

Minutes of the Houston Planning Commission

March 30, 2023

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams

<https://bit.ly/3l1wC9n> 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	Absent
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present virtually at 3:06 p.m. during item 128
Michelle Colvard	Present
Rodney Heisch	Present virtually and left at 4:30 p.m. during item
Daimian S. Hines	Present at 2:38 p.m. during item I
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present at 2:52 p.m. during item I
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present virtually
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Present virtually
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:35 p.m. after Director's Report

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 MARCH 16, 2023, PLANNING COMMISSION MEETING MINUTES

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

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

I. ACRES HOME MOBILITY STUDY PRESENTATION

Report was presented by Muxian Fang, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-126)

Staff recommendation: Approve staff’s recommendations for items **1-126**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-126**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **4, 6, 8, 10, 31, 32, 53, 62, 63, 64, 65, and 115** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **4, 6, 8, 10, 31, 32, 53, 62, 63, 64, 65, and 115** subject to the CPC 101 form conditions.

Motion: **Robins** Second: **Jones** Vote: **Carried** Abstaining: **Sigler, and Heisch**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

127 Beall Street Development **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: **Hines** Vote: **Unanimous** Abstaining: **None**

128 Bria Place **C3N** **Defer**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

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

Speaker: Bernardo Rios, Darryl Sharpton, applicants – supportive; Anniken Hoelsaeter, Ethan Michelle Ganz, Hubert Rast, Hilary Haines, Jason Ginsburg, Miguel Kremenliev, Nancy Cook, Sameer Shah – opposed

129 FL Tucker Long Drive **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: **Mares** Vote: **Unanimous** Abstaining: **None**

130 Forest West Homes **C3N** **Disapprove**

Staff recommendation: Disapprove the application.

Commission action: Disapproved the application

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

131 Inwood North Self Storage **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: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

- 132 Irvinton 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: **Tahir** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 133 Neuen Manor 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: **Hines** Vote: **Unanimous** Abstaining: **None**
- 134 Park Street 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: **Victor** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 135 Pinecrest Court Sec 3 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 136 Pinemont Meadows** **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: **Colvard** Vote: **Unanimous** Abstaining: **None**
 Speakers: Michael Moore, Ethel Hikal, Kevin Taylor - opposed
- 137 Reed Terrace partial replat no 5** **C3N** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 138 Ruth Street 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: **Sigler** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 139 Rutland Estate** **C3N** **Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for further study and review.
 Motion: **Baldwin** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**
 Speaker: Mark Williamson - opposed
- 140 Salem Estate** **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**
- 141 Southampton Place partial replat no 4** **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**

142 Southland Terrace 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speakers: Veda Watson, Jacqueline Watson, Sandra Cornelius – opposed; Richard Smith, Houston Public Works

143 Trails of Katy Sec 6 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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

144 Weyburn 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: **Baldwin** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

145 A and R Investments C2R Deny
 Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

146 Concept Neighborhood on Roberts C2R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

147 Dell Creek GP GP Approve
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

148 Dell Creek Sec 1 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: **Mandapaka** Vote: **Unanimous** Abstaining: **None**

149 East Dennis Development North C3R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

150 East Dennis Development South C2R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

- 151 Fuchs Tract Champion Forest Baptist Church North Klein replat no 1** **C3R** **Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 152 Kickapoo Business Park** **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**
- 153 Kolbe Grove Sec 1** **C3P** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 154 Lamar Consolidated ISD Campus Complex GP** **CP** **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**
- 155 Linn Street Estates** **C3P** **Withdraw**
- 156 Mach Industrial Park** **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: **Carried** Abstaining: **Rosenberg**
- 157 Providence Place** **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: **Robins** Second: **Clark** Vote: **Carried** Abstaining: **Mandapaka**
- 158 Terminal Expansion Sec 3** **C3R** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mares** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 159 Terminal Expansion Sec 4** **C3P** **Defer**
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mares** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

160 Views at Wheatley**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: **Robins**Second: **Victor**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****161 CRH Business Park****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: **Colvard**Vote: **Unanimous**Abstaining: **None****162 Dice Duplexes****C3P****Defer**

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

Commission action: Deferred the application for further study and review

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

Items G, H, and I were taken together.

