

Minutes of the Houston Planning Commission

May 12, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present virtually at 3:06 p.m. during item 140
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present virtually
Loyd Smith for The Honorable Lina Hidalgo	Present

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Peterson

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department - Present or
Jennifer Ostlind, Deputy Director, Planning and Development Department.

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department. She recognized the upcoming retirement of Patricia Benavides.

APPROVAL OF THE APRIL 28, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 28, 2022 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 128)

Items removed for separate consideration: **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58.**

Staff recommendation: Approve staff's recommendations for items 1 – 128, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 128, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **4, 8, 9, 18, 19, 20, 32, 47, 56 and 58** subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

129 Ayrshire Addition Sec 1 partial replat no 2 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

130 Bayou Woods Sec 2 partial replat no 4 and extension C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

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

131 Champs Corner partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks for further study and review.

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

Motion: **Hines** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

132 Clairmont Place Sec 1 partial replat no 7 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

133 Clairmont Place Sec 1 partial replat no 8 C3N Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

134 Clayton Woods Sec 1 partial replat no 1 C3N Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

135 Crawford Place replat no 1 and extension C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

136 Deroloc Addition partial replat no 2 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Harold Armstrong, Mike Fisher, Lori Cummings and Laurie and Michael Moreland – positions not stated.

At 3:22 p.m. Commissioner Tahir stepped away.

137 Lakewood Pines Sec 15 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Mayra Hernandez, owner – supportive.

138 Lakewood Pines Sec 16 C3N Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

139 Ruburfield no 66 partial replat no 9 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Hines** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

140 Shamrock Manor partial replat no 2 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

141 Spring Branch Estates no 2 partial replat no 14 **C3N** **Withdrawn**

142 Woodland Square **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Heisch** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

143 Yocum Gardens partial replat no 1 **C3N** **Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

144 Bridgeland Creekland Village Sec 9 **C3P** **Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Smith** Second: **Robins** Vote: **Carried** Abstaining: **Heisch and Sigler**

145 Chavez Ranch **C2** **Defer**
 Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
 Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
 Motion: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

146 Midtown Central Square **C2R** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers: Brian Sanchez and Karla Diaz – position not stated; Karen Lopez and Carlos Espinoza y Sanchez – opposed; Matt Tucker, applicant – supportive.

At 4:00 p.m. Commissioner Tahir returned.

147 Richmond Apartments **C3P** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

148 Riegle Manor **C2** **Defer**
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

149 Shaw Road BTR C3P Approve
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Smith** Vote: **Carried** Abstaining: **Heisch**

150 Travis Partners Capital replat no 1 C2R Approve
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 151 and 152 were taken together at this time.

151 Venterra Fulshear Church GP GP Approve
152 Venterra Fulshear Church Apartments C2 Approve
 Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
 Motion: **Dalton** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

153 Azalea District GP GP Approve
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Cain** Second: **Jones** Vote: **Carried** Abstaining: **Dalton and Heisch**

154 Old Spanish Trail Lofts C2R Approve
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Abraham** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**

Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

155 Blue Creek partial replat no 1 replat no 1 EOA Approve
156 Chatterton Oaks EOA Approve
157 DML Grand Mission Plaza EOA Approve

158	Dolly Wright Estates	EOA	Approve
159	Enclave at the Woodlands	EOA	Approve
160	Fannin Station South	EOA	Approve
161	Generation Park Management District Detention Pond 3	EOA	Approve
162	Glen Highland Sec 1	EOA	Approve
163	Harris County MUD 418 Wastewater Treatment Plant no 3	EOA	Approve
164	Katy ISD Northwest Facility	EOA	Approve
165	Knight Station South	EOA	Approve
166	Lakewood Pines Sec 12	EOA	Approve
167	Lakewood Pines Sec 13	EOA	Approve
168	Marvida Sec 14	EOA	Approve
169	Pecan Estates Sec 3	EOA	Approve
170	Riverside Terrace Sec 6 partial replat no 2	EOA	Approve
171	Urban Logistics Square	EOA	Approve
172	Villa Robles Sec 1	EOA	Approve
H NAME CHANGES			
173	BB Place at Glass (prev. B and B Development Place)	NC	Approve

**I CERTIFICATION OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 155-173.

Commission Action: Approved staff's recommendation for items 155-173

Motion: **Garza**

Second: **Baldwin**

Vote: **Carried**

Abstaining: **Heisch 163
and Sigler 168**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

174 7818 Buffalo Speedway **DPV** **Defer**
 Staff recommendation: Defer the application for two weeks for further study and legal review.
 Commission action: Deferred the application for two weeks for further study and legal review.
 Motion: **Hines** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

175 1827 Colquitt St **DPV** **Defer**
 Staff recommendation: Defer the application for two weeks for further study and legal review.
 Commission action: Deferred the application for two weeks for further study and legal review.
 Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Items 176 through 185 were taken together at this time.

176 16003 Hilltop Oak Drive **DPV** **Defer**
177 16005 Hilltop Oak Drive **DPV** **Defer**

178	16007 Hilltop Oak Drive	DPV	Defer
179	16009 Hilltop Oak Drive	DPV	Defer
180	16105 Hilltop Oak Drive	DPV	Defer
181	16107 Hilltop Oak Drive	DPV	Defer
182	16109 Hilltop Oak Drive	DPV	Defer
183	16111 Hilltop Oak Drive	DPV	Defer
184	16113 Hilltop Oak Drive	DPV	Defer
185	16115 Hilltop Oak Drive	DPV	Defer

Staff recommendation: Defer the applications for two weeks for further study and legal review.
 Commission action: Deferred the applications for two weeks for further study and legal review.

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

186	1602 Kipling St	DPV	Defer
------------	------------------------	------------	--------------

Staff recommendation: Defer the application for two weeks for further study and review of deed restrictions.

Commission action: Deferred the application for two weeks for further study and review of deed restrictions.

Motion: **Abraham** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Speakers: Larry Carbo – position not stated; Carol Wolk – opposed; Lon Sun Wong, owner – supportive.

187	4012 Meadow Lake Ln	DPV	Defer
------------	----------------------------	------------	--------------

Staff recommendation: Defer the application for two weeks for further study and legal review.

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

Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

188	800 Walton St	DPV	Defer
------------	----------------------	------------	--------------

Staff recommendation: Defer the application for two weeks for further study and review.

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

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

Speaker: Will Price – position not stated.

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 9, 2022

- a. Amended Golfcrest Addition partial replat no 4
- b. Castlewood Addition Sec 3 partial replat no 1
- c. Cetti Gardens replat no 1
- d. Chapman Cove Place
- e. Golfview Manor partial replat no 1
- f. Manors at Woodland Heights partial replat no 1
- g. Rosewood Estates Sec 2 partial replat no 5
- h. Spring Branch Acres Sec 1 partial replat no 3
- i. Wilfran Place partial replat no 1

Staff recommendation: Establish a public hearing date of June 9, 2022 for item II a-i.

Commission action: Established a public hearing date of June 9, 2022 for item II a-i.

Motion: **Heisch** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. EXCUSE THE ABSENCE OF COMMISSIONERS CLARK AND RODRIGUEZ

Commissioner Clark’s absences were excused. Commissioner Rodriguez resigned; therefore, no Commission action was required.

IV. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:43 p.m.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

DocuSigned by:

Martha L. Stein

A80FGAC26ABG458...

Martha L. Stein, Chair

DocuSigned by:

Margaret H. Brown

2A61A07011A5494...

Margaret Wallace Brown, Secretary