

Minutes of the Houston Planning Commission

July 21, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams

<https://bit.ly/3JqlsrK> or 936-755-1521, conference ID: 414 556 887#

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	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present virtually
Linda Porrás-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually and left at 4:48 p.m. after item 153
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present virtually and left at 3:59 p.m. after IV Platting Activity

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

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

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 JULY 7, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 7, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I. July 2022 Semiannual report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees

Presentation by Rudy Moreno was deferred.

II. July 2022 Semiannual report of the Capital Improvements Advisory Committee on Drainage Impact Fees

Presentation by Rudy Moreno was deferred.

III. 2022 Major Thoroughfare and Freeway Plan Amendments

Introduction was given by Sharon Moses-Burnside, followed by presentations by applicants.

A. Budde Road/Pruitt Road – Adam France, BGE, Inc.

B. Fulton Street/San Jacinto Street – Ralph De Leon, TIRZ #21

Speakers: Mrs. Nazanins, Monte Large, Esmer Sullivan - supportive; Anna Large – position not stated.

C. South Wayside Drive – Carmen Pearson, Lovett Industrial

D. Fondren Road – Gerald Grissom, BGE, Inc.

E. Madden Road – Jennifer Curtis, META Planning + Design, LLC

F. West Airport Boulevard/Allum Road – Rodrigo De La Garza, Studio Red Architects

Speakers: Jose Sanchez, and interpreter Leticia Salgado, Halen Perez, Cindy Aguilar – supportive.

G. Fairview Street/Unnamed Thoroughfare – Adam France, BGE, Inc.

H. Northpark Drive/Unnamed Thoroughfare – Jorge Li, Skymark Development

I. West Road (Pinafore Lane) – Blake Wehmeyer, Boyer Properties

J. Louetta Road – Adam France, BGE, Inc.

Items K1-K4 were presented together as one amendment.

K1a. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

K1b. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

K2. Miller Wilson Road – Jennifer Curtis, META Planning + Design, LLC

K3. Magnolia Lane – Jennifer Curtis, META Planning + Design, LLC

K4. Wolf Trot – Jennifer Curtis, META Planning + Design, LLC

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1-133)

Staff recommendation: Approve staff's recommendations for items **1-133**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-133**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **14, 23, 24, 37 and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **14, 23, 24, 37 and 52**, subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **Heisch and Sigler**

C. PUBLIC HEARINGS REQUIRING NOTIFICATION**134 Chapman Cove 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

135 Clairmont Place Sec 1 partial replat no 9 C3N Withdrawn**136 Clairmont Place Sec 1 partial replat no 10 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: **Jones** Vote: **Unanimous** Abstaining: **None**

137 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: **Hines** Vote: **Unanimous** Abstaining: **None**

Speaker: Sara Yeager – opposed.

138 Edgewood Sec 10 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

139 Game Creek Reserve 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**

140 Lakewood Pines Sec 15 C3N Approve

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

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

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

- | | | |
|--|------------|-------------------|
| 141 Long Point Acres partial replat no 10 | C3N | Withdrawn |
| 142 Melody Oaks partial replat no 17
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: Garza Second: Mares Vote: Unanimous Abstaining: None | | |
| 143 Melody Oaks partial replat no 25
and extension | C3N | Defer |
| Staff recommendation: Defer per Council Member's request.
Commission action: Deferred per Council Member's request.
Motion: Robins Second: Clark Vote: Unanimous Abstaining: None | | |
| 144 Memorial Green Sec 2 replat and
extension 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: Mares Second: Jones Vote: Carried Abstaining: Sigler | | |
| 145 Neuen Manor partial replat no 27 | C3N | Disapprove |
| Staff recommendation: Disapprove the application.
Commission action: Disapproved the application.
Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None
Speaker: Brandy Hamond – opposed. | | |
| 146 Riverside Terrace Sec 6 partial replat no 3 | C3N | Withdrawn |
| 147 Robinett 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: Robins Second: Hines Vote: Unanimous Abstaining: None | | |
| 148 Rosedale 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: Garza Second: Clark Vote: Unanimous Abstaining: None
Speakers: Kathy Gunter, Clarence Prevost Jr, Gertrude Sonnier, Diane Williams - opposed; Linetta Collins – supportive. | | |
| 149 Spring Branch Estates no 2
partial replat no 14 | 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: Jones Vote: Unanimous Abstaining: None
Speaker: Brandi Hammond – opposed. | | |
| 150 Timber Lakes Sec 1 partial replat no 1 | C3N | Withdrawn |

151 Washington Terrace partial replat no 10**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: **Clark**Vote: **Unanimous**Abstaining: **None**

Speaker: Jocelyn Lightfoot – opposed.

