Abstaining: Sigler and Heisch

- c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

132 [BONNER ENCLAVE PARTIAL REPLAT NO 1 AND EXTENSION – DEFER](#)

Staff recommendation: Defer applicant request.

Commission Action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Clark

Abstaining: None

133 [CRAIG WOODS PARTIAL REPLAT NO 39 – 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): Eddy Perdana – opposed

Motion: Sigler

Vote: Unanimous

Second: Clark

Abstaining: None

134 [EMERALD MEADOWS SEC 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: Porrás-Pirtle

Vote: Unanimous

Second: Victor

Abstaining: None

135 [ESTATES ON AREBA – 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): Debra Daigle Washington, Clinton Washington - opposed

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

136 [GRAND WEST SEC 2 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): None

Motion: Viera-Bland

Vote: Unanimous

Second: Clark

Abstaining: None

137 [NORTH BRYAN PARK REPLAT NO 1 – DEFER](#)

Staff recommendation: Defer Additional information requested.

Commission Action: Deferred the application for further information.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Baldwin

Abstaining: None

138 SECOND REPLAT OF JOHN DREAPER PLACE SEC 1 PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer for further study and review.

Commission action: Deferred the application for further information.

Speaker(s): Raj Parikh, applicant - supportive

Motion: Hines

Vote: Unanimous

Second: Nelson

Abstaining: None

139 SINGH ESTATE – GRANT AND APPROVE

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

Commission Action: Pause consideration of the item to later in the meeting.

Motion: Sigler

Vote: Unanimous

Second: Baldwin

Abstaining: None

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

Speaker(s): Mark Cavazos – opposed

Motion: Clark

Vote: Unanimous

Second: Baldwin

Abstaining: None

140 SOUTHGATE PARTIAL REPLAT NO 4 – 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): Joyce Owens, applicant – supportive

Motion: Baldwin

Vote: Unanimous

Second: Clark

Abstaining: None

141 WESTHAVEN ESTATES SEC 2 PARTIAL REPLAT NO 12 – 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: Clark

Abstaining: None

142 WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer Additional information requested and further Legal review.

Commission action: Deferred, additional information requested with further Legal review.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Abstaining: None

143 WINNETKA ESTATES – 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): Carlos G. Espinoza, applicant – supportive; Robert Veazie - opposed

Motion: Clark

Vote: Unanimous

Second: Sigler

Abstaining: None

ITEM 139, SINGH ESTATE, was considered further at this time.

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

144 AMIRA WEST 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: Porras-Pirtle

Vote: Carried

Second: Viera-Bland

Abstaining: Sigler

145 BECKENDORFF 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: Mandapaka

Vote: Unanimous

Second: Hines

Abstaining: None

146 CORNELIUS RICHMOND – 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: Tahir

Vote: Unanimous

Second: Victor

Abstaining: None

147 DAVIS WORLD – DEFER

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

Commission action: Deferred the application for 30 days as requested in writing.

Speaker(s): Carlos G. Espinoza, applicant; Bill Johnson, Von Davis – supportive of the application.

Motion: Viera-Bland

Vote: Unanimous

Second: Clark

Abstaining: None

148 KATY ISD ELEMENTARY No 48 – DEFER

Staff recommendation: Defer Additional information requested.

Commission Action: Deferred the application for further information.

Speaker(s): None

Motion: Clark  
Second: Heisch

Vote: Unanimous  
Abstaining: None

149 OLYMPIA FIELDS 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Hines  
Second: Clark

Vote: Unanimous  
Abstaining: None

150 SHELDON RIDGE 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Tahir  
Second: Mandapaka

Vote: Unanimous  
Abstaining: None

151 TWILIGHT PARK 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 and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Baldwin  
Second: Sigler

Vote: Unanimous  
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

152 EDGEWOOD VILLAGE EAST GP – GRANT AND APPROVE

Staff recommendation: Grant the requested special exception and approve the plat subject to the conditions listed.

