HOUSTON PLANNING COMMISSION THURSDAY 7 MARCH 2024

CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL MICROSOFT TEAMS HTTPS://BIT.LY/3089PUM

PHONE 936-755-1521 MEETING ID: 653 868 904#

Call to Order at 2:31 PM by Martha L. Stein, Chair

| Commissioners | Quorum - Present / Absent / Remote | |
|--|---|--|
| Martha L. Stein, Chair | Present | |
| M. Sonny Garza, Vice Chair | Present | |
| Susan Alleman | Present | |
| Bill Baldwin | Present | |
| Lisa Clark | Present | |
| Michelle Colvard | Present | |
| Rodney Heisch | Absent | |
| Daimian S. Hines | Present at 2:37 after Approval of Minutes | |
| Randall L. Jones | Present | |
| Sami Khaleeq | Present | |
| Lydia Mares | Present | |
| Linda Porras-Pirtle | Present Remote | |
| Kevin Robins | Present | |
| Ian Rosenberg | Present at 2:43 during Item 94 | |
| Megan R. Sigler | Absent | |
| Zafar Tahir | Present at 3:17 during Item 123 | |
| Meera D. Victor | Absent | |
| Libby Viera-Bland | Present at 3:00 during Item 103 | |
| 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. Mahmud

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – None

DIRECTORS REPORT – Jennifer Ostlind, Interim Director

APPROVAL OF MINUTES

Consideration of the February 22, 2024 Planning Commission Meeting Minutes

Action: Approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. Consent Subdivision Plats (1-50)
- b. REPLATS (51-93)

78. PALACIO TOWNHOMES – DEFER

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days.

Speaker(s): Monica Fontenot, applicant – supportive

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

Staff recommendation: Approve Item No's. 1-93, subject to the CPC 101 form conditions. Commission Action: Approved staff's recommendations, except for item removed for separate

consideration.
Speaker(s): None

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

c. Replats requiring Public Hearings with Notification

94 AUGUSTA CREEK SEC 3 PARTIAL 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: Jones Vote: Unanimous Second: Clark Abstaining: None

95 GLENHAVEN CENTER – 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: Garza Abstaining: None

96 HERON LAKES ESTATES WASTEWATER TREATMENT PLANT - 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): Matt Tucker, applicant – supportive

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

97 HIDDEN VILLAS – DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Baldwin Vote: Unanimous Second: Colvard Abstaining: None

98 MARTINEZ ESTATES AT WELDON – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

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

99 SANDALWOOD SEC 1 PARTIAL 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: Jones Vote: Unanimous Second: Clark Abstaining: None

100 SHAMROCK MANOR 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: Hines Vote: Unanimous Second: Garza Abstaining: None

101 WOODLANDS VILLAGE OF CARLTON WOODS SEC 11 PARTIAL REPLAT NO 1 – WITHDRAWN

d. Subdivision Plats with Variance Requests

102 Briley Estates – Defer

Staff recommendation: Defer further deed rests review requested.

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

Speaker(s): None

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

103 CALI TRUCKS XPRESS – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

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

104 CYPRESS CHURCH ESTATE - 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): Joyce Owens, signed up/did not speak

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

105 DUNHAM POINTE 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): Joyce Owens, signed up/did not speak

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

106 GLEN LOCH PATIO HOMES 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: Mares Vote: Unanimous Second: Mandapaka Abstaining: None

HOLLISTER BREEN 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): District A, Council Member Amy Peck – supportive

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

108 STAR WINDOWS BUSINESS CENTER – DEFER

Staff recommendation: Defer Additional information requested. Commission action: Deferred the application for further information.

Speaker(s): None

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS - None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

| 109 | Allison Park Sec 8 | Approved |
|-----|---|----------|
| 110 | Bridgeland Waller ISD Reserve Sec 1 | Approved |
| 111 | Diaz Plaza | Approved |
| 112 | Hardy Heights partial replat no 1 | Approved |
| 113 | Home Run Eldridge | Approved |
| 114 | Iglesia Faro De Luz | Approved |
| 115 | Kickapoo Business Park | Approved |
| 116 | Lone Wolf Sec 1 | Approved |
| 117 | Songwood Park | Approved |
| 118 | Sunterra Apartments | Approved |
| 119 | Trinity Lutheran Church replat no 1 and extension | Approved |

h. Name Changes

120 Grand Meadows Office Condominiums at Grand Parkway

(prov. Long Mondows Loffs)

Approved

(prev. Long Meadow Lofts)

i. CERTIFICATES OF COMPLIANCE

121 30805 Gaff Road Approved 122 20751 Old Sorters Rd Approved

Staff recommendation: Approve staff recommendations for Items 109-122. Commission Action: Approved Items 109-122 per staff recommendations.

Speaker(s): None

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

i. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

123 1701 HAVER STREET – APPROVE

Staff recommendation: Approve. Commission action: Approved.

Speaker(s): Ameena Pervez, applicant, Diego Tano – supportive; Trevor Jefferies – opposed

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

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 4, 2024

- a. Bellfort Village
- b. Katy Gaston Retail Center
- c. Lexington Place
- d. Manchester Business Park
- e. Rosemary Gardens

Staff recommendation: Establish a public hearing date of April 4, 2024, for Item II, a-e. Commission action: Established a public hearing date of April 4, 2024, for Item II, a-e. Speaker(s): None

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 201 EASTWOOD STREET – DEFER

Staff recommendation: Defer. Commission action: Deferred.

Speaker(s): None

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

IV. PUBLIC COMMENT - NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:26 PM**.

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

—DocuSigned by

Martha L. Stein

Martha L. Stein, Chair

DocuSigned by:

Jennifer Ostlind, Secretary