

HOUSTON PLANNING COMMISSION
THURSDAY 22 FEBRUARY 2024
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [HTTPS://BIT.LY/3O89PuM](https://bit.ly/3O89PuM)
PHONE: 936-755-1521 MEETING ID: 653 868 904#

Call to Order at **2:34 PM** by Martha L. Stein, Chair

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark, Vice Chair	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:37 after approval of minutes
Jennifer Ostlind, Secretary	Present

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

Legal Department – Kim Mickelson – Yolanda Woods

Chair's Report – Appointed Lisa Clark as Vice Chair for today's meeting in the absence of Sonny Garza.

Director's Report – Jennifer Ostlind, Secretary and Interim Director of Planning and Development Department. Announced mandatory pre-submittal conference with staff is still available till tomorrow (02-23.), Application submittal period – opened January 8 and closes March 1, and public comment period – is May 13 to July 5, 2024.

APPROVAL OF MINUTES

Consideration of the February 8, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Khaleeq
Second: Heisch

Vote: Unanimous
Abstaining: None

- I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**
 - a. CONSENT SUBDIVISION PLATS (1-60)**
 - b. REPLATS (61-106)**

ITEM 85 – MILANO ON MILBY – Change in staff recommendation form deferred to approval from the CPC 101 form conditions.

ITEM 30 – HOLLISTER BREEN TRACT SEC2

Staff recommendation: Approve
Commission action: Approved staff recommendation.
Speaker(s): Eileen Egan – supportive

Staff recommendation: Approve **Item No’s. 1 – 106**, subject to the CPC 101 form conditions.
Commission Action: Approved staff’s recommendations, except for items removed for separate consideration.
Speaker(s): None

Motion: Clark
Second: Jones

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s 2, 7, 8, 13, 15, 17, 18, 19, 20, 26, and 84** subject to the CPC 101 form conditions.
Commission Action: Approved staff’s recommendations.

Motion: Victor
Second: Mares

Vote: Carried
Abstaining: Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

107 CASTANIE FREEDMANTOWN 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): Mary Villareal – applicant

Motion: Clark
Second: Alleman

Vote: Unanimous
Abstaining: None

108 CLAIRBORNE 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): Cynthia Gatlin – opposed

Motion: Sigler

Vote: Unanimous

Second: Robins

Abstaining: None

109 FOLKSTONE COURT – 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: Mares

Abstaining: None

110 MARTINEZ ESTATES AT WELDON – DEFER

Staff recommendation: Defer per applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Mandapaka

Abstaining: None

111 PROVIDENCE NORTHEAST – 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

112 ROSEWOOD ESTATES SEC 2 PARTIAL REPLAT NO 6 – 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: Khaleeq

Abstaining: None

113 STAR PLUS CENTER - 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: Heisch

Vote: Unanimous

Second: Robins

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

114 BAUER 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.

Speaker(s): None

Motion: Mandapaka
Second: Clark

Vote: Unanimous
Abstaining: None

115 CALI TRUCKS XPRESS – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): Joyce Owens, available for questions

Motion: Mares
Second: Alleman

Vote: Unanimous
Abstaining: None

116 MESA VISTA 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): Rosalyne Taylor – applicant

Motion: Clark
Second: Robins

Vote: Unanimous
Abstaining: None

117 WASHINGTON SILVER - 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: Robins
Second: Mares

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

ITEMS 118 AND 119 WERE TAKEN TOGETHER AT THIS TIME.

118 NORTH PARK SOUTH GP - GRANT AND APPROVE

119 NORTH PARK SOUTH 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: Tahir
Second: Clark

Vote: Unanimous
Abstaining: Carried

g. EXTENSIONS OF APPROVAL

120	Bartlett Road Corner Reserve	Approved
121	Boudreaux Business Park	Approved
122	Bridgeland Prairieland Village Sec 29	Approved
123	Buffalo Bayou Lighthouse	Approved
124	Carpenters Logistics Center	Approved
125	Christus St Catherine Hospital Reserve A partial replat no 1	Approved
126	Fort Bend ISD Madden School	Approved
127	Indian Springs Sec 2	Approved
128	Katy Fort Bend Business Park Sec 1	Approved
129	Khoury Landing	Approved
130	Mach Industrial Park	Approved
131	Madeer Enterprises Doerre	Approved
132	Primrose Aliana	Approved
133	Trails Sec 5	Approved
134	Trails Sec 6	Approved
135	Trails Sec 7	Approved
136	Trails Sec 8	Approved
137	Trails Sec 9	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

138	25251 Sorters Road	Approved
139	25220 Blue Jay Lane	Approved

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 120 – 139.**

Commission Action: Approved **Items 120 – 139** per staff recommendations.

Speaker(s): None

Motion: Sigler
Second: Mares

Vote: Carried
Abstaining: Heisch 122, 124, 132

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 1701 HAVER STREET – DEFER

Staff recommendation: Defer

Commission action: Deferred per staff recommendation.

Speaker(s): Diego Tano, Ameena Pervez - applicant; Ben Suscavage – position not stated; JR Davis, Trevor Jefferies, Barbara Davis, Shirley Jeffries – opposed

Motion: Khaleeq

Vote: Unanimous

Second: Tahir

Abstaining: None

141 1951 LEXINGTON STREET – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): Art Garza, supportive

Motion: Mares

Vote: Unanimous

Second: Clark

Abstaining: None

142 3841 MEADOW LAKE LANE – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Alleman

Abstaining: None

143. 5803 NAVIGATION BOULEVARD – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): Baldemar Gonzalez

Motion: Khaleeq

Vote: Carried

Second: Mares

Abstaining: Rosenberg

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 21X, 2024

- a. Oak Forest Sec 1 partial replat no 6
- b. Richland Drive Estates
- c. Riverside Grove
- d. Saint Augustine Landing
- e. Sundus and Fatima Enterprises
- f. Wycliffe Townhomes

Staff recommendation: Establish a public hearing date of March 21, 2024, for Item II, a-f.

Commission action: Established a public hearing date of March 21, 2024, for Item II, a-f.

Speaker(s): None

Motion: Heisch
Second: Clark

Vote: Unanimous
Abstaining: None

III. PUBLIC COMMENT

Commissioner Rosenberg made a comment regarding item 143. Commissioner Tahir and Commissioner Victor had questions regarding residential short-term rentals.

IV. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN AND PORRAS-PIRTLE

Commissioner Alleman was present.

Commissioner Porras- Pirtle absences were excused.

Motion: Alleman
Second: Colvard


Vote: Unanimous
Abstaining: None


V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:02 PM**.

Motion: Clark
Second: Alleman

Vote: Unanimous
Abstaining: None

DocuSigned by:

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Marty L. Stein, Chair

DocuSigned by:

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Jennifer Ostlind, Secretary