Commission Action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT – None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

153	Bauer Sunlight Corner	Approved
154	Brooke Smith at Compean	Approved
155	Crosby Farms Sec 3	Approved
156	Ella Grovewood	Approved
157	Elyson Exchange View	Approved
158	Falcon Ranch Sec 1	Approved
159	Grand Prairie Sec 7	Approved
160	Grand Prairie Sec 8	Approved
161	Grove Oaks AHC	Approved
162	Harris County Toll Road Authority Northeast EZ Tag Facility	Approved
163	Harris Health System Casa de Amigos	Approved
164	Intercontinental Crossing Annex	Approved
165	Kentshire Place Sec 2 partial replat no 1	Approved
166	OLO Spring Cypress Reserves	Approved
167	Olympia Fall Sec 4	Approved
168	Rio Real Estate	Approved
169	Rosewood Estates partial replat no 2	Approved
170	Royal Pines Sec 1	Approved
171	Royal Pines Sec 2	Approved
172	Royal Pines Sec 3	Approved
173	Story Tract Sec 5	Approved
174	Story Tract Sec 6	Approved

h. NAME CHANGES

175	Creekwood Crossing Sec 1 (prev. Bradbury Forest Sec 12)	Approved
176	Sila Drive Entry Reserve (prev. Sila Reserve Sec 1)	Approved

i. CERTIFICATES OF COMPLIANCE – None

177	20483 Canterbury Lane	Approved
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Staff recommendation: Approve staff recommendations for items 153 – 177.

Commission Action: Items 153 – 177 were approved per staff recommendations.

Speaker(s): None

Motion: Victor

Vote: Carried

Second: Mares

Abstaining: Sigler 159 and 160; Heisch 157 and 176

j. ADMINISTRATIVE - None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

178 1435 HEWITT DRIVE – DEFER

Staff recommendation: Defer per applicant’s request.

Commission Action: Deferred.

Speaker(s): None

Motion: Baldwin  
Second: Sigler

Vote: Unanimous  
Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 21, 2023

- a. Brick and Stone at Lydia partial replat no 2
- b. Cano Estates at Cochran Street
- c. City of Houston Sharpstown Water Well no 5
- d. Lucky Gardens replat no 1
- e. New Orleans Street Estates
- f. Noel Place
- g. Patton Park partial replat no 1
- h. Second Amended Map of Live Oaks partial replat no 2

Staff recommendation: Establish a public hearing date of September 21, 2023, for items IV a-h.

Commission action: Established a public hearing date of September 21, 2023, for items IV a-h.

Motion: Heisch  
Second: Clark

Vote: Unanimous  
Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 5715 ALMEDA ROAD – APPROVE

Staff recommendation: Approve.

Commission Action: Approved per staff report.

Speaker(s): Joseph Green, applicant, Kidd Ellis, owner - supportive

Motion: Hines  
Second: Mares

Vote: Unanimous  
Abstaining: None

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF RIVERSIDE TERRACE SUBDIVISIONS– MLS 831

Staff recommendation: Forward application to City Council for approval.

Commission Action: Approved forwarding the application to City Council per staff report, and with a modified boundary.

Speaker(s): Honorable David M. Medina, Lincoln Chen, Ricardo Rodriguez - opposed; Russell H. Jackson, Terrell Jean, Rudolph Pierson, Rosalie Johnson Buggs, Joann Crull, applicant, LaTonya Love, Kimberly Phillips – supportive

Motion: Baldwin  
Second: Tahir

Vote: Unanimous  
Abstaining: None



**VII. PUBLIC COMMENT - None**

**VIII. EXCUSE THE ABSENCES OF PORRAS-PIRTLE**


Commission action: No action needed or taken.

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:32 PM**.

Motion: Clark  
Second: Heisch

Vote: Unanimous  
Abstaining: None

DocuSigned by:  
  
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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary