

Minutes of the Houston Planning Commission

January 19, 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 |
| Bill Baldwin | Present |
| Lisa Clark | Present at 3:41 p.m. during item 106 |
| Michele Colvard | Present |
| Rodney Heisch | Present |
| Daimian S. Hines | Present |
| Randall L. Jones | Present |
| Lydia Mares | Present |
| Paul R. Nelson | Absent |
| Linda Porrás-Pirtle | Present at 2:34 p.m. during Director's Report |
| Kevin Robins | Present |
| Ian Rosenberg | Present |
| Megan R. Sigler | Present |
| Zafar Tahir | Absent |
| Meera D. Victor | Present |
| Libby Viera-Bland | Present |
| Scott Cain for Commissioner James Noack | Absent |
| Maggie Dalton for The Honorable KP George | Absent |
| 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 JANUARY 5, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 05, 2023 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-86)

Items removed for separate consideration: **NONE**

Staff recommendation: Approve staff's recommendations for items **1-86**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-86**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **6, 7, and 14** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 7 and 14**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS REQUIRING NOTIFICATION

87 Alys Park partial replat no 1 C3N Disapprove

Staff recommendation: Disapprove the application.

Commission action: Disapproved the application.

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

88 Bringhurst Noble Majestic 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**

89 Eastwood Manor 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

90 Hazard 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: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

91 Houston Gateway Academy C3N Defer

Staff recommendation: Defer the application for further legal review.

Commission action: Deferred the application for further legal review.

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

- 92 Kashmere Estates C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 93 Mahsa Amini C3N Disapprove**
 Staff recommendation: Disapprove the application.
 Commission action: Disapproved the application.
 Motion: **Mares** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**
- 94 Mission Green North partial replat no 3 and extension C3N Defer**
 Staff recommendation: Defer the application for further legal review.
 Commission action: Deferred the application for further legal review.
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 95 Montgomery County WCID No 1 Lift Station 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: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 96 Riverside Terrace Sec 6 partial replat no 5 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: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Craig Weinstock, applicant - supportive
- 97 Talina Way Estates C3N Withdrawn**
- 98 Three Pillars 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speaker: Andy Chase, opposed
- 99 Timber Lakes Fire Station C3N Defer**
 Staff recommendation: Defer the application for further legal review.
 Commission action: Deferred the application for further legal review.
 Motion: **Heisch** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speakers: Liam Cominsky, Marcela Cominsky, Tom Langemead - opposed; Robert Hanchett, Jennifer Curtis, applicant - supportive
- 100 West 12th Street Manors C3N Defer**
 Staff recommendation: Defer the application at applicant's request.
 Commission action: Deferred the application at applicant's request.
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Jason Beesinger, Chris Elliott, Allison Newport – opposed

101 White Oak Crossing Sec 5 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: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

102 Bridgeland Creekland Village 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

103 Canopy on Washington 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: **Garza** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

104 Expedia Towing C2 Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Mares** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**

105 Little York Landing C3R Defer

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

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

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

Speaker: Vandy Shepard- opposed

106 McKee at Hardy Yards 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, and with additional conditions to close a curb cut along McKee and provide an 8' opaque fence along the northern property line.

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

Speaker: David White, applicant - supportive

107 North Italia Citycentre Patio 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, and that the approval only applies to the proposed open canopy, and not to a permanent enclosure.

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

108 Oakwood Trails**C2****Defer**

Staff recommendation: Defer the application per Harris County.

Commission action: Deferred the application per Harris County.

Motion: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None****109 Spring Cypress Manor****C3P****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****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****110 West Donovan Court****C3R****Approve**

Staff recommendation: Grant the reconsideration of requirement with variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement with variance and approved the plat subject to the CPC 101 form conditions.

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

Speakers: Charlene Johnson, Cheryl Joseph, Aman Khan – supportive

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

| | | | |
|------------|---|------------|----------------|
| 111 | Akadia Event Center | EOA | Approve |
| 112 | Beckendorff Road Street Dedication Sec 3 | EOA | Approve |
| 113 | Bradbury Forest Sec 11 | EOA | Approve |
| 114 | Breckenridge West Sec 10 partial replat no 1 | EOA | Approve |
| 115 | Candela Sec 9 | EOA | Approve |
| 116 | Champions Park Logistics | EOA | Approve |
| 117 | Chelsea Towne Apartments partial replat no 1 | EOA | Approve |
| 118 | Luthe Properties | EOA | Approve |
| 119 | Maple Estate | EOA | Approve |
| 120 | Memorial Town Square | EOA | Approve |
| 121 | Monarca | EOA | Approve |
| 122 | Mueschke Road at Dunham Pointe Street Dedication Sec 2 | EOA | Approve |
| 123 | Old Richmond Hills | EOA | Approve |
| 124 | Prestonwood Storage | EOA | Approve |
| 125 | Reed Terrace partial replat no 3 | EOA | Approve |
| 126 | Regency Square Garden Homes | EOA | Approve |
| 127 | Solid Rock Village Sec 2 | EOA | Approve |
| 128 | Sorella Sec 6 | EOA | Approve |
| 129 | Springwoods Village District Sec 5 | EOA | Approve |
| 130 | Springwoods Village District Sec 6 | EOA | Approve |
| 131 | Springwoods Village Parkway Street Dedication Sec 5 | EOA | Approve |

132 Sundance Lakes Drive EOA Approve
Street Dedication Sec 1

H NAME CHANGES

133 Clairmont Place Sec 1 partial replat no 9 NC Approve
(prev. Clairmont Place partial replat no 9
Sec 1)

134 Fort Bend County MUD 229 Waste Water NC Approve
Treatment Plant No 1 (prev. Fort Bend
County MUD 229 Water Treatment Plant
no 1)

135 Tukanes Estates (prev. Plaza Estates NC Approve
at Fuqua)

Staff recommendation: Approve staff's recommendations for items 111-135.

Commission Action: Approved staff's recommendations for items 111-135.

Motion: Clark Second: Alleman Vote: Carried Abstaining: Sigler 115;
Heisch 120,122

I CERTIFICATES OF COMPLIANCE
NONE

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2023

- a. Ashland Patio Homes partial replat no 1
- b. Audubon partial replat no 1
- c. Berto Aparicio Myrtle Street Development
- d. Briarcraft Meadows
- e. Brandon Street Luxury Homes replat no 1
- f. Garden Oaks Sec 1 partial replat no 2
- g. Madera Estates
- h. Oak Forest Sec 1 partial replat no 5
- i. Orville Estates
- j. QuikTrip Store no 7951 Addition
- k. Spring Branch Villa partial replat no 4

Staff recommendation: Establish a public hearing date of February 16, 2023, for item II a-k.

Commission action: Established a public hearing date of February 16, 2023, for item II a-k.

Motion: Baldwin Second: Mares Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 16, 2023 FOR A DAPHNE
HOTEL LOCATED AT 347 W. 20TH STREET

Staff recommendation: Establish a public hearing date of February 16, 2023, for item III.

Commission action: Established a public hearing date of February 16, 2023, for item III.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2101 N SHEPHERD DRIVE Approve

Staff recommendation: Grant the variance(s) with conditions per staff report.
Commission action: Granted the variance(s) with conditions per staff report.

Motion: **Viera-Bland** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 5300 BLOCK OF CALHOUN ROAD, WEST SIDE – MLS 823 Approve

Staff recommendation: Approve the consideration of the item and forward to City Council.
Commission action: Approved the consideration of the item and forwarded to City Council.

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

Speakers: Tomaro Bell, Elwyn Lee, James Douglas – supportive; Sessa Kalapatapu – opposed

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 5300 BLOCK OF CALHOUN ROAD, WEST SIDE – MBL 262 Approve

Staff recommendation: Approve the consideration of the item and forward to City Council.
Commission action: Approved the consideration of the item and forwarded to City Council.

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

Speakers: Tomaro Bell, Elwyn Lee, Kim Phillips, James Douglas - supportive; Sessa Kalapatapu - opposed

VII. PUBLIC COMMENT

Eva Canna spoke about an incomplete application. Ronald Roberts spoke about a variance item considered at the last Planning Commission meeting.

VIII. EXCUSE THE ABSENCES OF COMMISSIONER ROSENBERG

Commissioner Rosenberg was present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:40 p.m.

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

DocuSigned by:
Martha L. Stein

Martha L. Stein, Chair

DocuSigned by:
Margaret Wallace Brown

Margaret Wallace Brown, Secretary