G EXTENSIONS OF APPROVAL

163	Balmoral Sec 27	EOA	Approve
164	Bleu Riviera Drive Street Dedication Sec 1	EOA	Approve
165	Bridgeland Prairieland Village Sec 30	EOA	Approve
166	Candela Sec 14	EOA	Approve
167	Candela South Sec 3	EOA	Approve
168	Candela South Sec 4	EOA	Approve
169	CenterPoint Energy Riverside Substation	EOA	Approve
170	Fairbanks North Houston Center Sec 2	EOA	Approve
171	Grand Prairie Reserves	EOA	Approve
172	Grand Prairie Sec 2	EOA	Approve
173	Huffman Eastgate Place	EOA	Approve
174	Kitty Hawk Street East Street Dedication	EOA	Approve
175	Marvida Center at FM 529	EOA	Approve
176	Marvida Sec 25	EOA	Approve
177	Marvida Sec 26	EOA	Approve
178	Meadows Park	EOA	Approve
179	Modera Spring	EOA	Approve
180	Pelham Place Sec 3 partial replat no 1	EOA	Approve
181	Saint Tropez Sec 1	EOA	Approve
182	Saint Tropez Sec 2	EOA	Approve
183	Saint Tropez Sec 3	EOA	Approve
184	Sharpstown Country Club Terrace Sec 3 partial replat no 2	EOA	Approve

185	Shops at Ventana Lakes	EOA	Approve
186	Shops at West Bellfort	EOA	Approve
187	Sundance Cove Sec 2	EOA	Approve
188	Tropez Village Drive Street Dedication and Reserve	EOA	Approve
189	Ucles Deep South	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

190	19758 North Red Oak Lane	COC	Approve
191	19730 North Red Oak Lane	COC	Approve
192	3222 Royal Oaks Drive	COC	Approve

Staff recommendation: Approve staff’s recommendations for items 163 -192.

Commission Action: Approved staff’s recommendations for items 163 -192.

Motion: Baldwin	Second: Jones	Vote: Carried	Abstaining: Sigler 165, 166, 167,168, 171, 172, 175, 176, and 177
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**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

193	1133 E. 7th 1/2 Street	DPV	Deny
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Staff recommendation: Deny the requested variance(s) and deny the plat subject to the CPC 101 form conditions.

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

Motion: Baldwin	Second: Mares	Vote: Unanimous	Abstaining: None
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Speakers: Jennifer Curtis, Mark Watson applicant – supportive

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 27, 2023

- a. Foster Place partial replat no 35
- b. Heights Daycare
- c. Jackson Hill Kids R Kids
- d. Johnston Glen
- e. Pinecrest Sec 1 replat no 1 and extension
- f. Spring Branch Acres Sec 1 partial replat no 4
- g. Southland Terrace partial replat no 4
- h. Thorton Indie Heights replat no 1
- i. Willowcreek Ranch Sec 9 partial replat no 1 partial replat no 1

Staff recommendation: Establish a public hearing date of April 27, 2023, for item III a-i.

Commission action: Established a public hearing date of April 13, 2023, for item III a-i.

Motion: Sigler	Second: Colvard	Vote: Unanimous	Abstaining: None
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VI. PUBLIC COMMENT

Jennifer Curtis addressed questions regarding item I.

V. EXCUSE THE ABSENCES OF COMMISSIONER VIERA-BLAND

Commissioner Viera-Bland 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 5:18 p.m.

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Martha L Stein

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Martha L. Stein, Chair

DocuSigned by:

Margaret Wallace Brown

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Margaret Wallace Brown, Secretary