

HOUSTON PLANNING COMMISSION
THURSDAY, 2 MAY 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 **2:32 PM** by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent / Remote
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present at 2:48 during Item 89
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:39 after Item I
Randall L. Jones	Present Remote
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Absent
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present Remote
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 – John Brown

CHAIR’S REPORT – Lisa Clark, Chair - None

DIRECTOR’S REPORT – Jennifer Ostlind, Secretary, reported on the Major Thoroughfare and Freeway Plan (MTFP) and the public comments period is May 13-July 5th. All Commission meetings will be held “In-Person” beginning on May 16th.

APPROVAL OF MINUTES

Consideration of the April 18, 2024 Planning Commission Meeting Minutes

Action: Approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-44)

b. REPLATS (45-86)

Staff recommendation: Approve Item No’s. 1 – 86, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations, on items 1, 15, and 17 – 86.

Speaker(s): None

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

Staff recommendation: Approve staff’s recommendations for **Item No.’s 2, 3, 4, 5, 6, and 16** subject to the CPC 101 form conditions.

Commission Action: Approved staff’s recommendations.

Motion: Porras-Pirtle Vote: Carried
Second: Stein Abstaining: Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

87 **BATAAN ESTATES – WITHDRAW**

88 **BYWOOD OASIS – DEFER**

Staff Recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): Chris Garcia, applicant

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

89 **ESTATES AT BIGWOOD STREET – 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: Garza Vote: Unanimous
Second: Heisch Abstaining: None

90 FELLOWSHIP ESTATES – WITHDRAW

91 GALLEGORDILLO ESTATES AT SAM BROOKINS – 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

92 MARVIDA SEC 18 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: Khaleeq

Vote: Carried

Second: Viera-Bland

Abstaining: Heisch

93 OCEAN ESTATES 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: Viera-Bland

Vote: Unanimous

Second: Heisch

Abstaining: None

94 ORANGE GROVE SEC 2 PARTIAL REPLAT NO 1 – DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Garza

Abstaining: None

95 STNL HAWKSVIEW – DEFER

Staff Recommendation: Defer Additional information required.

Commission action: Deferred the application for further information.

Speaker(s): Steven Henderson, applicant

Motion: Mandapaka

Vote: Unanimous

Second: Alleman

Abstaining: None

96 VAZQUEZ ESTATES ON ALASKA – DEFER

Staff Recommendation: Defer

Commission action: Deferred the application.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Mares

Abstaining: None

97 VIEWS AT BIGWOOD STREET – 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: Garza Vote: Unanimous
Second: Stein Abstaining: None

98 VILLAS AT BIGWOOD STREET – 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: Garza Abstaining: None

99 WYCLIFFE TOWNHOMES – 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: Tahir Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

100 BUILD DEVELOPMENT - 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): Carlos Espinoza, applicant

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

101 CAMPOS AT SUNDOWN - 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 Vote: Unanimous
Second: Heisch Abstaining: None

102 E AND E AVIATION - 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: Khaleeq
Second: Porras-Pirtle

Vote: Unanimous
Abstaining: None

103 GRULLER – 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: Heisch

Vote: Unanimous
Abstaining: None

104 LACEY ESTATES – DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mandapaka
Second: Garza

Vote: Unanimous
Abstaining: None

105 MANSFIELD TERRACE – DEFER, WAS EXTENDED

Staff Recommendation: Defer.

Commission Action: Deferred, was extended.

Speaker(s): None

Motion: Stein
Second: Viera-Bland

Vote: Unanimous
Abstaining: None

106 PARK 3A DEVELOPMENT – DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Mandapaka
Second: Porras-Pirtle

Vote: Unanimous
Abstaining: None

107 SAN JACINTO RIVER AND RAIL POWER FACILITY - 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

Vote: Unanimous

Second: Mares

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

ITEMS 108 AND 109 WERE TAKEN TOGETHER AT THIS TIME.

108 ELYSON GP – GRANT AND APPROVE

109 ELYSON SEC 59 – APPROVE

Staff Recommendation: Grant the requested variance(s) and approve the plats subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Vote: Carried

Second: Jones

Abstaining: Heisch

110 GATED RENTALS CROSBY – 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

Vote: Unanimous

Second: Mares

Abstaining: None

111 HEIGHTS EATS – DEFER

Staff Recommendation: Defer for further study and review.

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

Speaker(s): James Walker – opposed

Motion: Mares

Vote: Unanimous

Second: Colvard

Abstaining: None

112 JASEK FARMS GP – DEFER

Staff Recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Alleman
Second: Mandapaka

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

- 113 Bauer Hockley Road Street Dedication Sec 1 Approve
- 114 Bissonnet Street in Trillium Street Dedication and Reserves Approve
- 115 Corner at Greens Approve
- 116 Cypress Green Mason Road Street Dedication Sec 2 Approve
- 117 Gardens of Troy Approve
- 118 Greenhouse Road Street Dedication Sec 8 Approve
- 119 Hermann Logistics Approve
- 120 Imperial Retreat Townhomes Approve
- 121 JER Properties Approve
- 122 Klein ISD Doerre Intermediate School Complex Approve
- 123 Palladium Houston Ella Approve
- 124 Safe Rescue Approve
- 125 Saint Tropez Lift Station no 1 Approve
- 126 Saint Tropez WWTP no 1 Approve
- 127 San Romero Approve
- 128 Schiel Road Tract Approve
- 129 Terminal Expansion Sec 3 Approve

h. NAME CHANGES

- 130 Phillips Estates at Fillmore Street (prev. Phillips Estates at Filmore Street) Approve

i. CERTIFICATES OF COMPLIANCE

- 131 20030 Ravenwood Dr. Approve

Staff recommendation: Approve staff recommendations for Items 113 – 131.

Commission action: Approved Items 113 – 131 per staff recommendations.

Speaker(s): None

Motion: Khaleeq
Second: Alleman

Vote: Unanimous
Abstaining: None

j. ADMINISTRATIVE – None

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132 1818 HOLLY STREET – APPROVE

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): Ramiro Garza, applicant

Motion: Stein

Vote: Unanimous

Second: Mares

Abstaining: None

133 3505 N. MAIN STREET – DEFER

Staff recommendation: Defer.

Commission action: Deferred per staff recommendation.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Victor

Abstaining: None

134 2210 SABINE STREET – APPROVED

Staff recommendation: Deny.

Commission action: Approved with the conditions to remove driveway and add sidewalk on Webber Street.

Speaker(s): Enrique Lopez, applicant – opposed

Motion: Garza

Vote: Carried

Second: Rosenberg

Opposed: Khaleeq, Baldwin, Alleman, Hines, Victor, Mares, Porras-Pirtle, Viera-Bland

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 30, 2024

- a. Benders Landing Estates Sec. 2 partial replat No. 2
- b. Estates at England
- c. Foster Heights
- d. Hank Gardens
- e. Laboure Estates partial replat No. 1
- f. Lomcrest Place
- g. Rosewood Crossing
- h. Rosewood Views
- i. Trillium Sec. 6 partial replat No. 1
- j. Vera Lou Homes
- k. West Lane Annex partial replat No. 7
- l. Woodlands Village of Carlton Woods Sec. 11 partial replat No. 1

Staff recommendation: Establish a public hearing date of May 30, 2024, for Item II, a-l.

Commission action: Established a public hearing date of May 30, 2024, for Item II, a-l.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

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

Staff recommendation: Approve.

Commission action: Deferred for further review.

Speaker(s): None

Motion: Robins
Second: Hines

Vote: Carried
Opposed: Baldwin, Heisch, Hines, Mares, Porras-Purtle, Robins, Stein, and Victor

ITEMS IV AND V WERE TAKEN TOGETHER AT THIS TIME.

IV. PUBLIC HEARING AND CONSIDERATION FOR DESIGNATION OF A SPECIAL PARKING AREA AT PARK EIGHT

V. PUBLIC HEARING AND CONSIDERATION FOR DESIGNATION OF A WALKABLE PLACES AREA AT PARK EIGHT

Staff recommendation: Approve.

Commission action: Approved per staff recommendation.

Speaker(s): None

Motion: Baldwin
Second: Khaleeq

Vote: Unanimous
Abstaining: Heisch

VI. PUBLIC COMMENT

Commissioner Mares asked staff to ensure the applicant for Item No. 134 understood the recommendation.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:19 PM**.

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Lisa Clark
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Lisa M. Clark, Chair

DocuSigned by:
JOSL
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Jennifer Ostlind, Secretary