

Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

November 12, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3p5JKyk>
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Arrived at 2:32 p.m. for roll-call
M. Sonny Garza, Vice Chair	
David Abraham	
Susan Alleman	
Bill Baldwin	
Antoine Bryant	
Lisa Clark	Arrived at 2:46 p.m. before Item II
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	
Kevin Robins	
Ileana Rodriguez	
Ian Rosenberg	Arrived at 3:05 p.m. during item 117
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for	
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith	
The Honorable Lina Hidalgo	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

At 2:38 p.m. Chair Stein stepped away due to technical difficulties, Vice Chair Garza continued to preside over the meeting.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 29, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 29, 2020 Planning Commission meeting minutes.

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

IA. PRESENTATION AND CONSIDERATION OF THE 2021 PLANNING COMMISSION MEETING DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2021 Planning Commission meeting dates.

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

IB. PRESENTATION AND CONSIDERATION OF THE 2021 CHAPTER 26 SUBMITTAL DATES

Presentation was given by Hector Rodriguez, Planning and Development Department

Commission action: Approved the 2021 Chapter 26 submittal dates.

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

At 2:46 p.m. Chair Stein returned to preside over the meeting.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 113)

Items removed for separate consideration: **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 113 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 113 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **6, 7, 8, 9, 10, 11, 16, 17, 25, 38, 39, 56, 62, 63 and 64**, subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

114 Calumet Vista

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: **Garza** Vote: **Unanimous** Abstaining: **None**

115 Glenview Heights replat no 1

C3N

Defer

Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.

Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.

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

Items 125 and 126 were taken together at this time.

125 Edmund Estates **C2R** **Approve**
126 Edmund Views **C2R** **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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

127 Evelyn Rubenstein Jewish Community Center **C2** **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: **Abraham** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Chris Moras – supportive.

128 Legacy Center Business Park replat no 1 **C2R** **Withdrawn**

At 3:47 p.m. Commissioner Tahir stepped away from the meeting.

129 Magellan Oates Station **C2** **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: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Kent Marsh, applicant – supportive.

130 Pinecrest Drainage Reserve **C2** **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: **Jones** Vote: **Unanimous** Abstaining: **None**

131 Willowpoint Sec 1 **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: **Sigler** Vote: **Unanimous** Recusing: **Heisch**

132 Wunderlich Residential **C2** **Defer**
Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.
Commission action: Deferred the application for three weeks per Chapter 42 planning standards.
Motion: **Victor** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

133 Martin Commercial Park C2 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: **Cain** Vote: **Unanimous** Abstaining: **None**

134 MP White Oak C2R Approve
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Nelson** Vote: **Carried** Opposed: **Mares**
Speakers: Speakers: Deborah Tesar, David Winkel, Judas Mireles and Beth Lousteau – position not stated; Delphinia Torres, Diana Lerma Pfeifer, Bill Maddock, Jeff Trevino, Chris Yuko, Oscar Rangel, Chase Fabling, Rebecca Reinas and Jake Patrick, applicant – supportive; Kerry Whitehead – opposed.

135 Yorksdale Residence C2 Defer
Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.
Commission action: Deferred the application for three weeks per Chapter 42 planning standards.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

136 Aquaworld Estates	EOA	Approve
137 Badtke Road Street Dedication and Reserves Sec 1	EOA	Approve
138 Bayou Woods Sec 2 partial replat no 3 and extension	EOA	Approve
139 Center at Kingsland LLC	EOA	Approve
140 Development on Edison Street replat no 1	EOA	Approve
141 Development on McKee Street replat no 1	EOA	Approve
142 East River Baptist Church	EOA	Approve
143 Harris County MUD no 477 Wastewater Treatment Plant no 1	EOA	Approve
144 Modera at Waugh	EOA	Approve
145 Northampton Sec 3 partial replat no 1	EOA	Approve
146 Rhodes School at Channelview	EOA	Approve
147 Telge Development	EOA	Approve

H NAME CHANGES
None

I CERTIFICATES OF COMPLIANCE

148 26691 Tinker Way **COC** **Approve**
149 21008 Trinity Way **COC** **Approve**

Staff recommendation: Approve staff's recommendations for items 136-149.

Commission action: Approved staff's recommendations for items 136-149.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

150 1414 Hewitt Drive **DPV** **Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Candlelight Lane, in lieu of the ordinance required 20' building line.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Candlelight Lane, in lieu of the ordinance required 20' building line.

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

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 17, 2020

- a. **Balmoral Sec 24 replat no 1**
- b. **Barclay Place partial replat no 1**
- c. **Canterbury Estates Sec 1 partial replat no 1**
- d. **Craig Woods partial replat no 29**
- e. **Hardy Lee Crossing replat no 1**
- f. **Hillcrest partial replat no 3**
- g. **Rosedale Gardens Sec 3 partial replat no 1**
- h. **Smith House on Harvard partial replat no 1**
- i. **St Vincent De Paul Catholic Church**
- j. **Toledo Heights**
- k. **Williams on Canal replat no 1**
- l. **Zeeshons Synott Plaza**

Staff recommendation: Established a public hearing date of December 17, 2020 for item III a-l.

Commission action: Established a public hearing date of December 17, 2020 for item III a-l.

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

IV. Public Comments

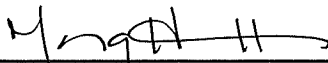
At 5:00 p.m. Commissioner Tahir returned.

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:01 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary