

Minutes of the Houston Planning Commission

June 9, 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 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Present virtually
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Present virtually and arrived at 2:37 p.m. during Consent items
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Lloyd Smith for The Honorable Lina Hidalgo	Present virtually at 2:37 p.m. during Consent items

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present at 3:02 p.m. during item 124 and
Jennifer Ostlind, Deputy Director, Planning and Development Department – Present and left at 3:02 p.m. during item 124

CHAIR'S REPORT

Chair Stein reported on meeting procedures and a withdrawn item.

DIRECTOR'S REPORT

The Director's Report was given by Jennifer Ostlind, Deputy Director, Planning and Development Department.

APPROVAL OF THE MAY 26, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 26, 2022 Planning Commission meeting minutes.

Motion: **Mares**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-116)**Items removed for separate consideration: **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77.**Staff recommendation: Approve staff's recommendations for items **1-116**, subject to the CPC 101 form conditions.Commission action: Approved staff's recommendations for items **1-116**, subject to the CPC 101 form conditions, except items removed for separate consideration.Motion: **Garza**Second: **Jones** Vote: **Unanimous**Abstaining: **None**Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77**, subject to the CPC 101 form conditions.Commission action: Approved staff's recommendation for items **2, 3, 6, 9, 10, 11, 17, 18, 19, 32, 40, 48, 51, 52, 53, 54, and 77**, subject to the CPC 101 form conditions.Motion: **Porras-Pirtle** Second: **Mares**Vote: **Carried**Abstaining: **Heisch, Sigler****C PUBLIC HEARINGS REQUIRING NOTIFICATION****117 Allendale Townsite Section A partial replat no 8****C3N****Disapprove**

Staff recommendation: Disapprove the application.

Commission action: Disapproved the application.

Motion: **Heisch**Second: **Sigler**Vote: **Unanimous**Abstaining: **None****118 Amended Golfcrest Addition partial replat no 4****C3N****Defer**

Staff recommendation: Defer the application for legal review.

Commission action: Deferred the application for legal review.

Motion: **Baldwin**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****119 Bradbury Forest Sec 9 partial replat no 1****C3N****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: **Jones**Vote: **Unanimous**Abstaining: **None****120 Brinkman Place****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: **Mares**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****121 Castlewood Addition Sec 3 partial replat no 1****C3N****Defer**

Staff recommendation: Defer the application for legal review.

Commission action: Deferred the application for legal review.

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

Speakers: Ron Madison, Connie Esparza - opposed.

- 122 Cetti Gardens replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Sigler** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 123 Chapman Cove Place C3N Disapprove**
 Staff recommendation: Disapprove the application.
 Commission action: Disapproved the application.
 Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 124 Golfview Manor partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application at applicant's request.
 Commission action: Deferred the application at applicant's request.
 Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 125 Levit Green Sec 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 126 Manors at Woodland Heights partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 127 Nantucket Residences C3N Disapprove**
 Staff recommendation: Disapprove the application.
 Commission action: Disapproved the application.
 Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 128 Pine Trails Sec 9 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Victor** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 129 Pine Trails Sec 9 partial replat no 2 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Sigler** Second: **Smith** Vote: **Unanimous** Abstaining: **None**
- 130 Rosewood Estates Sec 2 partial replat no 5 C3N Withdrawn**
- 131 Spring Branch Acres Sec 1 partial replat no 3 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 132 Wilfran Place partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES**133 Alabama Court Tract****C3P****Defer**

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

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

Motion: **Garza**Second: **Mares**Vote: **Carried**Abstaining: **H eisch**

Items 134 and 135 were taken together at this time.

134 Estates on Stockdick GP**GP****Approve****135 Estates on Stockdick Sec 1****C2****Approve**

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

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

Motion: **Garza**Second: **Robins**Vote: **Unanimous**Abstaining: **None****136 Everstead at Grand Parkway****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: **Robins**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****137 Highland Meadows Mobile Home Park GP****GP****Defer**

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

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

Motion: **Jones**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****138 Marigny Heights****C3R****Defer**

Staff recommendation: Defer the application at applicant's request.

