

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 16 MAY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to Order at **2:33 PM** by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Absent
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. Mahumd

Legal Department – Kim Mickelson – Yolanda Woods

Houston Public Works – Richard Smith, Interim Director – John Brown

CHAIR’S REPORT – Lisa Clark, Chair - None

DIRECTOR’S REPORT – Jennifer Ostlind, Secretary, reported Plat Tracker payments will be temporarily unavailable from May 24 – May 30 due to the new payment provider system; see web page for alternative payment options. May is bike month. On Wednesday June 5, City is holding a Livable Places Workshop in Spanish, remote only.

APPROVAL OF MINUTES

Consideration of the May 2, 2024 Planning Commission Meeting Minutes

Action: Approved as presented.

Motion: Khaleeq

Vote: Unanimous

Second: Garza

Abstaining: None

CONSIDERATION OF SPEAKER’S PROCEDURES AND GUIDELINES

The Speaker’s Procedures and Guidelines were approved at the earlier Planning Commission Major Thoroughfare and Freeway Plan Meeting.

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-57)

CONSENT SUBDIVISION PLATS, FROM MAY 2ND AGENDA (7-14)

b. REPLATS (58-103)

Staff recommendation: Approve Item No’s. 1 – 57 from current Agenda and Item No.’s 7 – 14 from May 2nd Agenda, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

Staff recommendation: Approve staff recommendations for Section A, Item No.’s 2, 4, 5, and 13, subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Porrás-Pirtle

Vote: Carried

Second: Baldwin

Abstaining: Heisch

Staff recommendation: Approve Section B, Item No’s. 58-103 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

Vote: Unanimous

Second: Baldwin

Abstaining: None

24 JDS HOPFE TRACT SEC 5

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

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

Speaker(s): Jennifer Curtis, applicant

Motion: Baldwin

Vote: Unanimous

Second: Sigler

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

104 BAKER STEEL PROPERTIES

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: Hines	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

105 BELLE TERRE

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: Jones	Abstaining: None

106 BYWOOD OASIS

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: Unanimous
Second: Alleman	Abstaining: None

107 ESTATES AT LYNNFIELD STREET – WITHDRAWN

108 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 1

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Joyce Owens, applicant

Motion: Baldwin	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

109 PARK STREET VISTA

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

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

Speaker(s): Robert Arnett, Len Walker – position not stated

Motion: Khaleeq	Vote: Unanimous
Second: Alleman	Abstaining: None

110 ROSEWOOD ESTATES PARTIAL REPLAT NO 3

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

111 STNL HAWKSVIEW

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: Porras-Pirtle

Abstaining: None

112 UPTOWN DISTRICT PARTIAL REPLAT NO 1

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: Sigler

Abstaining: None

113 VAZQUEZ ESTATES ON ALASKA

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

114 BRIDGELAND CENTRAL SEC 7

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): Katy Harris, applicant

Motion: Mandapaka

Vote: Carried

Second: Alleman

Abstaining: Heisch

115 BRIDGELAND CENTRAL SEC 9

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): Katy Harris, applicant

Motion: Mandapaka

Vote: Carried

Second: Sigler

Abstaining: Heisch

116 LACEY ESTATES

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

117 MANSFIELD TERRACE

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: Stein

Abstaining: None

118 PARK 3A DEVELOPMENT

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: Heisch

Abstaining: None

119 RETREAT AT GUMMERT

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

120 HEIGHTS EATS

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): Lisa Cari, James Walker – opposed

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

121 HOLMAN ANNEX

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Stein

Vote: Unanimous

Second: Jones

Abstaining: None

122 JASEK FARMS GP

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

Vote: Unanimous

Second: Mandapaka

Abstaining: None

g. EXTENSIONS OF APPROVAL

- 123 Bourgeois Warehouses Approve
- 124 Crosby Farms Sec 4 Approve
- 125 Dellrose Sec 19 Approve
- 126 Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension Approve
- 127 Garden Trails Approve
- 128 Greensbrook Sec 1 partial replat no 1 Approve
- 129 Hemmat Kuykendahl Road Development Approve
- 130 Hidayah Properties LLC Approve
- 131 Mills Branch Drive Street Dedication and Reserves Approve
- 132 Pastelitos Cafe Approve
- 133 Polk Park Approve

- | | | |
|-----|-----------------------------------|---------|
| 137 | Precision Glass Industries Campus | Approve |
| 135 | Reserves at Ella | Approve |
| 136 | Territory at Spring Stuebner | Approve |
| 137 | Views at Abernathy Street | Approve |

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

Staff recommendation: Approve staff recommendations for Items 123 – 137.

Commission action: Approved Items 123 – 137 per staff recommendations.

Speaker(s): None

Motion: Stein	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138 3505 N. MAIN STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

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

139 8127 VENUS STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

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

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 13, 2024

- a. Amherst Springs
- b. Blanco Estates
- c. Fellowship Estate
- d. FL Tucker Long Drive
- e. Green Oaks on Beckley replat no 1

- f. Kerala Hindu Society at Minetta Street
- g. Newhaven Estates
- h. Rice Sterlingshire Avenue Development
- i. Southland Villas
- j. Sunny Mallow replat no 1
- k. Synova Sec 5
- l. Temple Terrace Addition partial replat no 3

Staff recommendation: Establish a public hearing date of June 13, 2024, for Item II, a-l.

Commission action: Established a public hearing date of June 13, 2024, for Item II, a-l.

Speaker(s): None

Motion: Garza
Second: Khaleeq

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR 1905 BRITTMORE ROAD

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Stein
Second: Baldin

Vote: Unanimous
Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 EASTWOOD STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): Luke Fry, applicant

Motion: Robins
Second: Khaleeq

Vote: Carried
Opposed: Hines

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1414 ROSALIE STREET

Staff recommendation: Defer at the applicant’s request.

Commission action: Deferred per applicant’s request.

Speaker(s): Mary Villareal, applicant; Roberto Alas, Shantaine Mann, Kelly Reynolds, Timothy Aramburo, Kevin Henderson, Marilyn Chan, Josh Alviar – opposed

Motion: Rosenberg
Second: Khaleeq

Vote: Unanimous
Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1201 WESTHEIMER ROAD

Staff recommendation: Defer per Councilmember's request.

Commission action: Deferred.

Speaker(s): Lisa Brown, applicant; Krista Comer, Jose Aranda – opposed

Motion: Hines

Vote: Unanimous

Second: Tahir

Abstaining: None

VII. PUBLIC COMMENT

Speaker(s): Evan Peterson talked about his company's development on Tower Theater and mentioned working with neighbors on parking on Montrose.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:44 PM**.

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Lisa M. Clark, Chair

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Jennifer Ostlind, Secretary