

Minutes of the Houston Planning Commission

October 13, 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 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present virtually and left at 4:56 p.m. after item 142
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	Absent
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present virtually
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	Absent

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Jennifer Ostlind, Deputy Director, Planning and Development Department – Present

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

Jennifer Ostlind, Deputy Director, Planning and Development Department, gave a report.

APPROVAL OF THE SEPTEMBER 29, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 29, 2022 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-116)

Items removed for separate consideration: NONE

Staff recommendation: Approve staff’s recommendations for items **1-116**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-116**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Victor** Second: **Jones** Vote: **Carried** Abstaining: **Dalton and Sigler**

Staff recommendation: Approve staff’s recommendation for items **5, 6, 7, 8, 9, 15, 17, 18, 24, 27, 38, 42, 44, 45, and 85** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **5, 6, 7, 8, 9, 15, 17, 18, 24, 27, 38, 42, 44, 45, and 85** subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS REQUIRING NOTIFICATION

117 Arales Properties at Force C3N Defer

Staff recommendation: Defer the application for further legal review.

Commission action: Deferred the application for further legal review.

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

Speaker: Gloria Ayala, Carolyn Lopez – opposed

118 Bicycle Bungalows 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: **Clark** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

119 Bise Townhomes 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Brickfielder Townhomes 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**

121 Brun Villas 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: **Mares** Vote: **Unanimous** Abstaining: **None**

- 122 Champions South 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 123 Geneva 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 124 Goertz Addition** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 125 Mistral Townhomes** **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**
- 126 Park at Champions Park** **C3N** **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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speaker: Jeff Pena – applicant; Linda Buisson – supportive
- 127 Park Place partial replat no 6** **C3N** **Disapprove**
 Staff recommendation: Disapprove.
 Commission action: Disapproved.
 Motion: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 128 Park Place partial replat no 7** **C3N** **Disapprove**
 Staff recommendation: Disapprove
 Commission action: Disapproved
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 129 Pinecrest Sec 1 replat no 1 and extension** **C3N** **Withdraw**
- 130 Rosewood Estates 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 131 Shepherd Oaks 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: **Clark** Second: **Garza** Vote: **Carried** Opposed: **Rosenberg**
 Speaker: Salman Mirajwala – applicant; Mehmet Katiru – builder; Chris Ochterback – opposed

132 Timmerman Estates**C3N****Defer**

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

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

Motion: **Baldwin**Second: **Jones**Vote: **Unanimous**Abstaining: **None****133 Winter Bay Estates****C3N****Disapprove**

Staff recommendation: Disapprove.

Commission action: Disapproved.

Motion: **Mares**Second: **Clark**Vote: **Unanimous**Abstaining: **None****134 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: **Sigler**Second: **Jones**Vote: **Unanimous**Abstaining: **None****135 Yocum Gardens 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: **Victor**Second: **Clark**Vote: **Unanimous**Abstaining: **None****D VARIANCES****136 Indian Springs Sec 1****C3R****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: **Clark**Vote: **Unanimous**Abstaining: **None****137 Lexen Court****C2****Deny**

Staff recommendation: Deny the variances and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the variances and disapproved the plat subject to the CPC 101 form conditions.

Motion: **Mares**Second: **Alleman**Vote: **Unanimous**Opposed: **Jones and Baldwin**

Speaker: Bill Uckac – developer; Mary Villareal – applicant; Mike Qaddumi – supportive

138 Mansfield Life**C3R****Deny**

Staff recommendation: Deny the variance and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the variance and disapprove the plat subject to the CPC 101 form conditions.

Motion: **Victor**Second: **Mares**Vote: **Carried**Opposed: **Baldwin**

Speaker: Elizabeth Garcia – applicant

139 Morton 180 Tract GP**GP****Defer**

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

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

Motion: **Clark**Second: **Jones**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

- 140 Devonshire Park** **C3P** **Deny/Approve**
 Staff recommendation: Deny the requested variance and approve the plat subject to conditions listed.
 Commission action: Denied the requested variance and approved the plat subject to conditions listed.
 Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 141 Highland Meadows** **C3R** **Defer**
Mobile Home Park Sec 1
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 142 Park at Pinemont** **C3R** **Deny/Approve**
 Staff recommendation: Deny the requested variance and approve the plat subject to conditions listed.
 Commission action: Denied the requested variance and approve the plat subject to conditions listed.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speakers: Leigh A Edwards, William Dolk, James Mattern, Jeff Balke, Spencer Reddick, Tony Aligo, Leah Kauffman – opposed

G EXTENSIONS OF APPROVAL

- 143 Brandon Manor** **EOA** **Approve**
144 CWE Houston Shepherd North **EOA** **Approve**
145 CWE Houston Shepherd South **EOA** **Approve**
146 Homestead Village Willowbrook **EOA** **Approve**
 replat no 1
147 Jubilee Haven Boulevard Street **EOA** **Approve**
 Dedication and Reserves Sec 1
148 Sorella Heights Drive Street **EOA** **Approve**
 Dedication Sec 1
149 Sorella Sec 2 **EOA** **Approve**

H NAME CHANGES

- 150 Southwest Elementary** **NC** **Approve**
 (prev. Southwest Campus Anderson)

I CERTIFICATES OF COMPLIANCE

- 151 19706 Holly Glen** **COC** **Approve**
152 25345 Lamar Lane **COC** **Approve**

Staff recommendation: Approve staff's recommendation for items 143-152.

Commission Action: Approved staff's recommendation for items 143-152.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

153 10251 Bridgeland 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: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ms. Juliana – position not known.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2022

- a. Jackson Hill Grove
- b. Mangum Medical Plaza
- c. Marisol Sec 4
- d. Southland Terrace partial replat no 2
- e. Sunterra Sec 14 partial replat no 1
- f. Towne Lake Sec 63 partial replat no 1

Staff recommendation: Establish a public hearing date of November 10, 2022, for item II a-f.

Commission action: Established a public hearing date of November 10, 2022, for item II a-f.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**III. PUBLIC COMMENT
NONE**

IV. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN

Commissioner Alleman was present; therefore, no Commission action was necessary.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:03 p.m.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

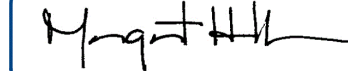
DocuSigned by:



A80FCAC26ABC458...

Martha L. Stein, Chair

DocuSigned by:



2A61A07011A5494...

Margaret Wallace Brown, Secretary