

Minutes of the Houston Planning Commission

October 28, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3vBx8ma>
2:30 p.m.

CALL TO ORDER

Vice Chair M. Sonny Garza called the meeting to order at 2:38 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present virtually
Lisa Clark	Arrived at 2:45 p.m. during A and B
Rodney Heisch	Absent
Daimian S. Hines	Present
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Arrived virtually at 3:23 p.m. before item 147
Linda Porras-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Arrived at 2:27 p.m. during item 138
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Absent

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

Vice Chair M. Sonny Garza 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 OCTOBER 14, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 14, 2021 Planning Commission meeting minutes.

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

I. RECONSIDERATION OF THE AUGUST 5, 2021 PLANNING COMMISSION MINUTES

Commission action: Approved the August 5, 2021 Planning Commission meeting minutes as amended.

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

II. RECONSIDERATION OF THE SEPTEMBER 2, 2021 PLANNING COMMISSION MINUTES

Commission action: Approved the September 2, 2021 Planning Commission meeting minutes as amended.

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

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 136)

Items removed for separate consideration: **10, 11, 12, 26, 27, 28, 31, 41, 58, 59, 60 and 61.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 136 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 136 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **10, 11, 12, 26, 27, 28, 31, 41, 58, 59, 60 and 61**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **10, 11, 12, 26, 27, 28, 31, 41, 58, 59, 60 and 61**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

137 Atwood Villas partial replat no 4 C3N Withdrawn

138 Davidson Heights 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

139 Forest Hill 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Dani Hernandez, Brenda Hernandez and Amy Den – opposed; Arva Howard, Legal Department.

140 Heatherloch Sec 1 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: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

141 Lincoln Park Farms 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: **Hines** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

142 MacGregors Blodgett Park Sec 3 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: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

143 Royal Brook at Kingwood C3N Approve
Sec 17 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: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

144 Sabine Place 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

145 South Park Sec 4 partial replat no 1 C3N Withdrawn

146 Westheimer Gardens partial replat no 6 C3N Approve
and Westheimer Manor 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: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
Speaker: Kermit Pittman – position not stated.

147 Westheimer Manor partial replat no 5 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: **Abraham** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

148 Binford Creek Sec 1 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: **Mares** Vote: **Unanimous** Abstaining: **None**

149 Enclave at Rosehill C2 Withdrawn

150 Fairfield Waugh **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**

Items 151, 152 153 and 154 were taken together at this time.

151 Grand Pines GP **GP** **Approve**
152 Grand Pines Sec 1 **C3P** **Approve**
153 Grand Pines Sec 2 **C3P** **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.

154 Grand Pines Sec 3 **C3P** **Defer**
Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

155 Northeast Crossing **C2R** **Defer**
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.
Motion: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speakers: Louretta Semien and George Washington – opposed

156 Northpark South GP **GP** **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: **Tahir** Vote: **Unanimous** Abstaining: **None**

157 Salazar Partition **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: **Cark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

158 Champions Manor **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: **Tahir** Vote: **Unanimous** Abstaining: **None**

159 Dimora Heights **C3R** **Defer**
 Staff recommendation: Defer the application for three weeks for further study and review.
 Commission action: Deferred the application for three weeks for further study and review.
 Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

160 Heights Retail at 19th and Yale **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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

161 Minnetex Place partial replat no 3 **C2R** **Defer**
 Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for three weeks per the applicant's request.
 Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Andrew Allemand, applicant – supportive.

162 Ortegas Properties LLC **C2** **Approve**
Development Sec 1
 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: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

163	Bridgeland Creekland Village Sec 1	EOA	Approve
164	Bridgeland Creekland Village Sec 2	EOA	Approve
165	Bridgeland Creekland Village Sec 3	EOA	Approve
166	Empire Dellrose Reserve	EOA	Approve
167	Montrose Medical Center	EOA	Approve
168	Ricewood Drive Street Dedication	EOA	Approve
	Sec 3 and Reserves		
169	Spears Walters Square Sec 2	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

170	23325 Owens Rd.	COC	Approve
171	2018 Rayford Rd Spring	COC	Approve

Staff recommendation: Approve staff's recommendation for items 163-171.
 Commission action: Approved staff's recommendation for items 163-171.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Carried** Abstaining: **Sigler 163, 164 and 165**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

172 723 W 12th Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 2'9" building line along Nicholson Street in lieu of the of the ordinance required 10' building line for a second-floor addition.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 2'9" building line along Nicholson Street in lieu of the of the ordinance required 10' building line for a second-floor addition.

Motion: **Baldwin**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 2, 2021

- a. **Almeda Genoa Place partial replat no 4**
- b. **East End Villas replat no 1**
- c. **Gaut partial replat no 2**
- d. **Haden Terrace partial replat no 1**
- e. **Melody Oaks partial replat no 24**
- f. **Neuen Manor partial replat no 23**
- g. **Neuen Manor partial replat no 24**
- h. **Southern Terrace Replat partial replat no 1**
- i. **Toledo Heights**

Staff recommendation: Establish a public hearing date of December 2, 2021 for item IV a-i.

Commission action: Established a public hearing date of December 2, 2021 for item IV a-i.

Motion: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF WALTON STREET, EAST AND WEST SIDES – SMLSB 789

Staff recommendation: Defer the application for three weeks.

Commission action: Deferred the application for three weeks.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1900 BLOCK OF WEST 14TH STREET, NORTH AND SOUTH SIDES, BETWEEN TURKEY GULLY AND BEALL STREET – SMLSB 796

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1900 block of West 14th street, north and south sides, between Turkey Gully and Beall Street with a modified boundary with the removal of the north block face – SMLSB 796 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1900 block of West 14th street, north and south sides, between Turkey Gully and Beall Street with a modified boundary with the removal of the north block face – SMLSB 796 and forward to City Council.

Motion: **Clark**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Nigel Strike – position not stated; Dutch Phillips – supportive; Richard McGregor – opposed.

VII. PUBLIC COMMENT

Mai Truong and Darlene Smith spoke about the Laurel Springs RV Park approved in 2020.

VIII. ADJOURNMENT

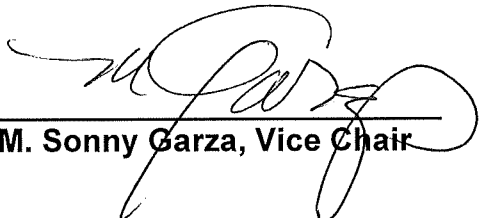
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 4:46 p.m.

Motion: **Clark**


Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**



M. Sonny Garza, Vice Chair



Margaret Wallace Brown, Secretary