

Minutes of the Houston Planning Commission

April 27, 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	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present virtually and left at 5:07 p.m. after item 121
Michelle Colvard	Present
Rodney Heisch	Absent
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present and left at 5:20 p.m. after item 130
Linda Porrás-Pirtle	Present at 2:37 p.m. during item I and left at 4:10 p.m. after item 107
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present at 2:37 p.m. during item I
Meera D. Victor	Absent
Libby Viera-Bland	Present virtually
Scott Cain for Commissioner James Noack	Present virtually and left at 4:55 p.m. after item 120
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka 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

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 APRIL 13, 2023, PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 13, 2023, Planning Commission meeting minutes.

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

I. REPORT ON PUBLIC COMMENTS AND ENGAGEMENT FOR PROPOSED CHAPTER 42 AMENDMENTS

Report was presented by Dipti Mathur and Suvidha Bandi, Planning and Development Department
Speakers: Troy Allen, Jeff Ternois, Kristal Casey, Mike Dishberger, Marian Wright, Katie Pritchard, Steve Rudin, Jo Dunham, Ken Boysen, Ryan Day, Spencer Huck, Richard Mazzarino, Paul Lamatos – opposed; Austin Pooley, Ginger Baldwin, Abdelmadjed Zedira, Nick Holsten, Jared Sitton, Mikah Efran – supportive; Doug Smith, Jennifer Curtis, Carlos G. Espinoza, – position not stated

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-103)

Item removed for separate consideration and deferred to later in the meeting: **35**

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

Staff recommendation: Approve staff’s recommendations for items **1-103**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-103**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **5, 6, 13, 14, 15, and 35** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **5, 6, 13, 14 and 15**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

104 Beall Street Development C3N Deferred

Staff recommendation: Disapprove the plat.

Commission action: Deferred the application for further study and review, pursuant to State law and as requested by applicant.

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

Speaker: Mary Villareal, applicant – supportive

105 FL Tucker Long Drive C3N Withdraw

106 Foster Place partial replat no 35 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: **Mares** Vote: **Unanimous** Abstaining: **None**

107 Heights Daycare C3N Defer

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

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

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

- 108 Jackson Hill Kids R Kids C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
- 109 Johnston Glen C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Rosenberg** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Joyce Owens, applicant – supportive; Alison Wilkins – position not stated; Richard Smith, Houston Public Works
- 110 Pinecrest Sec 1 replat no 1 and extension 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: **Sigler** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**
- 111 Southland Terrace 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 112 Spring Branch Acres C3N Approve**
Sec 1 partial replat no 4
 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 113 Thorton Indie Heights 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 114 Willowcreek Ranch Sec 9 partial C3N Approve**
replat 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: **Tahir** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 115 Wrenwood 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- Item 35 was taken at this time.
- 35 Rutland Estate C3F Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for further study and legal review.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker: Mark Williamson, position not stated

D VARIANCES**116 Champion Life Centre Sec 2****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: **Garza**Second: **Jones**Vote: **Unanimous**Abstaining: **None****117 Concept Neighborhood on Sherman****C2R****Defer**

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

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

Motion: **Baldwin**Second: **Mares**Vote: **Unanimous**Abstaining: **None****118 Corner at Greens****C2R****Defer**

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

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

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

Items 119 and 120 were taken together at this time.

119 East Dennis Development North**C3R****Deny****120 East Dennis Development South****C2R****Deny**

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

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

Motion: **Mares**Second: **Nelson**Vote: **Carried**Opposed: **Baldwin
and Jones**

Speaker: Jeff Boutte, applicant, Ron Pettit – supportive; Richard Smith, Houston Public Works

121 Esperanza Barker Cypress GP**GP****Approve**

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

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

Motion: **Alleman**Second: **Baldwin**Vote: **Carried**Opposed: **Sigler
and Robins**

Speaker: Alex Longoria, applicant – supportive

122 Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension**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: **Garza**Vote: **Unanimous**Abstaining: **None**

Speakers: Chris Todd, applicant, Danny Phillips, August Wunderlich – supportive

123 Kestrel Estates **C2** **Defer**
 Staff recommendation: Defer the application per applicant's request.
 Commission action: Deferred the application per applicant's request.
 Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

At 5:10 p.m., Chair Stein stepped away and Vice Chair Garza chaired the meeting momentarily.

