

Minutes of the Houston Planning Commission

January 6, 2022

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

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually
Susan Alleman	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Present
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually
Linda Porrás-Pirtle	Present virtually at 2:36 p.m. after Director's Report
Kevin Robins	Present virtually
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually at 2:36 p.m. after Director's Report
Megan R. Sigler	Present virtually
Zafar Tahir	Present virtually
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually
Maggie Dalton for The Honorable KP George	Present virtually
Lloyd Smith for The Honorable Lina Hidalgo	Present virtually

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Alan R. Black

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures and stated that several items were withdrawn.

DIRECTOR'S REPORT

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

APPROVAL OF THE DECEMBER 16, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 16, 2021 Planning Commission meeting minutes.

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

I. LIVABLE PLACES ACTION COMMITTEE UPDATE

Report was presented by Suvidha Bandi, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 115)

Items removed for separate consideration: **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 115 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 115 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 5, 7, 8, 19, 20, 21, 23, 33, 34, 42, 46, 55, 62, 63 and 64**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Carried** Abstaining: **Dalton, Heisch, and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

116 Broad Oaks partial replat no 12 C3N 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: **Hines** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

117 Canterbury Estates Sec 1 C3N Withdrawn
partial replat no 2

118 Foster Place partial replat no 23 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: **Hines** Vote: **Unanimous** Abstaining: **None**

119 Foster Place partial replat no 24 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

120 Glenhaven Estates Sec 2 C3N Approve
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

- 121 Houstons Skyscraper Shadows Sec 2 C3N Approve**
partial replat no 6
 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 122 Langham Creek Colony Sec 2 C3N Withdrawn**
partial replat no 3
- 123 Pelham Place 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: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 124 Rosewood Estates Sec 2 C3N Defer**
partial replat no 3
 Staff recommendation: Defer the application for two weeks due to placement of signage.
 Commission action: Deferred the application for two weeks due to placement of signage.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speaker: Ronnie Hickman, applicant – supportive.
- 125 Southgate partial replat no 5 C3N 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: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
 Speakers: Edward Aviles and Jenny Beech – opposed.
- 126 Upper West End Sec 14 C3N Defer**
partial replat no 1
 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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
 Speaker: Mark Koslara – opposed.
- 127 Views at Radio Road 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**
- 128 West Houston Addition C3N Approve**
partial 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 129 and 130 were taken together at this time.

129	Chamon Power GP	GP	Approve
130	Chamon Power 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: **Tahir** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Items 131 and 132 were taken together at this time.

131	Chew CRC GP	GP	Defer
132	Chew CRC Commercial	C2R	Defer

Staff recommendation: Defer the applications for two weeks to give applicant time to submit revised information.

Commission action: Deferred the applications for two weeks to give applicant time to submit revised information.

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

133	East Aldine Estates	C3R	Approve
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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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Chris Browne, applicant – supportive.

134	Gardens of Troy	C3R	Approve
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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: **Tahir** Vote: **Unanimous** Abstaining: **None**

135	Glendale partial replat no 1	C2R	Approve
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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: **Hines** Vote: **Unanimous** Abstaining: **None**

Speakers: Bridgette Murray and Mary Fontenot – supportive.

Items 136 and 137 were taken together at this time.

136	Harris County MUD No 560 Wastewater Treatment Plant	C2	Approve
137	Harris County MUD no 560 Water Plant	C2R	Approve

144 Rose Bui Place replat no 1 and extension 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Abby Harrison Malot and Enrique Morales, applicant – supportive.

145 Serrano 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 146 and 147 were taken together at this time.

146 Avalon at Cypress West GP Approve

147 Avalon Landing Lane Street C3P Approve
Dedication Sec 1

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

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

Motion: **Alleman** Second: **Jones** Vote: **Carried** Abstaining: **Dalton and Heisch**

148 Telge Ranch North 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS **NONE**

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

G EXTENSIONS OF APPROVAL

149 Aldine Pines Sec 1 EOA Approve

150 Aurora Sec 3 EOA Approve

151 Bridgeland Prairieland Village Sec 16 EOA Approve

152 Bridgeland Westgreen Boulevard EOA Approve
Street Dedication Sec 6

153 Harlem Road Reserves replat no 1 EOA Approve

154 Marvida Sec 9 EOA Approve

155 Miramesa Commercial Reserve Sec 4 EOA Approve

156 Stone Creek Ranch Mound Road EOA Approve
Street Dedication Sec 1

157 Telge Roofing EOA Approve

H NAME CHANGES

158	Caroline Development (prev. Caroline Development)	NC	Approve
159	Escobar Reserve (prev. Iglesia de Dios Reserve)	NC	Approve

I CERTIFICATES OF COMPLIANCE

None

Staff recommendation: Approve staff's recommendations for items 149 – 159.

Commission action: Approved staff's recommendations for items 149 – 159.

Motion: **Garza** Second: **Baldwin** Vote: **Carried** Abstaining: **Heisch 151, 152 and 156; Sigler 151, 152 and 154**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
OMIT**

III. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 3, 2022

- a. Breckenridge West Sec 10 partial replat no 1**
- b. Clairmont Place Sec 1 partial replat no 2**
- c. Clairmont Place Sec 1 partial replat no 3**
- d. Clairmont Place Sec 1 partial replat no 4**
- e. Clear Creek ISD Whitcomb Elementary School**
- f. Cruz Ranch**
- g. Foster Place partial replat no 25**
- h. Foster Place partial replat no 26**
- i. Hyde Park Main Third Addition partial replat no 1**
- j. June Gardens partial replat no 1**
- k. Lindale Park Sec 2 partial replat no 2**
- l. RH Eleventh Street Sec 1 partial replat no 1**
- m. Spring Oaks replat no 1 partial replat no 6**
- n. Truxillo Gardens partial replat no 1**
- o. Willowcreek Ranch Sec 4 partial replat no 2**

Staff recommendation: Establish a public hearing date of February 3, 2022 for item III a-o.

Commission action: Established a public hearing date of February 3, 2022 for item III a-o.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 3001 CANAL STREET**

Staff recommendation: Grant the off-street parking variance(s) to reduce the number of off-street parking spaces required by the ordinance; to allow an off-site parking facility with valet services outside of the maximum distance requirement, and to allow less than 25% of the code-required parking to be provided on-site.

Commission action: Granted the off-street parking variance(s) to reduce the number of off-street parking spaces required by the ordinance; to allow an off-site parking facility with valet services outside of the maximum distance requirement, and to allow less than 25% of the code-required parking to be provided on-site.

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

V. **EXCUSE THE ABSENCES OF COMMISSIONERS DAVID ABRAHAM, LINDA PORRAS-PIRTLE AND MEERA VICTOR**

No Commission action was required.

VI. **PUBLIC COMMENT**

Raymond Miller asked about a prior application.

Alex Van Dusen asked a question about a development plat which was deemed approved.

ADJOURNMENT

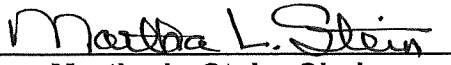
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:33 p.m.

Motion: **Hines**

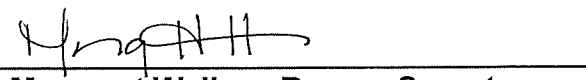
Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary