

Minutes of the Houston Planning Commission

August 4, 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 vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present and arrived at 2:38 p.m. during item I
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Present virtually
Kevin Robins	Present
Ian Rosenberg	Present virtually
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 and arrived at 2:38 p.m. during item I

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 JULY 21, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 21, 2022 Planning Commission meeting minutes.

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

I. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Water and Wasterwater Impact Fees (Pratistha Pradhan)

Staff recommendation: Accept recommendation per staff report of the July 2022 Semiannual Water and Wasterwater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the July 2022 Semiannual Water/Wasterwater Impact Fees and forwarded to City Council.

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

II. July 2022 Semiannual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees (Pratistha Pradhan)

Staff recommendation: Accept recommendation per staff report of the July 2022 Semiannual Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the July 2022 Semiannual Drainage Impact Fees and forwarded to City Council.

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

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

Staff recommendation: Approve staff’s recommendations for items **1-114**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-114**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **14, 21, 27, 34, 35, 36 and 37**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **14, 21, 27, 34, 35, 36 and 37**, subject to the CPC 101 form conditions.

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

33 Marigny Heights

C3F

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: **Heisch** Vote: **Unanimous** Abstaining: **None**

Speakers: Patricia Williams, Delinda Holland, Wendy Burmaster, Keith Burmaster, Eric Allen, Phil Kownstar – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

115 Cotton Oaks 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: **Hines** Vote: **Unanimous** Abstaining: **None**

Speaker: Sara Yeager –undecided.

- 116 Elberta Villa** **C3N** **Defer**
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
 Speaker: Ronald Roberts, Berniece Davis – opposed.
- 117 Foster Place partial replat no 30** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 118 Jackson Mews 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: **Victor** Vote: **Unanimous** Abstaining: **None**
- 119 Mayflower Landing** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 120 Melody Oaks partial replat no 25 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: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Darren Martin, applicant - supportive; Amy Peck – position not stated.
- 121 Neuen Manor partial replat no 28** **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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 122 Park Place partial replat no 6** **C3N** **Withdrawn**
- 123 Park Place partial replat no 7** **C3N** **Withdrawn**
- 124 Providence 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 125 Timmerman Place 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: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES**126 Aroblit Industrial Complex C3R 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Joyce Owens, applicant - supportive; Sharon Brown – opposed.

127 East River Sec 1 partial replat no 1 C2R 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: **Baldwin** Second: **Mares** Vote: **Carried** Abstaining: **Heisch and Sigler**

Speaker: Gerald Grissom, applicant – supportive.

128 Generation Park East Wastewater Treatment Plant 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

129 Gosling Tract C3P Defer

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

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

130 LH Ranch GP GP Approve

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

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

Motion: **Smith** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

Speaker: Andrew Lang, applicant – supportive.

131 Olympia Falls Reserves C3P Approve

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

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

Motion: **Dalton** Second: **Smith** Vote: **Carried** Opposed: **Mares**

Speakers: Shawn McCoy, applicant, and Jason Kelly – supportive.

132 Olympia Falls Sec 4 C3P Withdrawn

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

133 Candela South GP

GP

Approve

Staff recommendation: Grant the requested special exception and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception and approved the plat subject to the conditions listed.

Motion: **Clark**

Second: **Jones**

Vote: **Carried**

Abstaining: **Dalton
and Sigler**

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

G EXTENSIONS OF APPROVAL

**134 Cross Pines Drive and The Trails
Drive Street Dedication**

EOA

Approve

135 EADO Canal Development

EOA

Approve

136 Invision Business Park

EOA

Approve

137 Niranjn Patel Porter Development

EOA

Approve

138 Pathway Church

EOA

Approve

**139 Towne Lake Detention Reserve at
Cypress North Houston Sec 2**

EOA

Approve

140 Vintage Office Park Louetta

EOA

Approve

141 West Elyson Retail Center

EOA

Approve

H NAME CHANGES

**142 Gulfbelt Logistics Park
(prev. Project Finger GP)**

NC

Approve

**143 Legacy Ranch Business Park GP
(prev. West Oaks Business Park GP)**

NC

Approve

I CERTIFICATES OF COMPLIANCE

144 26704 Burning Tree

COC

Approve

145 26700 Burning Tree

COC

Approve

146 27202 Lantern Lane

COC

Approve

147 27208 Lantern Lane

COC

Approve

148 5516 Clara Road

COC

Disapprove

Staff recommendation: Approve staff's recommendation for items 134-148.

Commission Action: Approved staff's recommendation for items 134-148.

Motion: **Sigler**

Second: **Mares**

Vote: **Carried**

Abstaining: **Heisch 140
and 141**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

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

- a. Azul Homes partial replat no 2
- b. Boudreaux Plaza replat no 1
- c. Clairmont Place Sec 1 partial replat no 9
- d. Corrine Place at Rosewood
- e. Foster Place partial replat no 31
- f. Kentshire Place Sec 2 partial replat no 1
- g. Laura Square at Rosewood
- h. Marjorie Square at Rosewood
- i. Memorial Assistance Ministries replat no 1 and extension
- j. Neuen Manor partial replat no 29
- k. Park Place partial replat no 6
- l. Park Place partial replat no 7
- m. Parkglen West Sec 2 partial replat no 1
- n. Peachtree Villas
- o. Rosewood Estates Sec 2 partial replat no 5
- p. Ruth Street Estates
- q. Riverside Terrace Sec 1 partial replat no 8
- r. Riverside Terrace Sec 6 partial replat no 3
- s. Spring Branch Estates no 2 partial replat no 15
- t. Trinity at Springhill

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

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

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

V. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

The absence of Commissioner Abraham was excused.

Motion: **Smith** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC COMMENT

Staff Planner Tamara Fou said her farewells.

ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:40 p.m.

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

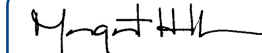
DocuSigned by:



E8A562FCD1A948D...

M. Sonny Garza, Vice Chair

DocuSigned by:



ZA61A07011A5494...

Margaret Wallace Brown, Director