

## Minutes of the Houston Planning Commission

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

**March 4, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3dQNUHg>  
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	
Susan Alleman	Absent
Bill Baldwin	Absent
Antoine Bryant	
Lisa Clark	
Rodney Heisch	Absent
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	
Kevin Robins	
Ileana Rodriguez	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	

### EXOFFICIO MEMBERS

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

### 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, Director, Planning and Development Department.

## **APPROVAL OF THE FEBRUARY 04, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 4, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

### **I. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS COMMITTEE ON DRAINAGE IMPACT FEES**

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2021 Semi-Annual Water/Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2021 Semi-Annual Water/Wastewater Impact Fees and forwarded to City Council.

Motion: **Porras-Pirtle**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

### **II. SEMIANNUAL REPORT OF THE CAPTIAL IMPROVEMENTS COMMITTEE ON WATER AND WASTEWATER IMPACT FEES**

Presentation given by Rudy Moreno, Jr., Houston Public Works.

Staff recommendation: Accept recommendation per staff report of the January 2021 Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2021 Drainage Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

### **III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 182)**

Items removed for separate consideration: **20, 21, 24, 58, 59, 60, 61, 79, 93, 94, 97, 98, 99, 113 and 182.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 182 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 182 subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **20, 21, 24, 58, 59, 60, 61, 79, 93, 94, 97, 98, 99, 113 and 182**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **20, 21, 24, 58, 59, 60, 61, 79, 93, 94, 97, 98, 99, 113 and 182**, subject to the CPC 101 form conditions.

Motion: **Victor**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Abraham, Jones  
Sigler and Smith**

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

#### **183 Benys Estate 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: **Mares**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### **184 Blueridge Sec 1 partial replat no 1**

**C3N**

**Defer**

Staff recommendation: Defer the application for two weeks per Houston Public Work's request.

Commission action: Deferred the application for two weeks per Houston Public Work's request.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

- 185 Breckenridge Park West Sec 2** **C3N** **Disapprove**  
 Staff recommendation: Disapprove the plat.  
 Commission action: Disapproved the plat.  
 Motion: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 186 Eastridge Terrace Sec 1 replat 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: **Victor** Vote: **Unanimous** Abstaining: **None**
- 187 Eastridge Terrace Sec 1 replat partial replat no 2** **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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 188 Forbes Crossing 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: **Victor** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 189 Imperial Forest 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 190 Little York partial replat no 2** **C3N** **Withdrawn**
- 191 Marin 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: **Robins** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 192 Neuen Manor partial replat no 19** **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: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 193 Park Place Acre Villa partial replat no 2** **C3N** **Withdrawn**
- 194 Riverview 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: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 195 Sixteenth Street Manor** **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**

**196 Villas at Alameda Springs 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: **Robins** Vote: **Unanimous** Abstaining: **None**

**197 West 23<sup>rd</sup> Street Green 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: **Robins** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**198 Westheimer Gardens Extension C3N Approve**  
**partial replat no 11**  
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: **Jones** Vote: **Unanimous** Abstaining: **None**

**199 Woodland Acres replat 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: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**200 Aldine Fire and Rescue 1960 Reserves C3P 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: **Unanimous** Abstaining: **None**

**201 Breckenridge East 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 approve the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**202 Burr Oak Estates 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: **Cain** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**203 Cottages at Willow Creek C3P Approve**  
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**  
Speaker: Shawn Massock, applicant – supportive.

**204 Huffman Properties** **C2R** **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: **Robins** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

**205 KZ Road Estates** **C3P** **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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**206 Levey Sam Houston Business Park replat no 1** **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: **Mares** Vote: **Unanimous** Abstaining: **None**

**207 Parkway Villages Unrestricted Reserve R partial replat no 1** **C2R** **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: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**208 Roseland Addition partial replat no 1** **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: **Jones** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Speaker: Murtaza Cheema, Ankita Maini, Luis Salinas – opposed.

