

**HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 11 JULY 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX**

Called to Order at **2:32 PM** by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Absent
Bill Baldwin	Present
Michelle Colvard	Absent
Rodney Heisch	Present
Daimian S. Hines	Present at 2:35 during rollcall
Randall L. Jones	Present
Sami Khaleeq	Absent
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ian Rosenberg	Absent
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Dipti Mathur, Acting 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 M. Clark, Chair, announced retirement of Jennifer Ostlind, effective July 26 and introduced the new appointed Planning and Development Director, Vonn Tran. She reported on final agenda and speaker’s guidelines, and announced withdrawn items not being considered today.

DIRECTOR’S REPORT – Dipti Mathur, Acting Secretary, announced the next Major Thoroughfare and Freeway Plan, MTFP commission meeting on July 25 at 1PM.

APPROVAL OF MINUTES

Consideration of the June 27, 2024 Planning Commission Meeting Minutes

Action: Approved.

Motion: Heisch
Second: Garza

Vote: Unanimous
Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. CONSENT SUBDIVISION PLATS (1-57)
- b. REPLATS (58-117)

Staff recommendation: Approve **Item No's. 1 – 117**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations, except for item 13 removed for separate consideration.

Motion: Sigler
Second: Garza

Vote: Unanimous
Abstaining: None

Staff recommendation: Approve recommendations for **Item 63** subject to the CPC 101 form conditions.

Commission action: Approved per staff's recommendation.

Motion: Baldwin
Second: Victor

Vote: Carried
Abstaining: Heisch

13 DAVIS SQUARE

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): None

Motion: Garza
Second: Hines

Vote: Unanimous
Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

118 ESTATES AT CAREY STREET

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): None

Motion: Jones
Second: Mares

Vote: Unanimous
Abstaining: None

119 FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION – Withdrawn

120 HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO 6 WASTEWATER TREATMENT PLANT

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: Victor

Abstaining: None

121 KENTSHIRE ESTATES

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: Tahir

Abstaining: None

122 LABOURE ESTATES PARTIAL REPLAT NO 1

No action is needed from the commission as this deferral extension was preserved from the previous meeting.

123 MARVIDA SEC 19 PARTIAL REPLAT NO 1 – Withdrawn

124 NORTHWOOD CROSSING

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Fred Woods – opposed

Motion: Stein

Vote: Unanimous

Second: Garza

Abstaining: None

125 NORTHWOOD VIEWS

Staff recommendation: Defer, per applicants' request.

Commission action: Deferred application per applicant's request.

Speaker(s): Fred Woods – opposed

Motion: Stein

Vote: Unanimous

Second: Garza

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

126 CULLEN ACRES

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: Sigler

Vote: Unanimous
Abstaining: None

127 EDGEWOOD VILLAGE EAST SEC 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: Mandapaka
Second: Heisch

Vote: Unanimous
Abstaining: None

128 FAIRBANKS PARK

No action is needed from the commission as this deferral extension was preserved from the previous meeting.

129 HOCKLEY MEADOWS DRIVE STREET DEDICATION AND RESERVES

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
Second: Mandapaka

Vote: Unanimous
Abstaining: None

130 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Heisch
Second: Garza

Vote: Unanimous
Abstaining: None

131 RANCHO DE LOS LOMAS

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: Mares

Vote: Unanimous
Abstaining: None

132 SOUTH LAWN VISTA

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): Dave Strickland, applicant – supportive, Priscilla La Boue Jackson, Dorothy Thomas, Musa Rahman, Betty Debose, Laura Tryon, Tamara Bell – opposed

Motion: Garza
Second: Mares

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

133 CROSBY FARMS SEC 4

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
Second: Mandapaka

Vote: Unanimous
Abstaining: None

134 MCKINNEY DEVELOPMENT 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: Mares
Second: Garza

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

- 135 Bar Acre replat no 1 Approve
- 136 Grand Mason Mason Road Street Dedication Sec 3 Approve
- 137 Harris County MUD No 506 Wastewater Treatment Plant no 1 Approve
- 138 HCMUD 583 Wastewater Treatment Plant Approve
- 139 QuikTrip Store No 7951 Approve

h. NAME CHANGES

- 140 Belle Terre Acre (prev. Belle Terre) Approve

i. CERTIFICATES OF COMPLIANCE

- 141 27211 Peach Creek Drive Approve
- 142 910 Yale Street Approve

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for **Items 135 – 142.**

Commission action: Approved items per staff recommendations.

Speaker(s): None

Motion: Garza
Second: Jones

Vote: Carried
Abstaining: Heisch 136

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- 143 10726 RUSSETT DRIVE
- Staff recommendation: Approve
Commission action: Approved

Motion: Jones
Second: Sigler

Vote: Unanimous
Abstaining: None

- 144 910 YALE STREET – Withdrawn

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 8, 2024

- a. Caris Villa
- b. Castlewood MUD Administrative Center
- c. Champion Heavens partial replat no 1
- d. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3
- e. Foster Glen

- f. Fry Road MUD Park D
- g. Harris Health System Lyndon B Johnson Hospital
- h. Kaedence Estates replat no 1
- i. North Drennan Manor replat no 1 and extension
- j. West Shady Lane Estates
- k. Westheimer Estates Views

Staff recommendation: Establish a public hearing date of August 8, 2024, for Items a-k.

Commission action: Established a public hearing date of August 8, 2024, for Items a-k.

Speaker(s): None

Motion: Baldwin
Second: Mares

Vote: Unanimous
Abstaining: None

III. CONSIDERATION OF A LANDSCAPE VARIANCE AT 1905 BRITTMORE ROAD

Staff recommendation: Defer.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin
Second: Victor

Vote: Unanimous
Abstaining: None

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

Staff recommendation: Deny.

Commission action: Denied.

Speaker(s): Mary Villarreal, applicant, Joey Streller, Steve Streller – supportive

Motion: Garza
Second: Heisch

Vote: Carried
Opposed: Mares, Baldwin

V. EXCUSE THE ABSENCE OF COMMISSIONERS LINDA PORRAS-PIRTLE AND RANDALL L. JONES

Commissioner Jones was present; no action required.

Commission action: Excused the absence of Commissioner Porras-Pirtle.


Motion: Garza
Second: Stein


Vote: Carried
Abstaining: None

VI. PUBLIC COMMENT – None

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:08 PM**.

DocuSigned by:

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Lisa M. Clark, Chair

Signed by:

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Dipti Mathur, Acting Secretary