

HOUSTON PLANNING COMMISSION
THURSDAY, 25 JANUARY 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 **2:30 PM** by Martha L. Stein, Chair

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present at 2:59 p.m. after item 100
Michelle Colvard	Present
Rodney Heisch	Absent
Daimian S. Hines	Present at 2:41 p.m. during item 22
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present at 2:49 p.m. after item 99
Zafar Tahir	Present
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
Margaret Wallace Brown, Secretary	Present

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

LEGAL DEPARTMENT – Kim Mickelson – Yolanda Woods

CHAIR'S REPORT – Martha L. Stein

DIRECTOR'S REPORT – Margaret Wallace Brown

APPROVAL OF MINUTES

Consideration of the January 11, 2024 Planning Commission Meeting Minutes

Action: Minutes approved.

Motion: Khaleeq
Second: Garza

Vote: Unanimous
Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-49)

b. REPLATS (50-95)

22. HOLLISTER BREEN TRACT SEC 2 – DEFER

Staff recommendation: Defer

Commission action: Deferred.

Speaker(s): Eileen Egan – position not stated; Jennifer Curtis – applicant

Motion: Victor

Vote: Unanimous

Second: Mares

Abstaining: None

Staff recommendation: Approve **Item No’s. 1 – 95**, subject to the CPC 101 form conditions.

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

Speaker(s): None

Motion: Tahir

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

96 AMHERST SPRINGS – WITHDRAW

97 AUGUSTA ADDITION PARTIAL REPLAT NO 7 – 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): Ed McCowan – position not stated

Motion: Mares

Vote: Unanimous

Second: Garza

Abstaining: None

98 DORCHESTER CROSSING – 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: Robins

Abstaining: None

99 FAIRWAY 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: Garza

Vote: Unanimous

Second: Victor

Abstaining: None

100 GOLDEN TREE ESTATES AT LOCKE LANE - 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): Lil Harvin – opposed; Juan Castillo – applicant

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

101 LONG POINT ACRES PARTIAL REPLAT NO 8 – DEFER

Staff recommendation: Defer further deed rests review requested.

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

Speaker(s): None

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

102 NATIONAL CREEKSIDE RESERVE ON WALLISVILLE – DEFER

Staff recommendation: Defer for further study and review and additional information.

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

Speaker(s): None

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

103 NEYLAND HEIGHTS – 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

104 SANTA ROSA – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

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

105 SHOTWELL 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.

Speaker(s): None

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

106 WEST BEND SEC 1 PARTIAL REPLAT NO 2 – 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: Mandapaka

Vote: Unanimous

Second: Garza

Abstaining: None

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

107 BRICKYARD DEVELOPMENT – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Zach Stull – applicant; Judge Sallans, Eddie Rodriguez, Elyse Espadas, William Browne – opposed

Motion: Sigler

Vote: Unanimous

Second: Khaleeq

Abstaining: None

ITEMS 108, 109, AND 110 WERE TAKEN TOGETHER AT THIS TIME.

108 DECKER PRAIRIE ROSEHILL GP – DEFER

109 DECKER PRAIRIE ROSEHILL SEC 1 – DEFER

110 DECKER PRAIRIE ROSEHILL SEC 2 – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Jones

Abstaining: None

111 FRESNO ESTATES – DEFER

Staff recommendation: Defer per FB County Engineering Department.

Commission action: Deferred the application per staff recommendation.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

112 GANTZ PROPERTIES - 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: Clark

Abstaining: None

113 HARO BUSINESS PARK - 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: Garza

Vote: Unanimous
Abstaining: None

114 JASEK FARM GP – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza
Second: Mares

Vote: Unanimous
Abstaining: None

115 NEST AT PAUL QUINN – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Baldwin
Second: Mares

Vote: Unanimous
Abstaining: None

116 NEWPORT GROVE SEC 1 – DEFER

Staff recommendation: Defer TXDOT request

Commission action: Deferred.

Speaker(s): None

Motion: Mandapaka
Second: Clark

Vote: Unanimous
Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

ITEMS 117 AND 118 WERE TAKEN TOGETHER AT THIS TIME.

117 OAKBERRY TRAILS 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.

118 OAKBERRY TRAILS SEC 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: Mandapaka
Second: Clark

Vote: Unanimous
Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

119 TRILLIUM 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: Khaleeq
Second: Garza

Vote: Unanimous
Abstaining: None

g. EXTENSIONS OF APPROVAL

120	Apple Investment Group Inc	Approve
121	Bridgeland Prairieland Village Reserve Sec 3	Approve
122	Curtis Landing	Approve
123	Forestwood Sec 9	Approve
124	GPL Developments LLC	Approve
125	Groves Gramina Apartments	Approve
126	Hernandez Properties	Approve
127	Houston Gateway Academy	Approve
128	Jasmine Cove	Approve
129	Jasmine Loch	Approve
130	Lifetime Harvest Green	Approve
131	Oakwood Trails	Approve
132	Orange Crossing	Approve
133	Reserve at Anderson	Approve
134	Richards Road Industrial Park	Approve
135	Rivera Estates	Approve
136	Rosehill Christian School Auxiliary	Approve
137	Sourceone Carwash	Approve
138	Union Crossing Northwest	Approve
139	Willow Reserves	Approve

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

Staff recommendation: Approve staff recommendations for **G, H, and I, Items 120 – 139.**

Commission Action: Approved **Items 120 – 139** per staff recommendations.

Speaker(s): None

Motion: Garza
Second: Viera-Bland

Vote: Carried
Abstaining: Sigler, 121

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 2622 STAPLES STREET – APPROVE

Staff recommendation: Approve.

Commission Action: Approve per staff recommendation.

Speaker(s): Roberto Diaz, applicant

Motion: Baldwin

Vote: Unanimous

Second: Garza

Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 22, 2024

- a. Castanie Freedmantown replat no 1
- b. Claiborne Estates
- c. Folkstone Court
- d. Martinez Estates at Weldon
- e. Providence Northeast
- f. Rosewood Estates Sec 2 partial replat no 6
- g. Star Plus Center

Staff recommendation: Establish a public hearing date of February 22, 2024, for Item II, a-g.

Commission action: Established a public hearing date of February 22, 2024, for Item II, a-g.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

III. CONSIDERATION OF A HYDE PARK HOTEL/MOTEL LOCATED AT 704 HYDE PARK BOULEVARD - APPROVE

Staff recommendation: Approve.

Commission Action: Approved.

Speaker(s): Patti Joiner, applicant; Ted Powell – opposed; Rebekah Francis, Sandra Candler – supportive

Motion: Clark

Vote: Unanimous

Second: Baldwin

Abstaining: None

IV. PUBLIC COMMENT – NONE

V. ADJOURNMENT

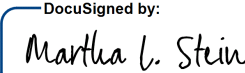
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **4:10 PM**.

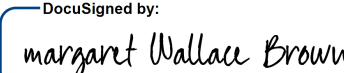
Motion: Clark

Vote: Unanimous

Second: Garza

Abstaining: None

DocuSigned by:

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 Martha L. Stein, Chair

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 Margaret Wallace Brown, Secretary