

Minutes of the Houston Planning Commission

June 23, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:31 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	Absent
Bill Baldwin	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Absent
Lydia Mares	Present and left at 5:52 p.m. after item 176
Paul R. Nelson	Present virtually and left at 3:45 p.m. after item 154
Linda Porrás-Pirtle	Present at 2:37 p.m. after Director's Report
Kevin Robins	Present
Ian Rosenberg	Present at 2:51 p.m. during item I
Megan R. Sigler	Absent
Zafar Tahir	Present virtually
Meera D. Victor	Present virtually and left at 3:49 p.m. after item 157
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Lloyd Smith for The Honorable Lina Hidalgo	Present at 2:33 p.m. during Chair's Report

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department or
Jennifer Ostlind, Deputy Director, Planning and Development Department – Present.

CHAIR'S REPORT

Chair Stein reported on meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 9, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 9, 2022 Planning Commission meeting minutes.

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

I. PRESENTATION ON DRAFT SIDEWALK NETWORK ORDINANCE PUBLIC COMMENT SUMMARY

Presentation was given by Muxian Fang, Planning Department.

Speakers: Benny Wilson, Ricky Cardenas – position not known; Innes Sigel, supportive

At 2:56 p.m., Chair Stein granted a point of personal privilege to Commissioner Tahir, who introduced interns.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-138)

Staff recommendation: Approve staff’s recommendations for items **1-138**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-138**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **6, 10, 11, 23, 24, 33, 39, 51, 90, 94 and 114**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **6, 10, 11, 23, 24, 33, 39, 51, 90, 94 and 114**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

139 Amended Golfcrest Addition C3N Defer
partial replat no 4

Staff recommendation: Defer the application to give the applicant time to submit revised information.

Commission action: Deferred the application to give the applicant time to submit revised information.

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

140 Brick and Stone at Lydia C3N Defer
partial replat no 1

Staff recommendation: Defer the application for further study and review

Commission action: Deferred the application for further study and review

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

141 Carolina Place 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Joyce Owens, applicant – supportive

142 Castlewood Addition Sec 3 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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker: Ron Madison – opposed.

- 143 Cetti Gardens 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 144 Crawford Place replat no 1 C3N Approve**
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: **Robins** Vote: **Carried** Opposed: **Garza**
- 145 Golfview Manor partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application per applicant's request and for legal review.
 Commission action: Deferred the application per applicant's request and for legal review.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 146 Hohldale Addition 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: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 147 Lakewood Pines Sec 15 C3N Defer**
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Mares** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 148 Manors at Woodland Heights 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 149 Pine Trails Sec 9 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: **Robins** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 150 Pine Trails Sec 9 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 151 Spring Branch Estates no 2 C3N Defer**
partial replat no 14
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

152 Timber Lakes Sec 1 partial replat no 1 C3N Defer
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Hines** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
 Speakers: Barbara Bice, Marcella Cominsky – opposed

153 West Houston Addition partial replat no 2 C3N Withdrawn

154 Westhaven Estates Sec 2 C3N Defer
partial replat no 11
 Staff recommendation: Defer the application per applicant's request and for legal review.
 Commission action: Deferred the application per applicant's request and for legal review.
 Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Joyce Owens, applicant – supportive

155 Westheimer Estates partial replat no 15 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: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

156 Wildwood Glen Sec 1 partial replat C3N Defer
no 2 and extension
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

157 Wilfran Place 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: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

158 Industrial Valco 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: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

159 Alabama Court Tract C3P 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: **Clark** Second: **Mares** Vote: **Carried** Abstaining: **Heisch**

160 Auburn Lakes C3R Defer
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

161 Beistegui Villas**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: **Clark**Second: **Mares**Vote: **Unanimous**Abstaining: **None**

Speakers: David Anderson and Neitra Rose – opposed, Shane Bushek – position not known, Mark Schatz - supportive

162 Elgin Villas**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: **Robins**Vote: **Unanimous**Abstaining: **None****163 Elysian Square****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: **Heisch**Second: **Clark**Vote: **Unanimous**Abstaining: **None****164 Garrow Preston Community Living****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: **Smith**Second: **Hines**Vote: **Unanimous**Abstaining: **None**

Speakers: Jeffrey Caplan, Andrew Alleman, applicant – supportive

165 Groves at Springwood**C2****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Garza**Second: **Robins**Vote: **Unanimous**Abstaining: **None****166 Hare House Nineteen Ten****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: **Clark**Second: **Hines**Vote: **Unanimous**Abstaining: **None****167 Heritage Plaza****C2R****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Garza**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****168 Highland Meadows Mobile Home Park GP GP****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

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

169 International Life Change Ministries**C2****Defer**

Staff recommendation: Defer the application for additional information

Commission action: Deferred the application for additional information

Motion: **Robins**Second: **Garza**Vote: **Unanimous**Abstaining: **None****170 Marigny Heights****C3R****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: **Mares**Vote: **Carried**Opposed: **Clark, Robins, Rosenberg**

Speakers: Rick Grothues, applicant – supportive; Sharon Lout, Delinda Holland, Patricia Williams, Garrett Jurica, Joan Delaney, Denise Batschauer, Bid Nutt, Wendy Burmaster, Sharon Lout, Ashley Garner, Annette Angelone, Sandy Espinoza, Alfonso Espinoza – opposed

171 Oakberry Trails 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: **Clark**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****172 Quartet Development****C2****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Smith**Second: **Garza**Vote: **Unanimous**Abstaining: **None****173 Story Tract 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: **Clark**Second: **Hines**Vote: **Unanimous**Abstaining: **None****174 Treaschwig Business Park GP****GP****Defer**

Staff recommendation: Defer the application at Harris County's request.

Commission action: Deferred the application at Harris County's request.

Motion: **Garza**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****175 Bridgeland Mason Road Street Dedication Sec 7****SP****Approve**

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

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

Motion: **Clark**Second: **Garza**Vote: **Carried**Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS**176 Cedar Homes at 38th Street****C2R****Approve**

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

Commission action: Granted the reconsideration of requirement(s) with variance and approved the plat subject to the CPC 101 form conditions, with the additional condition that encroachment area conveyance be coordinated with staff prior to recordation.

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

Speakers: Cheryl York, Reginald York, Tamela Brown – opposed; Fawaz Salam, applicant - supportive

177 Cedar Homes at 39th Street**C2R****Approve**

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

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

Motion: **Smith**Second: **Clark**Vote: **Unanimous**Abstaining: **None****178 Enclave at FM2920 Sec 1****C2R****Approve**

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

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

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

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

G EXTENSIONS OF APPROVAL**179 Amended Plat of Almeda Place
partial replat no 11****EOA****Approve****180 Bridgeland Parkland Village Sec 61****EOA****Approve****181 Bridgeland Prairieland Village Sec 15****EOA****Approve****182 Bridgeland Prairieland Village Sec 17****EOA****Approve****183 Cypress Rosehill Reserve****EOA****Approve****184 Fort Bend County MUD 229****EOA****Approve****Water Treatment Plant no 1****185 Lincoln City Estates****EOA****Approve****186 Lincoln City Sec 3 partial replat no 2****EOA****Approve****187 Marvida Sec 17****EOA****Approve****188 Marvida Sec 16****EOA****Approve****189 Marvida Sec 20****EOA****Approve****190 Realrona Inc****EOA****Approve****191 Residences at Katy Fort Bend****EOA****Approve****192 Shepherd Square Retail****EOA****Approve****193 Sunterra Sec 17****EOA****Approve****194 Sunterra Sec 18****EOA****Approve****195 Sunterra Sec 19****EOA****Approve****196 Sunterra Sec 20****EOA****Approve****197 Vivas Place****EOA****Approve**

H NAME CHANGES

198	Champion Life Centre GP (prev. AM 2920 Reserve GP)	NC	Approve
199	Champion Life Centre Sec 1 (prev. AM 2920 Reserve Sec 1)	NC	Approve
200	Champion Life Centre Sec 2 (prev. AM 2920 Reserve Sec 2)	NC	Approve

I CERTIFICATION OF COMPLIANCE

201	24220 Evergreen Drive	COC	Approve
202	24418 Tree Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 179-202.

Commission Action: Approved staff's recommendation for items 179-202.

Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch 180, 181, 182**

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

203	6904 Van Etten St	DPV	Defer
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Staff recommendation: Disapprove the application.

Commission action: Deferred the applications for additional legal review.

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

Speakers: Bridgette Lifes - supportive; Corina Rosales, Dan Barrientos, Ms. Jackson, Daniel Goldberg, Megan Ryan, Vasant Garg, Russell Larson, Jennifer Williams, Alonzo Gonzalez – opposed

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 21, 2022

- a. Chapman Cove replat no 1
- b. Clairmont Place Sec 1 partial replat no 9
- c. Clairmont Place Sec 1 partial replat no 10
- d. Edgewood Sec 10 partial replat no 1
- e. Game Creek Reserve
- f. Long Point Acres partial replat no 10
- g. Melody Oaks partial replat no 17 partial replat no 1
- h. Memorial Green Sec 2 replat and extension partial replat no 3
- i. Neuen Manor partial replat no 27
- j. Riverside Terrace Sec 6 partial replat no 3
- k. Robinett replat no 1
- l. Rosedale Gardens partial replat no 1
- m. Washington Terrace partial replat no 10
- n. Whispering Pines Estates partial replat no 12

Staff recommendation: Establish a public hearing date of July 21, 2022 for item III a-n.

Commission action: Established a public hearing date of July 21, 2022 for item III a-n.

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

IV. EXCUSE THE ABSENCES OF COMMISSIONER ROSENBERG

Commissioner Rosenberg was present; therefore, no Commission action was required.

**V. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:17 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

DocuSigned by:

Martha L. Stein

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Martha L. Stein, Chair

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Jennifer Ostlind, Acting Secretary