152 Whispering Pines Estates partial replat no 12**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: **Robins**Vote: **Unanimous**Abstaining: **None****153 Wildwood Glen Sec 1 partial replat no 2 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: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None****D VARIANCES****154 Auburn Lakes****C3R****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: **Jones**Vote: **Unanimous**Abstaining: **None**

Speaker: Sara Yeager – opposed.

155 BESL Properties**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: **Robins**Second: **Mares**Vote: **Unanimous**Abstaining: **None****156 Bridgeland Central 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: **Mares**Vote: **Carried**Abstaining: **Heisch and Sigler****157 Frazier Estates****C2****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: **Hines**Vote: **Unanimous**Abstaining: **None**

- 158 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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 159 Generation Park South Water Plant no 1** **C2** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 160 Groves at Springwood** **C2** **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**
- 161 International Life Change Ministries** **C2** **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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 162 Kickapoo Trade Center 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 163 Lees Landing** **C2** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 164 LH Ranch GP** **GP** **Defer**
Staff recommendation: Defer the application for additional information.
Commission action: Deferred the application for additional information.
Motion: **Hines** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**
- 165 Nexus Logistics Park** **C2** **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

166 Olympia Falls Reserves**C3P****Defer**

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

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

Motion: **Heisch**Second: **Hines**Vote: **Unanimous**Abstaining: **None****167 Quartet Development****C2****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: **Sigler**Vote: **Unanimous**Abstaining: **None****168 Sophia Skylines Bonner****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: **Garza**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****169 Sophia Skylines Kolb****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: **Garza**Second: **Mares**Vote: **Unanimous**Abstaining: **None****170 Urbana Spring GP****GP****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: **Carried**Abstaining: **Heisch****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****171 Harrell Street Reserve****C2R****Approve**

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

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

Motion: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None****172 Kuykendahl Business Center****C2****Approve**

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

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

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

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

G EXTENSIONS OF APPROVAL

173	Emerald Meadows Sec 2	EOA	Approve
174	Park Row Terrace	EOA	Approve
175	Reserve at Cypress Plaza Parkway Sec 2	EOA	Approve
176	Strong Cypress Center	EOA	Approve
177	Venancio Complex	EOA	Approve

H NAME CHANGES

178	Harris County MUD no 285 Water Plant no Sec 1 Harris County MUD no 285 Water Plant no 1 (prev. Harris County MUD no 285 Water Plant no 2)	NC	Approve
------------	--	-----------	----------------

I CERTIFICATES OF COMPLIANCE NONE

Staff recommendation: Approve staff's recommendation for items 173-178.

Commission Action: Approved staff's recommendation for items 173-178.

Motion: **Garza** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch 175**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

179	3903 Aledo St	DPV	Approve
------------	----------------------	------------	----------------

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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

180	4002 Elmwood	DPV	Approve
------------	---------------------	------------	----------------

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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Ashleigh Simmons – position not stated; L. Allen – opposed; Joyce Owens – applicant.

181	2511 Locke Lane	DPV	Withdrawn
------------	------------------------	------------	------------------

182	2535 Glen Haven Boulevard	DPV	Approve
------------	----------------------------------	------------	----------------

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

183	2201 Hermann Drive	DPV	Approve
------------	---------------------------	------------	----------------

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: **Clark** Vote: **Unanimous** Abstaining: **None**

184 1701 Nina Lee Lane

DPV

Approve

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

Speaker: Jason Roberts – opposed.

185 2523 Stanmore Drive

DPV

Approve

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: **Robins** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

V. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 18, 2022

- a. Beall Street Development
- b. Inwood Pines Village
- c. Glen Ellyn Estates partial replat no 1
- d. Hazard Green
- e. Hudson Park replat no 1
- f. Long Point Acres partial replat no 10
- g. Melbourne Place Sec 1 partial replat no 5
- h. Nantucket Residences
- i. Richland Heights
- j. West Houston Addition partial replat no 2
- k. Wrenwood Addition partial replat no 5
- l. Yellowstone Landing

Staff recommendation: Establish a public hearing date of August 18, 2022 for item V a-l.

Commission action: Established a public hearing date of August 18, 2022 for item V a-l.

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

**VI. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:55 p.m.

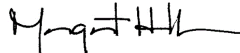
Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

DocuSigned by:



Martha L. Stein, Chair

DocuSigned by:



Margaret Wallace Brown, Director