**209 Sunterra Sec 17** **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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**210 Trickey Tract** **C3R** **Approve**

Staff recommendation: Grant the variance(s) and special exception approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and special exception approved the plat subject to the CPC 101 form conditions.

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

**211 Waugh Holdings LLC** **C2R** **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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Brandon Ash and Douglas Reyes – opposed.

## **E SPECIAL EXCEPTIONS**

### **212 Willow Heights GP**

**GP**

**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: **Clark**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

At 3:58 p.m. Commissioner Porras-Pirtle stepped away from the meeting.

## **F RECONSIDERATION OF REQUIREMENTS**

### **213 Bridgeland Prairieland Village Sec 17**

**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: **Robins**

Second: **Jones**

Vote: **Carried**

Abstaining: **Sigler**

### **214 City Gate Detention Reserves Sec 1**

**C3P**

**Approve**

Staff recommendation: Grant the variance(s) and special exception approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and special exception approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### **215 Park on Desoto Street**

**C3R**

**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: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

At 4:04 p.m. Commissioner Porras-Pirtle returned.

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

## **G EXTENSIONS OF APPROVAL**

### **216 Ashcreek partial replat no 1**

**EOA**

**Approve**

### **217 Bes Fry Road**

**EOA**

**Approve**

### **218 Fannin Industrial North**

**EOA**

**Approve**

### **219 Fannin Industrial South**

**EOA**

**Approve**

### **220 Pinto Johnson Industrial at Fallbrook**

**EOA**

**Approve**

### **221 Pinto Johnson Industrial Properties**

**EOA**

**Approve**

**Replat And Extension**

### **222 RB Gaut partial replat no 1**

**EOA**

**Approve**

### **223 Towne Lake Detention Reserve at**

**EOA**

**Approve**

**Tuckerton**

224 Weiser Business Park Sec 1 EOA Approve

H NAME CHANGES

225 Caroline Place NC Approve  
(prev. Magnificat Housing)

I CERTIFICATES OF COMPLIANCE  
NONE

Staff recommendation: Approve staff's recommendations for items 216-225.

Commission action: Approved staff's recommendations for items 216-225.

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

J ADMINISTRATIVE  
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS  
NONE

IV. ESTABLISH A PUBLIC HEARING DATE OF April 1, 2021

- a. Augusta Addition partial replat no 5
- b. Azul Homes partial replat no 1
- c. Foster Place partial replat no 8
- d. Levit Green Sec 1 and Levit Green Sec 2
- e. Lindsey Pines Sec 1 partial replat no 1 and extension
- f. Melody Oaks partial replat no 23
- g. Oak Forest Sec 1 partial replat no 3
- h. Porter Ranch Sec 1 partial replat no 1
- i. Sunset Ranch Sec 12 partial replat no 1
- j. Western Trail partial replat no 1
- k. Woodland Acres Replat partial replat no 2
- l. Wrenwood partial replat no 3

Staff recommendation: Established a public hearing date of April 1, 2021 for item IV a-l.

Commission action: Established a public hearing date of April 1, 2021 for item IV a-l.

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

V. PUBLIC COMMENTS  
NONE

Vice Chair M. Sonny Garza gave a point of personal privilege to Director Margaret Wallace Brown. She spoke passionately about the length of the agenda, which was direct result of the cancellation of the February 18<sup>th</sup> meeting. Also, she took time to thank the Development Services Team for their hard work while processing and reviewing double the number of applications they would normally review. Lastly, she thanked the efficiency of the Planning Commission for getting through the unusually long agenda and was proud to lead the City of Houston's Planning Department.

**VI. ADJOURNMENT**

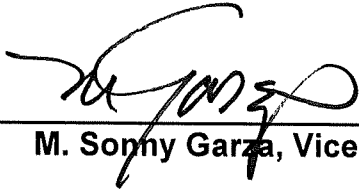
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:08 p.m.

Motion: **Sigler**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



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**M. Sonny Garza, Vice Chair**



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**Margaret Wallace Brown, Secretary**