

Minutes of the Houston Planning Commission

August 18, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
or 936-755-1521, conference ID 414 556 887#
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 and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Present virtually
Kevin Robins	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Absent
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Absent

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

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE AUGUST 4, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 4, 2022 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-124)

Staff recommendation: Approve staff's recommendations for items **1-124**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1-124**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch and Sigler**

81 DeSoto Estates**C3R 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

Speaker: Crandall Gage – opposed

Staff recommendation: Approve staff's recommendation for items **9, 10, 20, 29, 42, 43, 59, 60, 61, 62, 63, 64,**

and 67 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **9, 10, 20, 29, 42, 43, 59, 60, 61, 62, 63, 64,**

and 67 subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION**125 Beall Street Development****C3N****Withdrawn****126 Elberta Villa****C3N****Defer**

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

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

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

127 Glen Ellyn Estates partial replat no 1**C3N****Withdrawn****128 Hazard 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**

129 Hudson Park 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

130 Inwood Pines Village**C3N****Approve**

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

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

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

Speaker: Mauricio Musi, Kevin Kolb, applicant – supportive; Judy Hardin – opposed.

131 Long Point Acres partial replat no 10 C3N Withdrawn

132 Melbourne Place Sec 1 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

133 Nantucket Residences 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

134 Richland Heights 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**

135 West Houston Addition 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: **Jones** Vote: **Unanimous** Abstaining: **None**

136 Wrenwood partial replat no 5 C3N Withdrawn

137 Yellowstone Landing 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

138 Blake Vista C2R Defer

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

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

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

139 Carter Estates C3P Defer

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

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

140 Gosling 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

141 Heights Twenty Sixth C2R Defer

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

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

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

142 Millennium Road Addition**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: **Garza**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****143 De Soto Street at Highland Heights****C3R****Defer**

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

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

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

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

G EXTENSIONS OF APPROVAL

144	A2Z Business Park	EOA	Approve
145	Bridgeland Creekland Village Sec 5	EOA	Approve
146	Bridgeland Creekland Village Sec 6	EOA	Approve
147	Bridgeland Prairieland Village Reserve Sec 1	EOA	Approve
148	Dora Lane Water Plant	EOA	Approve
149	Hockley Becker Addition	EOA	Approve
150	Jubilee Sec 5	EOA	Approve
151	Jubilee Sec 7	EOA	Approve
152	West Belfort Water Plant	EOA	Approve
153	Woodland Lakes Detention Smith North	EOA	Approve
154	Woodland Lakes Sec 8	EOA	Approve
155	Woodland Lakes Sec 9	EOA	Approve

H NAME CHANGES

156	McClendon Park Village (prev. Parkwest Central Townhomes)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

157	19931 S Plantation Estates Dr	COC	Approve
158	19490 Riverwalk Drive	COC	Approve
159	20621 Shady Lane	COC	Approve
160	23204 Patricia Lane	COC	Approve
161	20267 Red Oak Lane	COC	Approve
162	22524 Pinedale Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 144-162.

Commission Action: Approved staff's recommendation for items 144-162.

Motion: **Alleman**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch 145, 146, 147; Sigler 145, 146 147, 150, 151**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

163 5204 East Freeway

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

164 2511 Locke Lane

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

165 7824 Queen St

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Porras-Pirtle**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 15, 2022

- a. Clairmont Place Sec 1 partial replat no 11
- b. McFarland Court partial replat no 3
- c. North Church Reserve
- d. Shepherd Oaks partial replat no 2
- e. Spring Branch Estates no 2 partial replat no 16
- f. Weyburn Estate
- g. Whispering Pines Estates partial replat no 13
- h. Yocum Gardens partial replat no 2

Staff recommendation: Establish a public hearing date of September 15, 2022 for item II a-h.

Commission action: Established a public hearing date of September 15, 2022 for item II a-h.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

III. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM

Commissioner Abraham was present; no Commission action was required.

**IV. PUBLIC COMMENT
NONE**

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:40 p.m.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

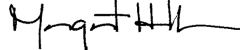
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Margaret Wallace Brown, Director