

Minutes of the Houston Planning Commission

July 7, 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 2:31 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	Present at 3:09 p.m. after item 142
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Present virtually
Kevin Robins	Present
Ian Rosenberg	Present virtually during Director's Report at 2:41 p.m.
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Present virtually
Loyd Smith for The Honorable Lina Hidalgo	Present virtually

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present virtually

CHAIR'S REPORT

Chair Stein reported on meeting procedures.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE JUNE 23, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 23, 2022 Planning Commission meeting minutes.

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

I. Livable Places Action Committee update

Presentation was given by Suvidha Bandi, Planning Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-135)

Staff recommendation: Approve staff’s recommendations for items **1-135**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-135**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **Dalton, Heisch, and Sigler**

Staff recommendation: Approve staff’s recommendation for items **3, 4, 6, 13, 14, 15, 16, 17, 24, 69 and 70**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **3, 4, 6, 13, 14, 15, 16, 17, 24, 69 and 70**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS REQUIRING NOTIFICATION

136 Amended Golfcrest Addition C3N Approve
partial replat no 4

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**

137 Brick and Stone at Lydia C3N Approve
partial replat no 1

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: **Mares** Vote: **Unanimous** Abstaining: **None**

138 Cotton Oaks Estates replat no 1 C3N Defer

Staff recommendation: Defer the application for legal review

Commission action: Deferred the application for legal review

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

Speaker: Sarah Yeager - supportive.

139 Dunvale Village 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: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

- 140 Glen Manor Sec 2 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: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 141 Golfview Manor 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: **Jones** Second: **Hines** Vote: **Carried** Opposed: **Garza**
- 142 Lakewood Pines Sec 15 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 143 McKenzie Park Sec 4 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: **Heisch** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 144 Melody Oaks partial replat no 25 C3N Defer**
and extension
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers: Maria Hintz, James Hintz, Thierry DeQuin, Didir Bedel, Debbie Hamilton, Yagna Bhavsar, Julie Wann, Cody Edgeworth, Tim Toale, Pedro Boitel, David Bixby, Charles Decore, Steve Knapp, Hiep Do – opposed; Council Member Amy Peck – no position stated
- 145 Providence Reserve C3N Withdrawn**
- 146 Sabana Prado 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: **Garza** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 147 Spring Branch Estates no 2 C3N Defer**
partial replat no 14
 Staff recommendation: Defer the application for legal review
 Commission action: Deferred the application for legal review.
 Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 148 Timber Lakes Sec 1 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for legal review
 Commission action: Deferred the application for legal review.
 Motion: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 149 West Lane Place partial replat no 4 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**

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| 150 | Westhaven Estates Sec 2
partial replat no 11 | 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: Clark | Second: Alleman | Vote: Unanimous Abstaining: None |
| 151 | Wildwood Glen Sec 1 partial
replat no 2 and extension | C3N | Defer |
| Staff recommendation: Defer the application for legal review.
Commission action: Deferred the application for legal review. | | | |
| | Motion: Robins | Second: Garza | Vote: Unanimous Abstaining: None |
| 152 | Wrenwood Addition partial replat no 5 | C3N | Withdrawn |
| D | VARIANCES | | |
| 153 | Auburn Lakes | C3R | Defer |
| Staff recommendation: Defer the application per applicant's request.
Commission action: Deferred the application per applicant's request. | | | |
| | Motion: Mares | Second: Victor | Vote: Unanimous Abstaining: None |
| 154 | Becker Enclave | C2 | Approve |
| Staff recommendation: Grant the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance and approved the plat subject to the CPC 101 form conditions. | | | |
| | Motion: Jones | Second: Alleman | Vote: Unanimous Abstaining: None |
| 155 | BESL Properties | C2R | Defer |
| Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information. | | | |
| | Motion: Baldwin | Second: Mares | Vote: Unanimous Abstaining: None |
| 156 | Generation Park East Wastewater
Treatment Plant | C2 | Defer |
| Staff recommendation: Defer the application for additional information
Commission action: Deferred the application for additional information | | | |
| | Motion: Baldwin | Second: Jones | Vote: Unanimous Abstaining: None |
| 157 | Generation Park South Water Plant no 1 | C2 | Defer |
| Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information. | | | |
| | Motion: Sigler | Second: Robins | Vote: Unanimous Abstaining: None |
| 158 | Groves at Springwood | C2 | Defer |
| Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information. | | | |
| | Motion: Garza | Second: Heisch | Vote: Unanimous Abstaining: None |

