

Minutes of the Houston Planning Commission

August 5, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3xeMg87>
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	Absent
Susan Alleman	Absent
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	
Rodney Heisch	
Randall L. Jones	Absent
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	
Kevin Robins	
Ileana Rodriguez	Absent
Ian Rosenberg	Arrived at 2:57 p.m. before item 125
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	
Loyd Smith for The Honorable Lina Hidalgo	Absent

EXOFFICIO MEMBERS

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

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

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 JULY 22, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 22, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Items I. and II were taken together at this time.

I. JULY 2021 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES

II. JULY 2021 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES

Presentation given by Deidre VanLangen, Houston Public Works Department.

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

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

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

III. LIVABLE PLACES ACTION COMMITTEE UPDATE

Presentation given by Suvidha Bandi, Planning and Development Department.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 123)

Items removed for separate consideration: **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 123 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 123 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Baldwin**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 8, 9, 26, 33, 36, 54, 55, 56, 59 and 64**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

124 Lugary Place 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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

125 Neuen Manor partial replat no 21

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: **Robins**

Vote: **Unanimous**

Abstaining: **None**

126 Peerless Haven Estate **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: **Sigler** Vote: **Unanimous** Abstaining: **None**

127 Royal Brook at Kingwood **C3N** **Approve**
Sec 10 replat no 1
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: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speakers: Sheila McDonald – no position stated; Justin Shuy – opposed; Mayra Hernandez, applicant – supportive.

128 Sunset Place 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Cynthia Alsup, Jan Fox, Melissa Bogle and David Abell – opposed.

D VARIANCES

129 Grand West GP **GP** **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: **Baldwin** Vote: **Unanimous** Recusing: **Dalton and Heisch**
Speakers: Stevens James with Council Member Evans-Shabazz's office, Jennifer Curtis, applicant – supportive; Patricia Spikes – opposed.

130 Jensen Reserve **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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Item 131 and 132 were taken together at this time.

131 Laird Landing GP **GP** **Approve**
132 Laird Landing 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

At 3:40 p.m. Commissioner Porrás-Pirtle stepped away from the meeting.

133 Nijadhar McKaskle Road Development **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: **Clark** Vote: **Unanimous** Abstaining: **None**

134 Shaw Reserve **C2** **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: **Robins** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

135 Sorrella GP **GP** **Approve**
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Recusing: **Dalton and Heisch**

136 Spurling Estates **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: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

137 Willow Lane Estates **C2** **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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

138 Woodlands Metro Center Sec 75 partial replat no 2 **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: **Cain** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

At 3:51 p.m. Commissioner Porras-Pirtle returned.

E SPECIAL EXCEPTIONS

139 Dellrose GP **GP** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Recusing: **Dalton and Heisch**

F RECONSIDERATION OF REQUIREMENTS

140 Realrona Inc **C2** **Approve**
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

141	Becker Enclave	EOA	Approve
142	Clay Shopping Center	EOA	Approve
143	Flagstone Sec 1	EOA	Approve
144	Fondren Southwest Northfield Sec 7 and 8 partial replat no 2	EOA	Approve
145	Westfield Sec 4 partial replat no 1	EOA	Approve
146	Wholesale Electric Warehouse replat no 1	EOA	Approve

**H NAME CHANGES
NONE**

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 141-146.

Commission action: Approved staff's recommendation for items 141-146.

Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Recusing: **Dalton and Heisch 143**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147 4602 Clay Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 7' building line in lieu of 10' building line along Clay St, and a 7' building line in lieu of 25' building line along Lockwood Dr., for a new single family residence.

Commission action: Granted the variance(s) and approved the development plat to allow a 7' building line in lieu of 10' building line along Clay St, and a 7' building line in lieu of 25' building line along Lockwood Dr., for a new single family residence.

Motion: **Tahir** Second: **Baldwin** Vote: **Carried** Opposing: **Mares**

Speakers: Thomas Rush and Amanda Waterhouse – opposed; Jennifer Rene Pool, applicant – supportive.

148 419 East 32nd 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speakers: James Newkirk and Ameita McKinney – opposed; Joyce Owens, applicant – supportive .

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 2, 2021

- a. East End on the Bayou Sec 4 partial replat no 2
- b. Houston Heights partial replat no 29
- c. Kenstshire Place Sec 3 partial replat no 1
- d. Liberty Gardens Sec 1 partial replat no 1
- e. Milby House
- f. Oaks of Park Row Amending plat no 1 partial replat no 1
- g. Oasis of Clodine partial replat no 1 and extension
- h. Towne Park Development partial replat no 1

- i. **White Oak Springs Sec 1 partial replat no 1**
- j. **Woodland Lakes Sec 8**
- k. **Woodland Lakes Sec 9**

Staff recommendation: Established a public hearing date of September 2, 2021 for item V a-k.

Commission action: Established a public hearing date of September 2, 2021 for item V a-k.

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

VI. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ

Commissioner Rodriguez's absences were excused.

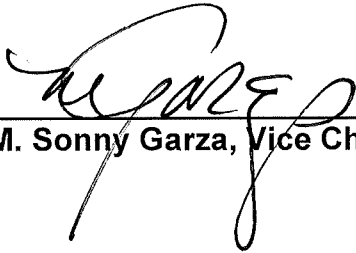
Motion: **Heisch** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC COMMENT

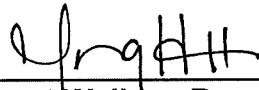
VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:21 p.m.

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



M. Sonny Garza, Vice Chair



Margaret Wallace Brown, Secretary