

HOUSTON PLANNING COMMISSION
THURSDAY, 21 MARCH 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 **2:31 PM** by Martha L. Stein, Chair

Commissioners	Quorum - Present / Remote / Absent
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Michelle Colvard	Present Remote
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present at 2:37 after roll call
Lydia Mares	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Absent
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 at 2:36 after roll call
Jennifer Ostlind, Secretary	Present

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

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith

Chair's Report – Martha Stein, Chair, announced withdrawn applications.

Directors Report – Jennifer Ostlind, Interim Director, announced the March 22 Ch. 42 and 26 Livable Places on-line workshop.

103 SAINT AUGUSTINE LANDING – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed. Commission action: Approved the plat subject to the conditions listed.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

104 SUNDUS AND FATIMA ENTERPRISES – APPROVE

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

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

Speaker(s): Carrie Walkup – opposed; Mary Villareal, applicant – supportive; Fred Mathis, Harris County

Motion: Clark

Vote: Unanimous

Second: Jones

Abstaining: None

105 WYCLIFFE TOWNHOMES – WITHDRAWN

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

106 BRILEY ESTATES – DEFER

Staff recommendation: Defer per Applicant request. Commission action: Deferred per Applicant request.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Alleman

Abstaining: None

107 CALI TRUCKS XPRESS – 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 listed.

Speaker(s): None (Joyce Owens, applicant; did not speak; available for questions)

Motion: Hines

Vote: Unanimous

Second: Clark

Abstaining: None

ITEMS 108, 109, 110 AND 111 WERE TAKEN TOGETHER.

108 HOCKLEY MEADOWS – DEFER

109 HOCKLEY MEADOWS STREET DEDICATION AND RESERVES – DEFER

110 HOCKLEY MEADOWS SEC 1 – DEFER

111 HOCKLEY MEADOWS SEC 2 – DEFER

Staff recommendation: Defer per Chapter 42 planning standards. Commission action: Deferred per Chapter 42 planning standards.

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Khaleeq

Abstaining: None

112 MANSFIELD TERRACE – DEFER

Staff recommendation: Defer; additional information required. Commission action: Deferred; additional information required.

Speaker(s): None

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

113 SOLIS 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 listed.

Speaker(s): None

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

114 ST JOHNS UNITED METHODIST CHURCH PARTIAL REPLAT NO 1 – DEFER

Staff recommendation: Defer; additional information required. Commission action: Deferred; additional information required.

Speaker(s): John Rentz, Daniel Edmunds, Sheliyah Rias, William Hogue – opposed; Carlos G. Espinoza – supportive.

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

115 STAR WINDOWS BUSINESS 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 listed.

Speaker(s): None

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

116 STASSEN VIEWS – 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 listed.

Speaker(s): None

Motion: Hines Vote: Unanimous
Second: Sigler Abstaining: None

117 SUNDANCE COVE EAST – GRANT AND APPROVE

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

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

Speaker(s): None (Paige Lipetska, applicant; did not speak; available for questions)

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

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

118 AVALON AT CYPRESS WEST SEC 4 – 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 listed.

Speaker(s): None

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

119 TRILLIUM SEC 10 – 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 listed.

Speaker(s): None

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

f. RECONSIDERATIONS OF REQUIREMENT

120 PALOMA WATER PLANT SITE – DEFER

Staff recommendation: Defer; additional information required. Commission action: Deferred for additional information.

Speaker(s): None

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

g. EXTENSIONS OF APPROVAL

121	Broze Road Sec 1	Approved
122	Crosby Farms Sec 2	Approved
123	Elyson Reserves Sec 7	Approved
124	Forestwood Sage Sec 3	Approved
125	Grand Boudreaux Business Park	Approved
126	Greenhouse Apartments	Approved
127	Hill Country Dairies Center	Approved
128	Lee Commercial replat no 1 and extension	Approved
129	Self Road Place	Approved
130	Union Park Place	Approved
131	Williams Landing	Approved

h. NAME CHANGES

132	Plaza Estates at Esparza (prev. Plaza Eatates at Esparza)	Approved
133	Rosewood Estates Sec 2 partial replat no 6 (prev. Rosewood Estates 2 partial replat no 6)	Approved

i. CERTIFICATES OF COMPLIANCE

134	20260 Forest Drive W.	Approved
-----	-----------------------	----------

Staff recommendation: Approve staff recommendations for **Items 121 – 134**. Commission Action: Approved Items 121 – 134 per staff recommendations. Speaker(s): None

Motion: Porras-Pirtle Vote: Unanimous
Second: Viera-Bland Abstaining: None

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

135 1901 LEXINGTON STREET - DEFER

Staff recommendation: Defer. Commission action: Deferred.

Speaker(s): None

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

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 18, 2024

- a. DSR Investment at Foster
- b. Foster Village
- c. Linda Vista Estates
- d. Magnolia Lakefront
- e. Oak Forest Sec 1 partial replat no 6
- f. Plaza Estates at Alameda Genoa
- g. Poundbury Sec 1 replat no 1

Staff recommendation: Establish a public hearing date of April 18, 2024, for **Item II, a-g**. Commission action: Established a public hearing date of April 18, 2024, for **Item II, a-g**.

Speaker(s): None

Motion: Clark
Second: Garza

Vote: Unanimous
Abstaining: None

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

Staff recommendation: Defer. Commission action: Deferred.

Speaker(s): Luke Fry, applicant - supportive

Motion: Garza
Second: Alleman

Vote: Unanimous
Abstaining: None


IV. PUBLIC COMMENT - NONE

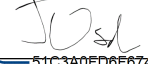
V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:56 PM**.

Motion: Hines
Second: Clark

Vote: Unanimous
Abstaining: None

DocuSigned by:

A80FCAC26ABC458...
 Martha L. Stein, Chair

DocuSigned by:

51C3A0FD6F6743D...
 Jennifer Ostlind, Secretary