

Minutes of the Houston Planning Commission

September 30, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/2Zk3TBM>
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 vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present Virtually
Susan Alleman	Present Virtually
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present Virtually
Lydia Mares	Present Virtually
Paul R. Nelson	Present Virtually
Linda Porras-Pirtle	Present Virtually and left at 5:07 p.m. during item III
Kevin Robins	Absent
Ileana Rodriguez	Present arrived at 2:42 p.m. during item I
Ian Rosenberg	Present Virtually and left at 5:13 p.m. during item III
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Absent
Scott Cain for	Present Virtually
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present Virtually
The Honorable Lina Hidalgo	

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Craig Maske

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on in person and virtual meeting procedures.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE SEPTEMBER 16, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 16, 2021 Planning Commission meeting minutes as amended.

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

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

Staff recommendation for item **118** was modified from Approve to Defer.

Speaker for item 45: Perdita Chavis with Council Member Martha Castex-Tatum's office – in support of the deferral.

Items removed for separate consideration: **11, 12, 13, 14, 15, 16, 17, 25, 32, 33, 41, 42, 43, 50, 51, 52, 56, 57, 58, and 59.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 124 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **11, 12, 13, 14, 15, 16, 17, 25, 32, 33, 41, 42, 43, 50, 51, 52, 56, 57, 58, and 59**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **11, 12, 13, 14, 15, 16, 17, 25, 32, 33, 41, 42, 43, 50, 51, 52, 56, 57, 58, and 59**, subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

125 Acre Villa of Park Place C3N Approve
partial replat no 3

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**

126 Anita 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: **Garza** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

127 Charnwood Sec 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

128 Chevy Chase partial replat no 4 C3N 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: **Sigler** Second: **Hiesch** Vote: **Unanimous** Abstaining: **None**

129 Devonshire Place partial replat no 2 C3N Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Jennifer Cully and Dustin Romine – opposed; Arva Howard, Legal Department.

130 Foster Place partial replat no 18 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**

131 Houstons Skyscraper Shadows Sec 1 C3N Approve
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: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

132 Katerwood Addition partial replat C3N Approve
no 1 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: **Baldwin** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

133 Kingwood Cove GP C3N Withdrawn

134 Kingwood Cove Sec 1 C3N Withdrawn

135 Milby House 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

136 Plainview Second Addition C3N Approve
partial replat no 9
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**

137 South Park Sec 4 partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Hines** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

138 CRH Business Park C2 Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

139 Cygne North Main **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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

140 Elyson 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: **Alleman** Vote: **Carried** Abstaining: **Heisch and Sigler**

141 Estates de Sanchez **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: **Nelson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

142 Exeter Mesa Distribution Center **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: **Garza** Vote: **Unanimous** Abstaining: **None**

143 Fairfield Waugh **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker: Frank Dillard – no position stated.

144 Icon M Tower **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

145 Ley Road Logistics Center **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: **Mares** Vote: **Unanimous** Abstaining: **None**

146 Mai Dao Estates **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: **Garza** Vote: **Unanimous** Abstaining: **None**

147 Powell Court Place **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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together at this time.

148 Ramirez Estates GP **GP** **Approve**
149 Ramirez Estates Sec 1 **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

150 Rose Bui Place replat no 1 and extension **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
Speaker: Duey Bui, applicant – supportive.

Items 151 and 152 were taken together at this time.

151 Saracen GP **GP** **Approve**
152 Saracen Sec 1 **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker: Perdita Chavis with Council Member Martha Castex-Tatum’s office – supportive.

153 Tomball ISD Juergen Road Educational Campus **C3P** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

154 Ventura Estates **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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

155 West Oaks Business Park 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: **Hines** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

156	Becker Storage	EOA	Approve
157	Central Park partial replat no 4	EOA	Approve
158	Katy Legacy Sec 1	EOA	Approve
159	Marvida Terrace Drive	EOA	Approve
	Street Dedication Sec 2		
160	Marvida Terrace Drive	EOA	Approve
	Street Dedication Sec 3		
161	North Bridgeland Lake Parkway	EOA	Approve
	Street Dedication Sec 7		
162	Reserve at FM 529	EOA	Approve
163	Terravista Lakes Reserves Sec 1	EOA	Approve
164	Westgreen Boulevard Street	EOA	Approve
	Dedication and Reserves		

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 156-164.

Commission action: Approved staff's recommendation for items 156-164.

Motion: **Hines** Second: **Baldwin** Vote: **Carried** Abstaining: **Heisch 161**
Sigler 159, 160 and 161

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

165 3131 Gulf Freeway

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to provide solely a private drive, instead of the private street system serving each multi-family residential development that shall form a loop that provides more than one point of access to the development from the public streets adjacent to the boundaries of the development.

Commission action: Granted the variance(s) and approved the development plat to provide solely a private drive, instead of the private street system serving each multi-family residential development that shall form a loop that provides more than one point of access to the development from the public streets adjacent to the boundaries of the development.

Motion: **Clark**

Second: **Nelson**

Vote: **Carried**

Abstaining: **Smith**

166 3617 Olympia Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 10' building line and to allow a 10' fence along San Felipe.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 10' building line and to allow a 10' fence along San Felipe.

Motion: **Baldwin**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

167 7834 Willow Street

DPV

Defer

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

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

Motion: **Baldwin**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Juan Casas, owner – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 28, 2021

- a. **Atwood Villas partial replat no 4**
- b. **Davidson Heights**
- c. **Forest Hill partial replat no 2**
- d. ~~**Forest Place partial replat no 19**~~
- e. **Heatherloch Sec 1 partial replat no 1**
- f. **Lincoln Park Farms partial replat no 1**
- g. **MacGregors Blodgett Park Sec 3 partial replat no 3**
- h. **Royal Brook at Kingwood Sec 17 replat no 1**
- i. **Sabine Place replat no 1**
- j. **Westheimer Gardens partial replat no 6 and Westheimer Manor partial replat no 4**
- k. **Westheimer Manor partial replat no 5**

Staff recommendation: Establish a public hearing date of October 28, 2021 for item II a-k; excluding item d.

Commission action: Established a public hearing date of October 28, 2021 for item II a-k; excluding item d.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

III. PUBLIC HEARING AND RECONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 500 BLOCK OF WELCH STREET, NORTH AND SOUTH SIDES – SMLSB 783

Staff recommendation: Approve the reconsideration of a Special Minimum Lot Size Block for the 500 block of Welch street, north and south sides – SMLSB 783, and forward to City Council.

Commission action: Approved the amended reconsideration of a Special Minimum Lot Size Block for the 500 block of Welch street, south side and removal of the north side block – SMLSB 783 and forwarded to City Council.

Motion: **Clark** Second: **Garza** Vote: **Carried** Abstaining: **Jones**
Speakers: Council Members Abbie Kamin and Martha Castex-Tatum; Richard Mazzario – opposed;
Karen Brohn, applicant, Emily Klein, Jim and Rachel Tucker – supportive.

Roll call vote was taken with the following Commissioners audible and in favor: Commissioners Alleman, Baldwin, Cain, Clark, Garza, Heisch, Mares, Nelson, Rodriguez, Sigler, Tahir and Smith. The following Commissioners abstaining: Commissioners Abraham, Hines and Jones. The following Commissioners were not audible or not in attendance: Commissioners Dalton, Porras-Pirtle, Robins, Rosenberg and Victor.

IV. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM, MARES, AND RODRIGUEZ
All Commissioners were present; no action required.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT

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

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary