Minutes of the Houston Planning Commission

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

January 21, 2021
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/35JImuq
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Left at 5:31 p.m. after item 124
Susan Alleman	Left at 2:57 p.m. before item 104
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	Left at 6:03 p.m. after item 146
Paul R. Nelson	
Linda Porras-Pirtle	Left at 5:10 p.m. after item 116
Kevin Robins	
Ileana Rodriguez	
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Left at 4:29 p.m. before item 114
Loyd Smith for The Honorable Lina Hidalgo	Arrived at 2:57 p.m. before item 104

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary
Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT
Vice Chair M. Sonny Garza reported on virtual meeting procedures. Actions must be audible.

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

APPROVAL OF THE JANUARY 7, 2021 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 7, 2021 Planning Commission meeting minutes as amended.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 102)

Items removed for separate consideration: **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, 68, and 70.**
Staff recommendation: Approve staff's recommendations for item(s) 1 - 102 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 102 subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, and 68,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **6, 9, 10, 11, 13, 14, 16, 20, 21, 23, 29, 30, 39, 40, 44, 45, 46, 47, 50, 58, 62, and 68,** subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton, Heisch, Jones, Sigler and Victor**

70 Kumar Acres C3R 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: **Dalton** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

103 Carrie Street 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: **Rodriguez** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Gerald Merfish – no position stated; David Haim – opposed; Jake Patrick, applicant – supportive.

104 Craig Woods partial replat no 31 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

105 Del Papa Square 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: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Carolyn Wilkins – no positioned stated; Councilmember Martha Castex-Tatum's Office, Perdita Chavis and Jeff Boutte, applicant – supportive.

106 Del Rio Homes 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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

107 Del Rio Park **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: **Rodriguez** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

108 Dolce Living at Midtown replat no 1 **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: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

109 Enchanted Oaks Sec 2 partial replat no 1 and extension **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per Harris County's request.
Commission action: Deferred the application for two weeks per Harris County's request.
Motion: **Smith** Second: **Jones** Vote: **Carried** Abstaining: **Baldwin**
Speaker: Alexis Blanco – opposed.

110 Enclave on Calhoun 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Kathryn Herpin – opposed; Joyce Owens, applicant – supportive.

111 Harper Woods partial replat no 3 **C3N** **Deny**
Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plat subject to the CPC 101 form conditions.
Motion: **Abraham** Second: **Mares** Vote: **Carried** Opposed: **Clark, Dalton Porras-Pirtle, Jones Robbins and Rosenberg Sigler**
Speaker: Geoff Freeman, representing applicant – supportive.

112 Little House row replat no 1 **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Morrow, applicant, Lydia Afeman, owner and Joshua Kester, applicant – supportive; Octavio Silva – opposed.

113 Park Place partial replat no 5 **C3N** **Defer**
Staff recommendation: Defer the application for two weeks to give staff time to speak with the applicant.
Commission action: Deferred the application for two weeks to give staff time to speak with the applicant.
Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Teresa Barcenas, applicant – supportive.

114 Pine Forest Annex 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Ethel Hikal, Brenda Gonzalez and Andres De La Vega – opposed.

115 Residences at Fonde Park **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: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speakers: Karina Blest, Maria Elizondo, Jonathan Bursey, Robert Guthrie and Barbara Booth – opposed.

116 Steeplechase Sec 2 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: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Andy Sherbondy – opposed.

117 Westfield Ranch Sec 1 partial replat no 1 and extension **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: **Victor** Vote: **Unanimous** Abstaining: **None**

118 Westheimer Estates partial replat no 11 **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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
Speaker: James Elwen – opposed.

D VARIANCES

119 Legacy Center Business Park replat no 1 **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

120 Mai Garden Terrace **C3R** **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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

At 5:24 p.m. Commissioner Heisch stepped away from the meeting.

121 Terrace at Cinco **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: **Jones** Second: **Robins** Vote: **Unanimous** Recusing: **Heisch**

Items 122 and 123 were taken together at this time.

122 Woodlands Village of Sterling Ridge Zone 7 GP **GP** **Approve**
123 Woodlands Village of Sterling Ridge Sec 110 **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: **Nelson** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

At 5:29 p.m. Commissioner Heisch returned to the meeting.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

124 Elysium at Paul Quinn **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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

125 North Houston Terminal **C2R** **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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

126	**Baethe Road Street Dedication Sec 1**	**EOA**	**Approve**
127	**Bergamo Vista Lift Station**	**EOA**	**Approve**
128	**Bridgeland Prairieland Village Sec 3**	**EOA**	**Approve**
129	**Bridgeland Prairieland Village Sec 4**	**EOA**	**Approve**
130	**Cypresswood Drive Tract**	**EOA**	**Approve**
131	**Lakes of Bella Terra Reserve Sec 2**	**EOA**	**Approve**
132	**McAllister Opportunity Fund 2012 Sec 1**	**EOA**	**Approve**

133	**New Forest Parkway Street Dedication Sec 2**	**EOA**	**Approve**
134	**Olympia Falls Sec 1**	**EOA**	**Approve**
135	**Pin Oak Village Sec 3 partial replat no 1**	**EOA**	**Approve**
136	**Prose Champions**	**EOA**	**Approve**
137	**Redimir Cypress Forest Sec 1**	**EOA**	**Approve**
138	**Royal Brook at Kingwood Mills Branch Reserve**	**EOA**	**Approve**
139	**Royal Brook at Kingwood Sec 22**	**EOA**	**Approve**
140	**Telge Ranch Sec 4**	**EOA**	**Approve**
141	**Wastewater Treatment Plant no 2 replat no 1 and extension**	**EOA**	**Approve**
142	**West Green Plaza**	**EOA**	**Approve**
143	**West Road Street Dedication Sec 2**	**EOA**	**Approve**

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

144	**22113 E Knox Dr**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendations for items 126-144.
Commission action: Approved staff's recommendations for items 126-144.
Motion: **Clark** Second: **Mares** Vote: **Carried** Abstaining: **Heisch 128 and 129**
Sigler 128, 129, 131, 138 and 139

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145 1001 West 7th 1/2 Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 5'-0 building along Lawrence Street, instead of the required 10' building line.
Commission action: Granted the variance(s) and approved the development plat to allow a 5'-0 building along Lawrence Street, instead of the required 10' building line.
Motion: **Tahir** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Stoddard – opposed; Chung Nguyen, applicant – supportive.

Staff announced Director Margaret Wallace Brown left the meeting at 5:44 p.m.

146 1102 East 24th Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow replacement of a new home with a 10' building line along East 24th Street, allow a zero-lot line at the northwest corner of the lot at the street radius and allowing a 5' building set back line along Baylor Street.
Commission action: Granted the variance(s) and approved the development plat to allow replacement of a new home with a 10' building line along East 24th Street, allow a zero-lot line at the northwest corner of the lot at the street radius and allowing a 5' building set back line along Baylor Street.
Motion: **Nelson** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speakers: Aron Robles, Randy Czaplicki, Barbara Lange, Joseph Cohen – opposed; Jenifer Pool, applicant – supportive.
Staff announced Director Margaret Wallace Brown returned to the meeting at 5:58 p.m.

147 720 Sampson Street DPV 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: **Rosenberg** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
Speakers: Jeffrey Matter – opposed; Maria Ivanez, applicant – supportive; Richard Smith, HPW.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 18, 2021

a. **Imperial Forest Sec 3 partial replat no 1**
b. **Martin partial replat no 4**
c. **Neuen Manor partial replat no 19**
d. **Sixteenth Street Manor**
e. **West 23rd Street Green**
f. **Westheimer Gardens Extension partial replat no 11**

Staff recommendation: Established a public hearing date of February 18, 2021 for item II a-f.
Commission action: Established a public hearing date of February 18, 2021 for item II a-f.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

III. Public Comments
NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 6:20 p.m.
Motion: **Nelson** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary