

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY 19 OCTOBER 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS: [BIT.LY/44HVXWX](https://bit.ly/44HVXWX)
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2: 34 PM** by M. Sonny Garza, Vice Chair

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Absent
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porrás-Pirtle	Present Remote at 3:11 during Item I
Kevin Robins	Absent
Ian Rosenberg	Absent
Megan R. Sigler	Absent
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	Present Remote
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR’S REPORT – Acting Chair Sonny Garza recognized new Commissioner Sami Khaleeq and thanked outgoing member Paul Nelson. The Platting Workshop registration is still open.

Council Member Tiffany Thomas with District F addressed the Commission.

DIRECTORS REPORT by Margaret Wallace Brown

APPROVAL OF MINUTES

Consideration of the September 21, 2023, Planning Commission Major Thoroughfare and Freeway Plan Amendment Requests Recommendation/Action Meeting and October 5, 2023, Planning Commission Meeting Minutes.

Action: Approved.

Motion: Mares
Second: Tahir

Vote: Unanimous
Abstaining: None

I. PRESENTATION OF DRAFT CITYWIDE TRUCK ROUTE PLAN ORDINANCE

Report was made by staff member Muxian Fang. No action was taken.

II. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-52)

b. REPLATS (53-102)

20. DURLOY VILLAS – DEFER

Staff recommendation: Defer per Council Members request.

Commission action: Deferred.

Speaker(s): Perdita Chavis, Chief of Staff for District K

Staff recommendation: Approve **Item No’s. 1 – 102**, subject to the CPC 101 form conditions.

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

Motion: Victor
Second: Tahir

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item No.’s 7, 8, 9, 20, 23, 31, and 40** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Jones
Second: Mares

Vote: Carried
Abstaining: Heisch and Dalton

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

103 ADE PROPERTIES - WITHDRAW

104 ALBION TOWNHOMES - 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): Jane Greaves – opposed

Motion: Mares
Second: Khaleeq

Vote: Unanimous
Abstaining: None

105 BRICK AND STONE AT LYDIA 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: Heisch	Vote: Unanimous
Second: Jones	Abstaining: None

106 CASA MAYA – 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: Alleman	Vote: Unanimous
Second: Victor	Abstaining: None

107 COTTON OAKS ESTATES REPLAT NO 1 – WITHDRAWN

108 CRAIG WOODS PARTIAL REPLAT NO 40 – 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: Khaleeq	Abstaining: None

109 EULA REALTY GROUP WOODLYN – 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: Unanimous
Second: Heisch	Abstaining: None

110 EVERGLADE 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): None

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

111 FOSTER PLACE PARTIAL REPLAT NO 38 – 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

112 FOSTER PLACE 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): None

Motion: Victor

Vote: Unanimous

Second: Tahir

Abstaining: None

113 HEIGHTS MOBIL CAR CARE – 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: Colvard

Abstaining: None

114 MORSE VISTA – 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: Mares

Abstaining: None

115 NOEL PLACE – 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): Perdita Chavis, Chief of Staff for District K – supportive

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

116 SANDRA DUPLEXES REPLAT NO 1 – DEFER

Staff recommendation: Defer further deed rests review requested.

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Colvard

Abstaining: None

117 SOUTHGATE PARTIAL REPLAT NO 6 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Michael Bonderer – position not stated

Motion: Heisch

Vote: Unanimous

Second: Colvard

Abstaining: None

124 GLOBAL FOOTBALL INNOVATIONS ACADEMY – DEFER

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Khaleeq

Abstaining: None

125 KIRKWOOD CROSSINGS 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: Jones

Vote: Unanimous

Second: Mandapaka

Abstaining: None

126 MUSTANG MEADOWS

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: Mares

Abstaining: None

127 PARAGON PLACE – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Mandapaka

Abstaining: None

128 ROBERTS RANCH – 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: Mares

Vote: Unanimous

Second: Mandapaka

Abstaining: None

ITEMS 129 AND IV WERE TAKEN TOGETHER.

129 ZURI GARDENS – GRANT AND APPROVE

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – 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: Mares

Vote: Carried
Abstaining: Heisch

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

130 DARWICHE PROPERTY GP – 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 special exception(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka
Second: Victor

Vote: Carried
Abstaining: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

131 OSBT PROPERTIES SEC 1 – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Victor
Second: Mares

Vote: Unanimous
Abstaining: None

132 PROENERGY RESERVE – 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: Jones
Second: Dalton

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

133	Black Eye Properties LLC	Approved
134	Cabochon	Approved
135	Dunham Pointe Sec 12	Approved
136	Forestwood Sage Sec 2	Approved
137	Houston Roy Multifamily	Approved
138	Iglesia De Jesucristo Camino Al Padre	Approved
139	Park at Champions Park	Approved
140	Radius at Dunham Pointe	Approved
141	Robey Crossing	Approved
142	Shadydale Addition partial replat no 2	Approved
143	Sunterra Corner Store	Approved
144	Swift Franz Pro	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

145	27027 Coach Light Lane	Approved
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Staff recommendation: Approve staff recommendations for **G, H, and I, Items 133 – 145**.
 Commission Action: **G, H, and I, Items 133 – 145** were approved per staff recommendations.
 Speaker(s): None

Motion: Alleman	Vote: Carried
Second: Tahir	Abstaining: Heisch, 135, 137, and 140

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146 12810 FIGARO DRIVE – APPROVE

Staff recommendation: Approve.
 Commission action: Approved per staff recommendation.
 Speaker(s): None

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

147 7802 WICKERSHAM LANE – APPROVE

Staff recommendation: Approve.
 Commission action: Approved per staff recommendation.
 Speaker(s): None

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

III. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 16, 2023

- a. Alice Landing
- b. Amundsen Palms replat no 1
- c. Bluebonnet Estates
- d. Bluebonnet Villas
- e. Christian Heights
- f. Dreyfus Villas
- g. East Lake Houston Parkway and Reserves
- h. Fifth Ward Church of Christ Community Development
- i. Fifth Ward Church of Christ Resource Development
- j. Goforth Villas
- k. McWorter
- l. Red Haw Heights
- m. Shamrock Manor partial replat no 3
- n. Shamrock Manor partial replat no 4
- o. Shelburne Point
- p. Synova Sec 1
- q. Synova Sec 2
- ~~r. Trinity Gardens partial replat no 4~~
- s. Veterans Memorial Business Park

Staff recommendation: Establish a public hearing date of November 16, 2023, for **Item III, a-q, and s.**

Commission action: Established a public hearing date of November 16, 2023, for **Item III, a-q, and s.**

Motion: Khaleeq
Second: Victor

Vote: Unanimous
Abstaining: None

ITEM IV WAS TAKEN WITH ITEM D.129 ABOVE.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – APPROVE


V. PUBLIC COMMENT – None

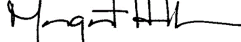
VI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at **4:20 PM.**

Motion: Tahir
Second: Colvard

Vote: Unanimous
Abstaining: None

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M. Sonny Garza, Vice Chair

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Margaret Wallace Brown, Secretary