Commission action: Deferred the application at applicant's request.

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

Speakers: Patricia Williams, Garrett Jurica, Joan Delaney, Eugene Havemann, Wendy Burmaster, Sandy Espinoza, Justin Lofton– Supportive.

139 Solar Street Plaza**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: **Mares**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****NONE****F RECONSIDERATION OF REQUIREMENTS**

140 Grand Pines GP**GP****Approve**

Staff recommendation: Grant the reconsideration of requirement with variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement with variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****141 Trillium Sec 3****C3P****Approve**

Staff recommendation: Grant the reconsideration of requirement with variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement with variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Mares**Second: **Victor**Vote: **Carried**Abstaining: **H eisch**

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

G EXTENSIONS OF APPROVAL

142	Balmoral East Sec 1	EOA	Approve
143	Balmoral East Sec 2	EOA	Approve
144	Candela Water Plant no 1	EOA	Approve
145	Empire Business Center	EOA	Approve
146	Freeport Property LLC	EOA	Approve
147	Friendswood Hariom	EOA	Approve
148	Katy Christian Ministries	EOA	Approve
149	Kindred Estates	EOA	Approve
150	Kindred Moreno	EOA	Approve
151	Newtechwood America Headquarters	EOA	Approve

**H NAME CHANGES
NONE****I CERTIFICATION OF COMPLIANCE**

152	25197 Virginia Ln	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 142-152.

Commission Action: Approved staff's recommendation for items 142-152.

Motion: **Garza**Second: **Jones**Vote: **Carried**Abstaining: **Sigler 144****J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 153 through 162 were taken together at this time.

153	16003 Hilltop Oak Drive	DPV	Approve
154	16005 Hilltop Oak Drive	DPV	Approve
155	16007 Hilltop Oak Drive	DPV	Approve

156	16009 Hilltop Oak Drive	DPV	Approve
157	16105 Hilltop Oak Drive	DPV	Approve
158	16107 Hilltop Oak Drive	DPV	Approve
159	16109 Hilltop Oak Drive	DPV	Approve
160	16111 Hilltop Oak Drive	DPV	Approve
161	16113 Hilltop Oak Drive	DPV	Approve
162	16115 Hilltop Oak Drive	DPV	Approve

Staff recommendation: Grant the variance(s) and approve the development plats per staff report.
 Commission action: Granted the variance(s) and approved the development plats per staff report.
 Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
 Speakers: Michelle Sullivan, Andrew Allemand, applicant – supportive.

163	1602 Kipling St	DPV	Disapprove
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Staff recommendation: Disapprove the application.
 Commission action: Disapproved the application.
 Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers: David Toy, Saurabh Shah, Casandra Maldonado – opposed.

164	4012 Meadow Lake Ln	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
 Commission action: Granted the variance(s) and approved the development plat per staff report.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

165	6904 Van Etten St	DPV	Defer
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Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
 Speakers: Gerardo Gaytan, Megan Ryan, Daniel Goldberg, Mr. Alonzo - opposed.

166	800 Walton St	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat per staff report.
 Commission action: Granted the variance(s) and approved the development plat per staff report.
 Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 7, 2022

- a. Cotton Oaks Estates replat no 1
- b. Glen Manor Sec 2 partial replat no 2
- c. McKenzie Park Sec 4 partial replat no 2
- d. Melody Oaks partial replat no 25 and extension
- e. Providence Reserve
- f. Sabana Prado replat no 1
- g. West Houston Addition partial replat no 2
- h. West Lane Place partial replat no 4
- i. Wrenwood Addition partial replat no 5

Staff recommendation: Establish a public hearing date of July 7, 2022 for item II a-i.
 Commission action: Established a public hearing date of July 7, 2022 for item II a-i.
 Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

III. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:50 p.m.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

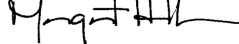
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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary