

Minutes of the Houston Planning Commission

February 16, 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 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present and left at 4:54 p.m. before item 119
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present and left at 4:54 p.m. before item 119
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present virtually and left at 5:05 p.m. before item 124
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Absent
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present at 2:40 p.m. during item 96
Meera D. Victor	Absent
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present virtually and left at 5:08 p.m. before item 126
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:36 p.m. before item I

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 FEBRUARY 2, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 2, 2023 Planning Commission meeting minutes as amended.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-95)

Staff recommendation: Approve staff’s recommendations for items **1-95**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-95**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **5, 8, 9, 14, 15, 16, 19, 26, 32, 33, 43, 46, 57, and 58** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **5, 8, 9, 14, 15, 16, 19, 26, 32, 33, 43, 46, 57, and 58** subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Alleman** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

Items 110, III and IV were taken out of order, with item 96.

96 Ashland Patio Homes partial replat no 1 C3N Defer

Staff recommendation: Defer the application per the applicant request.

Commission action: Deferred the application per the applicant request.

Motion: **Baldwin** Second: **Hines** Vote: **Carried** Abstaining: **Heisch**

Speakers: Andrew Lang, applicant – supportive; William J. Smith, Marcus Simpson, Frederic Lettieri, Laurian Cuba, Thomas Frank, Lauren Simpson – opposed

110 Daphne C2R Defer

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

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

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

Speaker: Kate Mejia – opposed

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 347 W. 20TH STREET

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

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

Motion: **Baldwin** Second: **Viera-Bland** Vote: **Carried** Abstaining: **Heisch**

Speaker: William Smith, Thomas Frank, Laurian Cuba, - opposed; Mark Williamson – position not stated

V. PUBLIC HEARING AND CONSIDERATION OF DAPHNE HOTEL LOCATED AT 347 W. 20TH ST.

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

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

Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Heisch**

Speaker: Thomas Frank – position not stated

97 Audubon partial replat no 1 C3N Approve
 Staff recommendation: Approve the plat subject to the CPC 101 form reviews.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Garza** Vote: **Carried** Abstaining: **Sigler**

98 Berto Aparicio Myrtle Street Development 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**
 Speakers: R. Weaver, applicant – supportive; Cynthia Maldonado, Angie Amaya – opposed; Richard Smith, Houston Public Works

99 Brandon Street Luxury Homes replat no 1 C3N Defer
 Staff recommendation: Defer the application per Chapter 42 planning standards.
 Commission action: Deferred the application per Chapter 42 planning standards.
 Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers: Alma Williams, Bernadine Williams – opposed

100 Briarcraft Meadows C3N Defer
 Staff recommendation: Defer the application per the HPW OCE Traffic department.
 Commission action: Deferred the application per the HPW OCE Traffic department.
 Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

101 Garden Oaks First Section 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

102 Madera Estates C3N Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Garza** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**

103 Oak Forest 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Orville 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

105 QuikTrip Store no 7951 C3N Defer
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Garza** Second: **Jones** Vote: **Carried** Abstaining: **None**

106 Spring Branch Villa 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: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

107 Timber Lakes Fire Station C3N 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: **Clark** Second: **Cain** Vote: **Carried** Abstaining: **Dalton**
 Speakers: Jennifer Curtis, applicant – supportive; Josh Kennedy, Deborah Kennedy, Nicole Garner, Diane Juergens – supportive; Lanny Dreesen – position not stated; Marcela Comiskey – opposed

108 West 12th Street Manors C3N Withdraw

D VARIANCES

109 Broze Road GP GP Defer
 Staff recommendation: Defer the application per Harris County Engineering.
 Commission action: Deferred the application per Harris County Engineering.
 Motion: **Manapaka** Second: **Mares** Vote: **Carried** Abstaining: **Dalton**

Item 110 was taken earlier in the meeting.

111 Garfam Industries Industrial Park C2R Defer
 Staff recommendation: Defer the application per Harris County Engineering.
 Commission action: Deferred the application per Harris County Engineering.
 Motion: **Mandakapa** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Fred Mathis, Harris County

Items 112, 113 and 114 were taken together.

112 Gulfbelt Logistics Park GP Approve
113 Gulfbelt Logistics Park Sec 1 C2 Approve
114 Gulfbelt Logistics Park Sec 2 C3F Approve
 Staff recommendation: Grant the requested variance (s) and approve the plats subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance (s) and approved the plats subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

115 Highland Heights Davidson C2R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Viera-Bland** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

116 Janisch Road Development**C2R****Deny**

Staff recommendation: Deny the requested variance(s) and disapprove the plat subject to the CPC 101 form conditions.

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

Motion: **Garza**Second: **Mares**Vote: **Carried**

Opposed:

Speaker: Rick Grothues, applicant; Neil Scheckter – supportive

117 Lone Star Archery LLC**C2R****Defer**

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

Commission action: Deferred the application per Montgomery County Engineering office.

Motion: **Cain**Second: **Sigler**Vote: **Unanimous**Abstaining: **None****118 Missionary Society of St Paul St Peters****C2R****Approve****The Apostle Catholic Church partial replat no 1**

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: **Baldwin**Second: **Garza**Vote: **Unanimous**Abstaining: **None****119 New Life Community Center****C2****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Jones**Second: **Mandapaka**Vote: **Unanimous**Abstaining: **None****120 Oakwood Trails****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: **Clark**Vote: **Unanimous**Abstaining: **None****121 Perry Road Development****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: **Hines**Second: **Jones**Vote: **Unanimous**Abstaining: **None****122 Spring Creek Trails 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: **Cain**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

123 Thirteen Eighteen Bammel Road C2 Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mandapaka** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

124 Westpark Oaks GP Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Mandapaka** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

125 Woodlands Creekside Park Village Center C2R Approve
Sec 6 partial replat no 2
 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
 NONE**

F RECONSIDERATION OF REQUIREMENTS

126 Greenville Estates C3R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Clark** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**
 Speaker: Maria Aguilar – position not stated

127 Hebron Seventh Day Adventist Church 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: **Jones** Second: **Viera-Bland** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

128 Brailsfort Place	EOA	Approve
129 Bronze Bar Mixed Use	EOA	Approve
130 Champions Park Logistics	EOA	Approve
131 Clay Bridgewater Commerce Park	EOA	Approve
132 Enclave at Rosehill Sec 1	EOA	Approve
133 Iglesia Monte Hermon	EOA	Approve
134 Methodist Willowbrook Hospital replat no 1 and extension	EOA	Approve
135 Mound Road Street Dedication and Greenhouse Road Extension	EOA	Approve
136 Regency Square Garden Homes	EOA	Approve
137 Scarlet Uvalde Quarters	EOA	Approve

138	Towne Lake North Reserve Sec 3	EOA	Approve
139	Uvalde Maple Reserve	EOA	Approve
140	Westlake Park Sec 1 partial replat no 1	EOA	Approve
141	Willowcreek Ranch Sec 4 partial replat no 2	EOA	Approve

H NAME CHANGES

142	Porter MUD Lift Station P and Unrestricted Reserves (prev. PetSuites Reserve)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

143	24816 Cunningham Drive	COC	Approve
144	18603 Clover Path	COC	Approve

Staff recommendation: Approve staff's recommendations for items 128-144.

Commission Action: Approved staff's recommendations for items 128-144.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145	8931 Barton Street	DPV	Deny
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Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker: August Murray Jr., applicant – supportive

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 16, 2023

- a. Alani Homes at Carolwood replat no 1
- b. Alani Homes at Queensland Street replat no 1
- c. Alani Homes at Shreveport replat no 1
- d. Dearborn Place partial replat no 1
- e. Fairdale Townhomes
- f. Grand Park Village
- g. Gulfway Terrace partial replat no 1
- h. Lillie Square
- i. Mission Green North partial replat no 3 and extension
- j. Neuen Manor partial replat no 30
- k. Pinemont Meadows
- l. Salem Estate
- m. Southampton Place partial replat no 4
- n. Southland Place partial replat no 5
- o. Southland Terrace partial replat no 3
- p. Sunterra Sec 29 partial replat no 1
- q. Sunterra Sec 30 partial replat no 1
- r. Sunterra Sec 31 partial replat no 1
- s. Trails of Katy Sec 6 partial replat no 1

Staff recommendation: Establish a public hearing date of March 16, 2023, for item II a-s.

Commission action: Established a public hearing date of March 16, 2023, for item II a-s.

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

Item III was taken earlier in the meeting.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 905 74TH STREET

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

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

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

Speaker: Perdita Chavis, District K Chief of Staff – no position stated

Item V was taken earlier in the meeting.

VI. CONSIDERATION OF A INN AT FONDREN HOTEL/MOTEL LOCATED AT 13831 FONDREN RD

Staff recommendation: Approve the hotel motel variance per the staff report.

Commission action: Deferred the application per District K request.

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

Speaker: Perdita Chavis, District K Chief of Staff – opposed

VII. PUBLIC COMMENT

Commissioner Baldwin and Mark Williamson announced and discussed a Heights Association meeting regarding today's item 96.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:41 p.m.

Motion: **Clark** Second: **Hines** 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