

Minutes of the Houston Planning Commission

February 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 2:32 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
Libby Viera-Bland	Present
Lisa Clark	Present
Michelle Colvard	Present and left at 5:01 p.m. during item 163
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present and left at 3:48 p.m. after item 154
Linda Porrás-Pirtle	Present at 2:46 p.m. during item I
Kevin Robins	Absent
Ian Rosenberg	Present
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 and left at 4:59 p.m. after item 162
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:46 p.m. during item II

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present at 3:14 p.m. during item III
Jennifer Ostlind, Deputy Director – Present at 2:32 p.m. and left at 3:14 p.m. during item III

CHAIR'S REPORT

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

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 19, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 19, 2023 Planning Commission meeting minutes.

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

I. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES (Deidre VanLangen, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

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

II. SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER/WASTEWATER IMPACT (Deidre VanLangen, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

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

III. UPDATED CIP AND LAND USE ASSUMPTIONS – DRAINAGE IMPACT FEES STUDY (David Wurdlow and Samir Solanki, Houston Public Works)

Staff recommendation: Accept recommendation per staff report and forward to City Council.

Commission action: Accepted recommendation per staff report and forwarded to City Council.

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

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1-145)

Staff recommendation: Approve staff’s recommendations for items **1-145**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-145**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **7, 8, 9, 13, 14, 15, 16, 24, 68, 69, 70, 71, 75, 76, 77, 78, 79, 80, 93, and 106** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **7, 8, 9, 13, 14, 15, 16, 24, 68, 69, 70, 71, 75, 76, 77, 78, 79, 80, 93, and 106** subject to the CPC 101 form conditions.

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

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

146 Crestview 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

147 Foster Place partial replat no 34 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: **Garza** Vote: **Unanimous** Abstaining: **None**

148 Houston Gateway Academy 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: **Viera-Bland** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

149 Kashmere Estates C3N Withdraw

150 Lyons Court 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

151 Mission Green North partial replat C3N Approve
no 3 and extension
 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**

152 Pardee 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: **Victor** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

153 Sterlingshire 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: **Jones** Vote: **Unanimous** Abstaining: **None**

154 Timber Lakes Fire Station C3N Defer
 Staff recommendation: Defer the application per the applicant request.
 Commission action: Deferred the application per the applicant request.
 Motion: **Baldwin** Second: **Mares** Vote: **Carried** Abstaining: **Dalton**
 Speakers: Jennifer Curtis, applicant; Josh Kennedy, Debbie Kennedy – supportive; Marcela Comiskey, Thomas Langmead – opposed

155 West 12th Street Manors C3N Defer
 Staff recommendation: Defer the application per the applicant request.
 Commission action: Deferred the application per the applicant request.
 Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposed: **Mares and Colvard**
 Speakers: Jason Beesinger, George Frey, Jennifer Brush – opposed

156 West Clay Green 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: **Unanimous** Abstaining: **None**
 Speaker: Michele Blythe – opposed

D VARIANCES

157 Expedia Towing**C2****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****158 Franz Road Residential 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: **Alleman**Second: **Clark**Vote: **Carried**Abstaining: **Dalton**

Speaker: Jennifer Curtis, applicant – supportive

159 Garfam Industries Industrial Park**C2R****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Mares**Second: **Mandapaka**Vote: **Unanimous**Abstaining: **None****160 Highland Heights Davidson****C2R****Defer**

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

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

Motion: **Baldwin**Second: **Viera-Bland**Vote: **Unanimous**Abstaining: **None****161 Janisch Road Development****C2R****Defer**

Staff recommendation: Deny the requested variance(s) and disapprove the plat subject.

Commission action: Deferred the application for further information.

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

Speakers: Rick Grothues, applicant; David White – supportive; James Elmore, Frank Ohrt, Virginia Ellis – supportive; Neil Schechter – position not known

162 Little York Landing**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: **Mares**Second: **Victor**Vote: **Unanimous**Abstaining: **None**

Speaker: Richard Smith, Houston Public Works

163 Oakwood Trails**C2****Defer**

Staff recommendation: Defer the application per Harris County Engineering.

Commission action: Deferred the application per Harris County Engineering.

Motion: **Baldwin**Second: **Mandapaka**Vote: **Unanimous**Abstaining: **None****164 Ralston Lakes 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: **Sigler**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

165 Union Crossing Northwest**C3F****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: **Garza** Vote: **Unanimous** Abstaining: **None**

166 Veterans Memorial Self Storage**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: **Mandapaka** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

167 Willow Reserves**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: **Mares** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**168 Woodlands Creekside Park West
Sec 6 partial replat no 2****C3P****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

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

**E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS
NONE**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

169	Chew CRC Residential	EOA	Approve
170	Clay Road Street Dedication Sec 1	EOA	Approve
171	Eagle Landing Townhomes West Sec 1	EOA	Approve
172	Elyson Sec 54	EOA	Approve
173	Jose Celedon Blue Lake Street Development	EOA	Approve
174	Klein ISD Kohrville Heritage Tract Sec 1	EOA	Approve
175	McAlister Opportunity Fund 2012 Sec 1	EOA	Approve
176	Moody Town and Country	EOA	Approve
177	Mueschke Business Park	EOA	Approve
178	Sherbourne Place	EOA	Approve
179	Sunterra Sec 45	EOA	Approve
180	Sunterra Sec 48	EOA	Approve
181	Sunterra Sec 51	EOA	Approve
182	Sunterra Sec 52	EOA	Approve
183	Westhaven Manor Sec 1	EOA	Approve

H NAME CHANGES

184	Grand Prairie Highlands (prev. Story Tract GP)	NC	Approve
185	North Houston Rosslyn At Woodsman Trail Reserve (prev. North Houston Rosslyn At WoodsmanTrail Reserve)	NC	Approve
186	Synova GP (prev. Foley Road Tract GP)	NC	Approve

I CERTIFICATES OF COMPLIANCE

187	24885 FM 1485	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 169-187.

Commission Action: Approved staff's recommendations for items 169-187.

Motion: **Clark**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Sigler 172;
Heisch 172, 175, 186**

**J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

188	8931 Barton Street	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

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

Motion: **Alleman**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker: August Mury Jr., applicant – supportive

V. ESTABLISH A PUBLIC HEARING DATE OF MARCH 2, 2023

- a.** Artisans Westheimer
- b.** Brun Point
- c.** Caprock Cottages
- d.** Dimora Heights Replat No 1
- e.** Forest West Homes
- f.** Homes at Scheider Street
- g.** Jackson Hill Kids R Kids
- h.** Mahsa Amini
- i.** Pamplex Gardens
- j.** Randolph in Lincoln replat no 1
- k.** Roc Homes Plaza
- l.** Sunterra Sec 25 partial replat no 1
- m.** Sunterra Shores Drive Street Dedication Sec 4 and Lift Station no 1 partial replat no 1
- n.** Townhomes on Indiana
- o.** West Knoll Place

Staff recommendation: Establish a public hearing date of March 2, 2023, for item V a-o.

Commission action: Established a public hearing date of March 2, 2023, for item V a-o.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC COMMENT

Lunden Davis spoke regarding item 147.
Commissioner Clark clarified an earlier comment about drainage.

VII. EXCUSE THE ABSENCES OF COMMISSIONER TAHIR

Commissioner Tahir 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 5:28 p.m.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

DocuSigned by:

Martha L. Stein

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Martha L. Stein, Chair

DocuSigned by:

Margaret Wallace Brown

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Margaret Wallace Brown, Secretary