

Minutes of the Houston Planning Commission

February 3, 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	Present virtually at 2:37 p.m. during the Chair's Report
Susan Alleman	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Absent
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually
Linda Porrás-Pirtle	Present virtually at 2:34 p.m. before the Director's Report
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually at 2:34 p.m. before the Director's Report
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present virtually and left at 3:52 p.m. before item 135
Loyd Smith for The Honorable Lina Hidalgo	Present virtually

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Alan R. Black

Executive Secretary

Margaret Wallace Brown, 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Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.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 Jennifer Ostlind, Deputy Director, Planning and Development Department.

APPROVAL OF THE JANUARY 20, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 20, 2022 Planning Commission meeting minutes.

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

I. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2022 Semi-Annual Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2022 Semi-Annual Drainage Impact Fees and forwarded to City Council.

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

II. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2022 Water and Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2022 Water and Wastewater Impact Fees and forwarded to City Council.

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

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 114)

Items removed for separate consideration: **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 114 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 114 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **5, 6, 7, 9, 10, 11, 24, 31, 32, 41, 42, 43, 44, 45, 46, 47, 50, 53, 88, 92 and 114**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS REQUIRING NOTIFICATION

115 Breckenridge West Sec 10 C3N Defer
partial replat no 1

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: **Abraham** Vote: **Unanimous** Abstaining: **None**

116 Clairmont Place 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

117 Clairmont Place 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

118 Clairmont Place Sec 1 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

119 Clear Creek ISD Whitcomb Elementary School 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

120 Cruz Ranch 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

121 Foster Place partial replat no 25 C3N Withdrawn

122 Foster Place partial replat no 26 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: **Garza** Vote: **Unanimous** Abstaining: **None**

123 Hyde Park Main Third Addition 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

124 June Gardens 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

125 Lindale Park 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Joyce Owens, applicant – supportive; Don Quintero – position not stated.

126 Melanie Heights 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

127 Oak Forest Sec 1 partial replat no 4 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Stacey Venamon – opposed.

128 RH Eleventh Street Sec 1 C3N Approve
partial replat no 1
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: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Leigh Killgore – opposed; Jake Patrick, applicant - supportive.

129 Southern Terrace Replat C3N Withdrawn
partial replat no 1

130 Southgate partial replat no 5 C3N Withdrawn

131 Spring Oaks replat no 1 C3N Defer
partial replat no 6
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**

132 Truxillo Gardens 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Heather Rayner, Shannon Laduke, Diego Lopez, Peggy Weissman, Aaron Lytle and Karen Stoelkero – opposed.

133 Vernas Garden C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker: Jody Russell – opposed.

134 Willowcreek Ranch Sec 4 C3N Approve
partial replat no 2
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: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

135 Bammel Road LLC C2R 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

136 Brailsfort Place **C2R** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

137 Clevie Court **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Robins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Eda Kanneh – opposed.

138 Enclave at Rosehill 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

139 Haven Mission Trace **C2** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 140 and 141 were taken together at this time.

140 Solid Rock Village GP **GP** **Approve**
141 Solid Rock Village Sec 1 **C3R** **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: **Sigler** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

142 Fuqua Tract **C3R** **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: **Mares** Vote: **Carried** Abstaining: **Heisch**

143 Jackson Village **C3R** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception (s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

144 Fort Bend County ESD no 7 Station no 52 C2 Approve

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

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

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

145 Life Style 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: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speaker: David Salvador – position not stated.

G EXTENSIONS OF APPROVAL

146 Burr Oak Estates EOA Approve
147 North Bridgeland Lake Parkway EOA Approve
Street Dedication Sec 6

H NAME CHANGES

148 Bissonnet Street in Trillium Street NC Approve
Dedication Sec 1 (prev. Bissonnet Street
in Trillium Street Dedication Sec 1)

I CERTIFICATION OF COMPLIANCE

149 18919 Iris Lane COC Approve
150 24440 Tree Lane COC Approve
151 24434 E Terrace Drive COC Approve
152 18497 Indigo Way COC Approve

Staff recommendation: Approve staff's recommendation for items 146-152.

Commission Action: Approved staff's recommendation for items 146-152.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Abstaining: **Heisch 147 and 148; Sigler 147**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153 2719 Houston Avenue DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to provide a 15' building line instead of the required 25' building line.

Commission action: Granted the variance(s) and approved the development plat to provide a 15' building line instead of the required 25' building line.

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

Speaker Pam Lowe, owner – supportive.

154 5903 Valkeith Drive

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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Chris Hokason – supportive.

155 3415 White Oak Drive

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to reclassify use under MLS designation from single family to commercial.

Commission action: Granted the variance(s) and approved the development plat to reclassify use under MLS designation from single family to commercial.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Matt Stewart, applicant – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 3, 2022

- a. Foster Place partial replat no 22
- b. Kentshire Place Sec 1 partial replat no 1
- c. MacGregors Blodgett Park Sec 3 partial replat no 3
- d. Rosemont Soraya on West Bell
- e. Shadow Creek South Sec 2 partial replat no 3 and extension
- f. Timmerman Place partial replat no 1

Staff recommendation: Establish a public hearing date of March 3, 2022 for item IV a-f.

Commission action: Established a public hearing date of March 3, 2022 for item IV a-f.

Motion: **Garza**

Second: **Robins**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC COMMENT

NONE

ADJOURNMENT

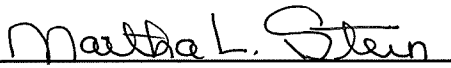
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:38 p.m.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**



 Martha L. Stein, Chair



 Jennifer Ostlind, Secretary