

Minutes of the Houston Planning Commission

March 2, 2023

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/311wC9n>
or 936-755-1521, conference ID 895 207 144#
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 and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present at 2:49 p.m. after item 131
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present virtually
Meera D. Victor	Present virtually
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Present virtually and left at 3:56 p.m. before item IV
Maggie Dalton for The Honorable KP George	Present virtually
Patrick Mandapaka for The Honorable Lina Hidalgo	Present

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

Martha L. Stein, Chair, reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE FEBRUARY 16, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 16, 2023 Planning Commission meeting minutes.

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

I. ACRES HOMES MOBILITY STUDY

Deferred

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-107)

Staff recommendation: Approve staff’s recommendations for items **1-107**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-107**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **7, 9, 12, 20, 28, 30, 38, 51, 52, 53, 54, 55, 56, 74, and 82** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **7, 9, 12, 20, 28, 30, 38, 51, 52, 53, 54, 55, 56, 74, and 82** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Robins** Vote: **Carried** Abstaining: **Dalton, Heisch, Sigler, and Rosenberg**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

108 Artisans Westheimer 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**

109 Ashland Patio Homes partial replat no 1 C3N Defer

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

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

Motion: **Hines** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: William J. Smith, Marcus Simpson – opposed

131 Daphne C2R Defer

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

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

Motion: **Clark** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speaker: William J. Smith – opposed

110 Brandon Street Luxury Homes replat no 1 C3N Defer

Staff recommendation: Defer the application per HPW OCE Traffic and Chapter 42 planning standards.

Commission action: Deferred the application per HPW OCE Traffic and Chapter 42 planning standards.

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

- 111 Briarcraft Meadows C3N Defer**
Staff recommendation: Defer the application per Council Member's request.
Commission action: Deferred the application per Council Member's request.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Dwayne Michael – opposed, Perdita Chavis, District K Chief of Staff - no position stated
- 112 Brun Point C3N Defer**
Staff recommendation: Defer the application for further study and review.
Commission action: Deferred the application for further study and review.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 113 Caprock Cottages 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 114 Dimora Heights replat no 1 C3N Withdraw**
- 115 Forest West Homes C3N Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 116 Homes at Schneider Street 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 117 Jackson Hill Kids R Kids C3N Withdraw**
- 118 Madera 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 119 Mahsa Amini C3N Withdraw**
- 120 Pamplex Gardens 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 121 QuikTrip Store no 7951 C3N Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Mandapaka** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 122 Randolph in Lincoln 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**
Speaker: Alba Rivas, with translation by Hector Rodriguez – position not stated

123 Roc Homes Plaza **C3N** **Disapprove**
 Staff recommendation: Disapprove the application.
 Commission action: Disapproved the application.
 Motion: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

124 Sunterra Sec 25 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: **Jones** Vote: **Unanimous** Abstaining: **None**

125 Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

126 Townhomes on Indiana **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: **Clark** Vote: **Unanimous** Abstaining: **None**

127 West Knoll 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

128 Broze Road GP **GP** **Defer**
 Staff recommendation: Defer the application per Harris County Engineering.
 Commission action: Deferred the application per Harris County Engineering.
 Motion: **Mandapaka** Second: **Garza** Vote: **Carried** Abstaining: **Dalton**

129 Khoury Landing **C2** **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: **Mandakapa** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

130 Caney Crossing North **C2** **Defer**
 Staff recommendation: Defer the application per Chapter 42 standards.
 Commission action: Deferred the application per Chapter 42 standards.
 Motion: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Item 131 was taken earlier.