159 Heritage 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: **Clark**Second: **Hines**Vote: **Unanimous**Abstaining: **None****160 Highland Meadows Mobile Home Park 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: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None****161 International Life Change Ministries****C2****Defer**

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

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

Motion: **Jones**Second: **Mares**Vote: **Unanimous**Abstaining: **None****162 Lees Landing****C2****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Heisch**Second: **Robins**Vote: **Unanimous**Abstaining: **None****163 Nexus Logistics Park****C2****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Garza**Second: **Jones**Vote: **Unanimous**Abstaining: **None****164 Olympia Falls Reserves****C3P****Defer**

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

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

Motion: **Mares**Second: **Robins**Vote: **Unanimous**Abstaining: **None****165 Quartet Development****C2****Defer**

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

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

Motion: **Baldwin**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****166 Treaschwig Business Park 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: **Clark**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****167 Urbana Spring GP****GP****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Mares**Second: **Robins**Vote: **Carried**Abstaining: **Heisch and Dalton**

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

168	Beckendorff Place	EOA	Approve
169	Beckendorff Road and Aurora Bend Drive Street Dedication	EOA	Approve
170	Bridge Creek Sec 6	EOA	Approve
171	Bridge Creek Sec 7	EOA	Approve
172	Bridgeland Creek Parkway at Fry Road Reserve	EOA	Approve
173	Deer Creek Manor	EOA	Approve
174	Dellrose Sec 13	EOA	Approve
175	First Liberty Distribution Center	EOA	Approve
176	Jensen Reserve	EOA	Approve
177	Kumar Acres	EOA	Approve
178	LPC Tomball	EOA	Approve
179	Manson Place	EOA	Approve
180	Martinez Reserve Sec 1	EOA	Approve
181	Marvida Sec 21	EOA	Approve
182	McDaniel Ventures	EOA	Approve
183	Peytons Landing Sec 1	EOA	Approve
184	Reserve on TC Jester Sec 2	EOA	Approve
185	Reserves at Wilshire and Veterans Memorial	EOA	Approve
186	Spring Cypress Warehouses Sec 1	EOA	Approve
187	Sunset Ridge East Reserve Sec 1	EOA	Approve
188	Sunterra Lift Station no 3	EOA	Approve
189	Sunterra Sec 21	EOA	Approve
190	Sunterra Sec 22	EOA	Approve
191	Sunterra Sec 25	EOA	Approve
192	Sunterra Sec 26	EOA	Approve
193	Sunterra Sec 27	EOA	Approve
194	Winward Sec 12	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

195	27208 Lantern Lane	COC	Approve
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Staff recommendation: Approve staff’s recommendation for items 168-195.

Commission Action: Approved staff’s recommendation for items 168-195.

Motion: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch 172, 174, 194; Sigler 172, 189, 190, 191, 192, 193; Dalton 174**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

196 1701 Nina Lee Lane DPV Defer
Staff recommendation: Defer the application for revised information and additional legal review.
Commission action: Deferred the applications for revised information and additional legal review.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

197 2523 Stanmore Drive DPV Defer
Staff recommendation: Defer the application for additional legal review.
Commission action: Deferred the applications for additional legal review.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

198 6904 Van Ettern St DVP Withdrawn

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 4, 2022

- a. Elberta Villa
- b. Foster Place partial replat no 30
- c. Jackson Mews replat no 2
- d. Mayflower Landing
- e. Neuen Manor partial replat no 28
- f. Park Place partial replat no 6
- g. Park Place partial replat no 7
- h. Providence Reserve
- i. Timmerman Place partial replat no 2

Staff recommendation: Establish a public hearing date of August 4, 2022 for item III a-i.

Commission action: Established a public hearing date of August 4, 2022 for item III a-i.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION - 1300 BLOCK OF W. BELL STREET, NORTH AND SOUTH SIDES - SMLSB 806

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1300 block of W. Bell Street, north and south sides - SMLSB 806 and forward to City Council.

Commission action: Disapproved the consideration of a Special Minimum Lot Size Block application for the 1300 block of W. Bell Street, north and south sides - SMLSB 806 and not forward to City Council.

Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposed: **Garza**

Speaker: Ryan Conlon, Aditi Chokshi– opposed

V. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

Commissioner Abraham’s absences were excused.

VI. PUBLIC COMMENT

Dorothy Hass commented regarding flooding.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

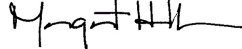
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Martha L. Stein, Chair

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Margaret Wallace Brown, Director