124 Northwest Commercial Park **C2R** **Defer**
 Staff recommendation: Defer the application per applicant's request.
 Commission action: Deferred the application per applicant's request.
 Motion: **Mares** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**

125 Star Windows Business Center **C2R** **Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 5:13 p.m., Chair Stein resumed chairing the meeting.

126 Tompkins Reserve GP **GP** **Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

127 Cypress Green **GP** **Approve**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

128 Synova Sec 2 **C3P** **Approve**
 Staff recommendation: Grant requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

129 Teal Gardens **C3P** **Approve**
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Grant the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

130	Ventana Lakes East Reserves at Peek Road Sec 1	C3P	Defer
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Staff recommendation: Defer the application per applicant's request.
 Commission action: Deferred the application per applicant's request.
 Motion: **Robins** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

131	Anniston Reserves Sec 3	EOA	Approve
132	Anniston Reserves Sec 4	EOA	Approve
133	Harris County MUD No 539 Wastewater Treatment Plant no 1	EOA	Approve
134	Harris County MUD no 539 Water Supply Plant no 1	EOA	Approve
135	RB Gaut partial replat no 1	EOA	Approve
136	Sorella Drainage Reserves	EOA	Approve
137	Sorella Sec 1	EOA	Approve
138	Sorella Sec 4	EOA	Approve

H NAME CHANGES

139	Falcon Ranch Preserve GP (prev. Falcon Ranch GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

140	1985 Northpark Drive	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 131-140.

Commission Action: Approved staff's recommendations for items 131-140.

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

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

141	11 West Lane	DPV	Approve
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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: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2023

- a. Amended Golfcrest Addition partial replat no 5
- b. Cadillac Mi Tienda
- c. Chocolate Jam Winbern Street
- d. Conley Court
- e. Dade Place

- f. Driscoll Commons
- g. Hiford Place
- h. Monarch Oaks partial replat no 1
- i. Nueces Park Place Sec 1 replat no 1
- j. Reed Terrace partial replat no 5
- k. South Park Sec 1 partial replat no 1
- l. Temple Terrace Addition partial replat no 3
- m. Waterloo Crossing

Staff recommendation: Establish a public hearing date of May 25, 2023, for item III a-m.

Commission action: Established a public hearing date of May 25, 2023, for item III a-m.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2711 HARRISBURG AVENUE **Defer**

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

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

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

V. CONSIDERATION OF A STUDIO 6 HOTEL/MOTEL AT 14402 OLD CHOCOLATE BAYOU ROAD **Approve**

Staff recommendation: Deny the application.

Commission action: Approved the hotel motel variance.

Motion: **Baldwin** Second: **Jones** Vote: **Carried** Opposed: **Garza**

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 800 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES – MBL 46REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.

Commission action: Approved the consideration of the item and forwarded to City Council.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL FOR THE 800 BLOCK OF COLUMBIA STREET, EAST AND WEST SIDES – MLS 46REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.

Commission action: Approved the consideration of the item and forwarded to City Council.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 400 BLOCK OF W. 23RD STREET, NORTH AND SOUTH SIDES – MBL 45REN **Approve**

Staff recommendation: Approve the consideration of the item and forward to City Council.

Commission action: Approved the consideration of the item and forwarded to City Council.

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

Speakers: Wesley Fiandt, applicant – supportive; Masoud Shafiei, Jennifer Henrikson – opposed; Teri Fiandt, Monica de la Cerda, James Steinbeck, Aaron McCullough – supportive

IX. PUBLIC COMMENT
NONE

X. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN - OMIT

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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