132 2 Garfam Industries Industrial Park **C2R** **Withdraw**

- 133 Grand at Aliana Sec 2** **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: **Dalton** Second: **Clark** Vote: **Carried** Abstaining: **Sigler**
- 134 Highland Heights Davidson** **C2R** **Withdraw**
- 135 Linn Street Estates** **C3P** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speakers: Dario Martinez, Bernice Pradia – opposed
- 136 Lone Star Archery LLC** **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: **Cain** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**
- 137 Mitek Bamme** **C2** **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: **Mandapaka** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 138 New Life Community Center** **C2** **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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 139 Victory Cottage** **C3R** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 140 Views at Wheatley** **C3R** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 141 Views of Downtown** **C2** **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: **Unanimous** Abstaining: **None**

142 Westpark Oaks 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: **Mandapaka** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****143 Greenville Estates****C3R****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: **Robins** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

144	AME Telge Business Park	EOA	Approve
145	Avalon Cypress Reserve	EOA	Approve
146	Breckenridge Forest North Sec 3	EOA	Approve
147	Bridgeland Central Sec 2	EOA	Approve
148	Bridgeland Central Sec 3	EOA	Approve
149	Bridgeland Mason Road Street Dedication Sec 8	EOA	Approve
150	Candela Sec 12	EOA	Approve
151	Candela Sec 13	EOA	Approve
152	Candela Sec 15	EOA	Approve
153	Capital RV and Boat Tomball	EOA	Approve
154	Elyson Sec 51	EOA	Approve
155	Fairbanks North Houston Center Sec 1	EOA	Approve
156	FM 1464 Retail	EOA	Approve
157	Generation Park South Sec 1	EOA	Approve
158	Goedecke Business Park	EOA	Approve
159	Harris County Improvement District no 14 Lift Station no 2	EOA	Approve
160	Huffman Interests Sec 1	EOA	Approve
161	Peppervine Sec 2	EOA	Approve
162	Perez CFP East Beltway 8	EOA	Approve
163	School of Science and Technology Sugar Land Middle School	EOA	Approve
164	Senegal Square	EOA	Approve
165	Sundance Cove Sec 1	EOA	Approve
166	Sundance Cove Sec 3	EOA	Approve
167	Sunterra Sec 47	EOA	Approve

- 168 Tavola West Sec 2 EOA Approve
- 169 Tavola West Sec 3 EOA Approve
- 170 Town and Country Town Centre partial replat no 2 EOA Approve
- 171 Willowcreek Ranch Sec 11 EOA Approve

H NAME CHANGES

- 172 Heights Sanctuary at 22nd Street (prev. Heights Sanctuary at 22 Street) NC Approve

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff’s recommendations for items 144 -172.

Commission Action: Approved staff’s recommendations for items 144 -172.

Motion: **Garza**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch 145, 147, 148, 149, 154, 159 168, 169; Dalton 152, 161; Sigler 147, 148, 149, 150, 151, 152, 154, 168, 169**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2023

- a. Beall Street Development
- b. Bria Place
- c. FL Tucker Long Drive
- d. Inwood North Self Storage
- e. Irvinton partial replat no 1
- f. Laboure Estates partial replat no 1
- g. Park Street Green
- h. Pinecrest Court Sec 3 partial replat no 2
- i. Reed Terrace partial replat no 5
- j. Ruth Street Estates
- k. Rutland Estates
- l. Weyburn Estates

Staff recommendation: Establish a public hearing date of March 30, 2023, for item III a-l.

Commission action: Established a public hearing date of March 30, 2023, for item III a-l.

Motion: **Robins**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Items IV and VI were taken together.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 347 W. 20th STREET

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

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

Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: William Smith – position not stated; Andrew Lang, applicant – supportive

VI. PUBLIC HEARING AND CONSIDERATION OF DAPHNE HOTEL LOCATED AT 347 W. 20TH RD.

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

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

Motion: **Sigler** Second: **Hines** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speaker: William Smith – position not stated

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 905 74th STREET

Staff recommendation: Approve the off-street parking variance per the staff report.

Commission action: Approved the off-street parking variance per the staff report.

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

Item VI was taken earlier.

VII. CONSIDERATION OF INN AT FONDREN HOTEL/MOTEL LOCATED AT 13831 FONDREN RD.

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

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

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

Speaker: Vice Mayor Castex-Tatum – opposed.

VIII. CONSIDERATION OF PLATINUM INN & SUITES HOTEL/MOTEL LOCATED AT 9315 W FM 1960 BYPASS RD.

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker: Lokesh Khosa, applicant – supportive

**IX. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.

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

DocuSigned by:
Martha L. Stein

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Martha L. Stein, Chair

DocuSigned by:
Margaret H. Brown

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Margaret Wallace Brown, Secretary