

Minutes of the Houston Planning Commission

October 27, 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

Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present at 2:48 p.m. during item 109
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Absent
Zafar Tahir	Present at 3:09 p.m. during item 116
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Absent

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

Vice Chair M. Sonny Garza reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE OCTOBER 13, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 13, 2022 Planning Commission meeting minutes.

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

I. PRESENTATION AND CONSIDERATION OF THE 2023 PLANNING COMMISSION MEETING DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2023 Planning Commission meeting dates.

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

II. PRESENTATION AND CONSIDERATION OF THE 2023 PLANNING COMMISSION CHAPTER 26 SUBMITTAL DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2023 Chapter 26 submittal dates.

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

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1-104)

Items removed for separate consideration: **NONE**

Staff recommendation: Approve staff’s recommendations for items **1-104**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-104**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **Carried**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

105 Arales Properties at Force 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

106 Aurora Sec 3 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: **Unanimous** Abstaining: **None**

107 Carverdale 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: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

108 Craig Woods partial replat no 38 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**

109 Elmwood Estates 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**
Speaker: Maricela Garcia – position not stated

110 Foster Place partial replat no 33 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

111 Jutland Estates 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

112 Richmond Senior Village 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: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker: Stedman Grigsby – supportive

113 Southland 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

114 Spring Branch Estates no 2 partial replat no 17 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**

115 Timmerman Estates 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: **Jones** Vote: **Unanimous** Abstaining: **None**

116 Trinity at Springhill C3N Defer
Staff recommendation: Defer the application per applicant’s request.
Commission action: Deferred the application per applicant’s request.
Motion: **Hines** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Doris Alexander – opposed; Andrew Ford – position not stated

117 West Bell Flats 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: **Clark** Vote: **Unanimous** Abstaining: **None**

118 Wrenwood partial replat no 5 C3N Defer
 Staff recommendation: Defer the application for further study and legal review.
 Commission action: Deferred the application for further study and legal review.
 Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

119 Indian Springs Sec 1 C3P Defer
 Staff recommendation: Defer the application per the Chapter 42 planning standards.
 Commission action: Deferred the application per the Chapter 42 planning standards.
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Legacy Ranch Business Park GP GP Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

121 Meadows at Telge GP GP Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Adam France – applicant

122 Morton 180 Tract GP GP Defer
 Staff recommendation: Defer the application for further study and-review.
 Commission action: Deferred the application for further study and review.
 Motion: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS NONE

F RECONSIDERATION OF REQUIREMENTS

123 Highland Meadows Mobile Home Park Sec 1 C3P Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Hines** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

124 New Caney ISD Porter Elementary C2R Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

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

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

125 North Bridgeland Lake Parkway SP Approve
Street Dedication Sec 9

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

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

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

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

G EXTENSIONS OF APPROVAL

126	Cathedral Lakes Partial Replat and Extension	EOA	Approve
127	Chuys C5 Trailer Complex	EOA	Approve
128	Emerson Place partial replat no 1	EOA	Approve
129	Emma Lou Landing	EOA	Approve
130	Himmel Reserve at Deer Trail	EOA	Approve
131	Jubilee Sec 8	EOA	Approve
132	Jubilee Sec 3	EOA	Approve
133	Marvida Gardens	EOA	Approve
134	Reserve at Summitry Circle	EOA	Approve

H NAME CHANGES

135	Bleu Riviera Drive Street Dedication Sec 1 (prev. Community Drive Street Dedication Sec 1)	NC	Approve
136	Sila GP (prev. LH Ranch GP)	NC	Approve
137	Tropez Village Drive Street Dedication and Reserves (prev. Saint Tropez Drive Street Dedication and Reserves)	NC	Approve

I CERTIFICATES OF COMPLIANCE

138	24591 Sorters Road	COC	Approve
139	25823 Lantern Lane	COC	Approve
140	25144 Twin Oaks Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 126-140.

Commission Action: Approved staff's recommendation for items 126-140.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

J ADMINISTRATIVE **NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141 6904 Van Etten Road DPV

Defer

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

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

Motion: **Alleman**

Second: **Clark**

Vote: **Carried**

Opposed: **Mares and Baldwin**

Speakers: Alonzo Gonzalez, Gerardo Gaytan, Megan Ryan, Vinay Chandrake, Daniel Goldberg – opposed

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 1, 2022

- a. Blalock Square
- b. Chiao Hu Trust replat no 2
- c. Cozy Med Enclave on Manor
- d. Enclave on Noel
- e. Estates at Randolph Street
- f. Highland Gardens replat no 1
- g. Langham Creek Colony Sec 2 partial replat no 4
- h. Potomac Estates
- i. Steeplechase Sec 1 partial replat no 3
- j. Villas on Stearns

Staff recommendation: Establish a public hearing date of December 1, 2022, for item IV a-j.

Commission action: Established a public hearing date of December 1, 2022, for item IV a-j.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 3:57 p.m.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

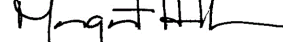
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Margaret Wallace Brown, Secretary