

Minutes of the Houston Planning Commission

September 2, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3mBkHo0>
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 vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present Virtually
Bill Baldwin	Present
Lisa Clark	Present Virtually
Rodney Heisch	Absent
Randall L. Jones	Present Virtually
Lydia Mares	Absent
Paul R. Nelson	Present Virtually
Linda Porras-Pirtle	Absent
Kevin Robins	Present Virtually
Ileana Rodriguez	Absent
Ian Rosenberg	Arrived at 2:40 p.m. after approval of minutes
Megan R. Sigler	Present
Zafar Tahir	Arrived at 2:33 p.m. during Chair's Report
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present Virtually
Maggie Dalton for The Honorable KP George	Present Virtually
Loyd Smith for The Honorable Lina Hidalgo	Arrived at 2:33 p.m. during Chair's Report

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Craig Maske

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on in person and virtual meeting procedures.

DIRECTOR'S REPORT

The Director's Report was given by Jennifer Ostlind, Assistant Director, Planning and Development Department.

APPROVAL OF THE AUGUST 19, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 19, 2021 Planning Commission meeting minutes.

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

I. 2021 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS RECOMMENDATION MEETING

A. Aldine Mail Route / Winfield Road – Joe H. Toghani

Presenter: Brian Smith II, City of Houston Planning and Development Department.

Staff recommendation: Approve realignment of the proposed Major Thoroughfare Aldine Mail Route Road from Easthampton Drive to Winfield Road.

Commission action: Approved realignment of the proposed Major Thoroughfare Aldine Mail Route Road from Easthampton Drive to Winfield Road.

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

Speakers: Joe H. Toghani, applicant – supportive

B. Lake Robbins Drive – Knudson, LP

Presenter: Sharon Moses Burnside, City of Houston Planning and Development Department.

Staff recommendation: Approve deletion of proposed Major Collector Lake Robbins Drive, (Lake Front Circle) from Grogans Mill Road to Lake Woodlands Drive.

Commission action: Approved deletion of proposed Major Collector Lake Robbins Drive, (Lake Front Circle) from Grogans Mill Road to Lake Woodlands Drive.

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

C. Valley Ranch Bend Drive / North Hillcrest Drive – META Planning + Design LLC

Presenter: Peter Eccels, City of Houston Planning and Development Department.

Staff recommendation: Approve realigning and reclassifying proposed North Hillcrest Drive from a Major Collector to a Minor Collector. Realign Valley Ranch Bend Drive to Grand Parkway and approve reclassifying it to a Major Collector, with two lanes and sixty feet of ROW.

Commission action: Denied Staff's Recommendation and Approved the Applicant's request to delete the proposed Major Collector North Hillcrest Drive and realign Valley Ranch Bend Drive to the Grand Parkway.

Motion: **Cain** Second: **Smith** Vote: **Carried** Abstaining: **Dalton and Robins**

Speakers: Jennifer Curtis, applicant – supportive; David Espinosa – undecided.

At 3:07 p.m. Director, Margaret Wallace Brown arrived at the meeting.

Staff recommendation: Approve staff's recommendations to approve the changes to the MTFP and forward them to City Council for approval.

Commission action: Approved staff's recommendations to approve the changes to the MTFP and forward them to City Council for approval

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 142)

Items removed for separate consideration: **8, 9, 10, 11, 25, 31, 43, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 72, 73, 74, 81, 97 and 98.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 142 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 142 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **8, 9, 10, 11, 25, 31, 43, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 72, 73, 74, 81, 97 and 98**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **8, 9, 10, 11, 25, 31, 43, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 72, 73, 74, 81, 97 and 98**, subject to the CPC 101 form conditions.

Motion: **Robins** Second: **Garza** Vote: **Carried** Abstaining: **Sigler, Smith and Victor**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

143 East End on the Bayou Sec 4 C3N Approve
partial replat no 2

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: **Garza** Vote: **Unanimous** Abstaining: **None**

144 Houston Heights partial replat no 29 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**

Speaker: Joyce Owens, applicant – supportive.

145 Kentshire Place Sec 3 partial replat no 1 C3N Defer

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

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

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

146 Liberty Gardens Sec 1 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Claude Cummings – undecided.

147 Milby House C3N Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

148 Oaks of Park Row Amending plat C3N Approve
no 1 partial replat no 1

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: **Garza** Vote: **Unanimous** Abstaining: **None**

149 Oasis at Clodine partial replat C3N Approve
no 1 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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

150 Towne Park Development C3N Approve
partial replat no 1

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**

151 White Oak Springs Sec 1 C3N Approve
partial replat no 1

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: **Smith** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Marie Godard and Geoff Freeman, applicants – supportive.

152 Woodland Lakes Sec 8 C3N Approve

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

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

Motion: **Baldwin** Second: **Clark** Vote: **Carried** Abstaining: **Dalton**

153 Woodland Lakes Sec 9 C3N Approve

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

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

Motion: **Jones** Second: **Robins** Vote: **Carried** Abstaining: **Dalton**

154 Woodlands Village of Grogans Mill Lake C3N Defer
Woodlands East Shore Sec 1 partial replat no 2 and
Woodlands Lake Woodlands East Shore
Sec 2 replat no 1 partial replat no 1

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

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

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

D VARIANCES

- 155 AM 2920 Reserve** **C2** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Victor** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 156 Donnchadh Meadow** **C1** **Withdrawn**
- 157 Elyson GP** **GP** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Robins** Second: **Clark** Vote: **Carried** Abstaining: **Dalton, Sigler and Victor**
- 158 Fairbanks Distribution Center** **C2** **Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 159 Harvest Green GP** **GP** **Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Dalton** Vote: **Carried** Abstaining: **Sigler**
- 160 Homes at Providence** **C2R** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 161 Lilly and Lane Estates** **C3P** **Defer**
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request.
 Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 162 Modena on Westcott** **C2R** **Defer**
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

163 Moody Town and Country **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Tim Mattingly, Robin Prazack and Jake Patrick, applicant – supportive; Ripley Vera – opposed.

164 Nijadhar McKaskle Road Development **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speakers: Cynthia Ginyard and Shaun Theriot-Smith, applicant – supportive.

165 Northpointe East GP **GP** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Jones** Vote: **Carried** Abstaining: **Dalton**

166 Powell Court Place **C3P** **Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

167 Springwood Business Park **C2** **Defer**
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

168 Spurling Estates **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 169 and 170 were taken together at this time.

169 Stallion Lakes GP **GP** **Approve**
170 Stallion Lakes Sec 1 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

171 Willow Lane Estates C2 Withdrawn
E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

172	Bridgeland Parkland Village Sec 49	EOA	Approve
173	Bridgeland Parkland Village Sec 54	EOA	Approve
174	Bridgeland Parkland Village Sec 55	EOA	Approve
175	Channelview ISD Cobb Schochler Elementary School	EOA	Approve
176	Harris County Toll Road Authority Northeast EZ Tag Facility	EOA	Approve
177	Holderrieth Road Street Dedication Sec 2	EOA	Approve
178	Marvida Lift Station	EOA	Approve
179	Marvida Terrace Drive Sec 1 Street Dedication	EOA	Approve
180	Park Row East Sec 1 partial replat no 1	EOA	Approve
181	Parkland Row Reserves	EOA	Approve
182	Peach Orchard Gardens	EOA	Approve
183	Shops at Corta Calle	EOA	Approve
184	SSK Fortune Inc	EOA	Approve
185	Tuscan Terrace Drive and Holderrieth Road Street Dedication and Reserves	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 172-185.

Commission action: Approved staff's recommendation for items 172-185.

Motion: **Baldwin** Second: **Robins** Vote: **Carried** Abstaining: **Sigler 172, 173, 174, 177, 178 and 179**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

186 6626 Couch Street DPV Defer

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

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

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

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 30, 2021

- a. Acre Villa of Park partial replat no 3
- b. Anita Landing
- c. Charnwood Sec 3 partial replat no 1
- d. Foster Place partial replat no 18
- e. Houstons Skyscraper Shadows partial replat no 4
- f. Kingwood Cove Sec 1
- g. South Park Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of September 30, 2021 for item III a-g.

Commission action: Established a public hearing date of September 30, 2021 for item III a-g.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 30, 2021 FOR A REPLAT OF A SUBDIVISION GOLF COURSE KINGWOOD COVE GP

Staff recommendation: Established a public hearing date of September 30, 2021 for a replat of a Subdivision Golf Course Kingwood Cove GP.

Commission action: Established a public hearing date of September 30, 2021 for a replat of a Subdivision Golf Course Kingwood Cove GP.

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

V. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ

Commissioner Rodriguez's absences were excused.


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

VI. PUBLIC COMMENT

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary