

Minutes of the Houston Planning Commission

December 15, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3FEHQ22>
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 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present at 2:45 p.m. during item 130 and left at 4:44 p.m. after item III
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Absent
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Absent
Megan R. Sigler	Present
Zafar Tahir	Present at 3:18 p.m. during item 136
Meera D. Victor	Present
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Lloyd Smith for	Present
The Honorable Lina Hidalgo	

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, Chair reported on meeting procedures.

DIRECTOR'S REPORT

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

134 Gulick Place 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: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speakers: Pat Klinkerman, Patricia Rocha – opposed

135 Hyde Park Main Addition 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: **Jones** Vote: **Unanimous** Abstaining: **None**

136 Lakeview Retreat Sec 1 partial replat no 1 C3N Defer
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Corina Qaisar – opposed; Jennifer Curtis, supportive – applicant

137 Langham Creek Colony Sec 2 C3N Approve
partial replat no 4
 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: **Smith** Vote: **Unanimous** Abstaining: **None**
 Speaker: Fred Mathis, Harris County Engineers Office

138 Oak Forest Sec 1 partial replat no 5 C3N Defer
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Abraham** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

139 Reed 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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

140 Weyburn Estates C3N Withdraw

D VARIANCES

141 Cypress Trails at Bauer Landing GP GP Approve
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

142 Janisch Street Development 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**
 Speaker: Virginia Ellis – supportive

143 McClain Manufacturing **C2R** **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**

144 Powell Court **C3P** **Approve**
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

145 Residences at 1934 West Gray **C2R** **Withdraw**

146 Shoppes at Shepherd **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**
 Speaker: Ceil Price, Mary Hollis, Virginia Ellis – opposed

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

147 Blake Vista **C2R** **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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

148	Amira Sec 22	EOA	Approve
149	Amira Sec 23	EOA	Approve
150	Amira Sec 24	EOA	Approve
151	Avalon at Cypress West Sec 1	EOA	Approve
152	Avalon Landing Lane Street Dedication Sec 1	EOA	Approve
153	Commons at Cypress Lakes	EOA	Approve
154	Cypress Green School Reserve	EOA	Approve
155	Doka Tomball	EOA	Approve
156	Enclave at Lexington Woods	EOA	Approve
157	Everstead at Windrose	EOA	Approve
158	Generation Park West Sec 8	EOA	Approve
159	Invision Business Center	EOA	Approve
160	Invision Commerce Park	EOA	Approve
161	Mueschke Road and Mound Road	EOA	Approve

Street Dedication			
162	Peachtree Court	EOA	Approve
163	Queenston Business Center	EOA	Approve
164	Shops at Bauer Landing	EOA	Approve
165	Squirrel Oaks	EOA	Approve
166	TDL Golden Investment Inc Development	EOA	Approve
167	Willow Creek Manors	EOA	Approve

H NAME CHANGES

168	Tomball Parkway Center South (prev. Tomball Parkway Center)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

169	25144 Twin Oaks Drive	COC	Approve
170	22061 Russell Drive	COC	Approve
171	22715, 22728, 22736, 22743, 22787 Maple Street	COC	Approve
172	27524 Saddle Rock Lane	COC	Approve
173	21412 Dunn Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 148-173.

Commission Action: Approved staff's recommendation for items 148-173.

Motion: **Victor**

Second: **Porras-Pirtle**

Vote: **Carried**

Abstaining: **Heisch
151, 152, and 161
Sigler 148, 149, and
150**

J ADMINISTRATIVE NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

173	9303 Firnat Street	DPV	Approve
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Staff recommendation: Grant the requested variance(s) and approve the development plat subject to staff report.

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

Motion: **Heisch**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

174	3581 Merrick Street	DPV	Approve
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Staff recommendation: Grant the requested variance and approve the plat subject to staff report.

Commission action: Granted the requested variance and approved the plat subject to staff report.

Motion: **Mares**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

175	1114 Stude Street	DPV	Withdraw
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II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 19, 2023

- a. Bringhurst Noble Majestic
- b. Eastwood Manor
- c. Hazard Place
- d. Houston Gateway Academy
- e. Kashmere Estates
- f. Mahsa Amnini
- g. Mission Green North partial replat no 3 and extension
- h. Riverside Terrace Sec 6 partial replat no 5
- i. Talina Way Estates
- j. Three Pillars Townhomes
- k. Timber Lakes Fire Station
- l. West 12th Street Manors
- m. White Oak Crossing Sec 5 partial replat no 1

Staff recommendation: Establish a public hearing date of January 19, 2023, for item II a-m.

Commission action: Established a public hearing date of January 19, 2023, for item II a-m.

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

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL FOR THE 1300 BLOCK OF EDWARDS STREET, SOUTH SIDE – MLS 15REN

Staff recommendation: Approve the consideration of a special minimum lot size block renewal application for the 1300 block of Edwards Street, south side – MLS 15REN and forward to City Council.

Commission action: Deferred the application.

Motion: **Baldwin** Second: **Robins** Vote: **Carried** Opposed: **Mares, Heisch, Sigler, Garza, and Alleman**

Speakers: Gilbert Chavez – opposed; Gregory Nassar – supportive

IV. PUBLIC COMMENT

Bridgett Jensen commented about item 145.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:48 p.m.

Motion: **Smith** Second: **Garza** 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