

## Minutes of the Houston Planning Commission

August 19, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3AGOE9O>  
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

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 3:11 p.m. during item 118

Susan Alleman

Bill Baldwin

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Arrived at 2:38 p.m. during approval of minutes

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Arrived at 3:15 p.m. during item 119

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

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 Department

### CHAIR'S REPORT

Chair Martha L. Stein 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 AUGUST 5, 2021 PLANNING COMMISSION MEETING MINUTES**

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

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

**I. APPROVAL OF THE AMENDED JUNE 24, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the amended June 24, 2021 Planning Commission meeting minutes.

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

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 107)**

Items removed for separate consideration: **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 107 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 107 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 3, 4, 5, 6, 10, 11, 12, 16, 17, 19, 20, 21, 27, 31, 36, 41, 42, 43, 44, 45 and 46**, subject to the CPC 101 form conditions.

Motion: **Clark**                      Second: **Jones**                      Vote: **Unanimous**                      Recusing: **Dalton, Heisch and Sigler**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**108 Braeswood partial replat no 7                      C3N                      Withdrawn**

**109 Croyden Gardens partial replat no 3                      C3N                      Withdrawn**

**110 Newhaven Place partial replat no 1                      C3N                      Withdrawn**

**111 Westhaven Estates Sec 2                      C3N                      Approve**  
**partial replat no 10**

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: **Sigler**                      Vote: **Unanimous**                      Abstaining: **None**

**112 Woodlands Village of Grogans Mill Lake                      C3N                      Defer**  
**Woodlands East Shore Sec 1 partial replat no 2 and**  
**Woodlands Lake Woodlands East Shore**  
**Sec 2 replat no 1 partial replat no 1**

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: **Cain**                      Second: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

## D VARIANCES

**113 Binford Creek 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 approved the plat subject to the CPC 101 form conditions.

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

**114 Donnchadh Meadow C1 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: **Heisch** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**115 Grand West 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 approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton and Heisch**  
Speaker: Daniel Valdez, applicant – supportive.

**116 Invision Business Park 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**117 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**

**118 Shaw Reserve 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**119 Spurling Estates 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: **Jones** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

**120 Stallion Lakes 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: **Clark** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

**121 Willow Lane Estates** **C2** **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: **Sigler** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**122 Cypresswood Point South** **C3R** **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: **Garza** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Items 123 and 124 were taken together at this time.

**123 Olympia Fields GP** **GP** **Approve**  
**124 Olympia Fields Sec 1** **C3P** **Approve**  
 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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**125 Lake Elaine Estates Sec 1** **C3P** **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: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>126</b>	<b>Anderson Lake Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>127</b>	<b>Avalon at Bridge Creek Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>128</b>	<b>Avalon at Bridge Creek Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>129</b>	<b>Diamond Home Builders</b>	<b>EOA</b>	<b>Approve</b>
<b>130</b>	<b>Gosling Road Apartments replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>131</b>	<b>Haas Villas</b>	<b>EOA</b>	<b>Approve</b>
<b>132</b>	<b>James C Leo Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>133</b>	<b>Katy Legacy Drive Street Dedication</b>	<b>EOA</b>	<b>Approve</b>
<b>134</b>	<b>Westgreen Boulevard Street Dedication Sec 3</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>135</b>	<b>Ledezma Estate (prev. Ledezema Estate)</b>	<b>NC</b>	<b>Approve</b>
<b>136</b>	<b>Mock (prev. New North City Views)</b>	<b>NC</b>	<b>Approve</b>

**I CERTIFICATES OF COMPLIANCE**

**137 27376 Coach Light St COC Approve**  
**138 25665 Peach Creek Drive COC Approve**

Staff recommendation: Approve staff's recommendation for items 126-138.

Commission action: Approved staff's recommendation for items 126-138.

Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton and Heisch**  
**126, 127 and 128**

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**139 3006 Columbia Street DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to reduced 3' building line on Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to reduced 3' building line on Columbia Street.

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

**140 419 East 32nd Street DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to request a 3' building line instead of the ordinance required 10' building line along Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to request a 3' building line instead of the ordinance required 10' building line along Columbia Street.

Motion: **Garza** Second: **Clark** Vote: **Carried** Opposing: **Abraham**

**III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 16, 2021**

- a. **Allendale Townsite Sec A replat no 7 and extension**
- b. **Augusta Addition partial replat no 6**
- c. **Bauer Grove replat no 1**
- d. **Braeswood partial replat no 7**
- e. **Chevy Chase partial replat no 4**
- f. **Croyden Gardens partial replat no 3**
- g. **Devonshire Place partial replat no 2**
- h. **Foster Place partial replat no 17**
- i. **Katerwood Addition partial replat no 1 and extension**
- j. **Plainview Second Addition partial replat no 9**
- k. **Riverside Terrace Sec 1 partial replat no 6**
- l. **Riverside Terrace Sec 1 partial replat no 7**
- m. **Spring Branch Estates No 2 partial replat no 11**
- n. **Thonig Tract**
- o. **Townley Place partial replat no 3**
- p. **Woodland Lakes Detention Smith North**
- q. **Plainview Second Addition partial replat no 9**

Staff recommendation: Established a public hearing date of September 16, 2021 for item III a-q.

Commission action: Established a public hearing date of September 16, 2021 for item III a-q.

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

#### IV. PUBLIC COMMENT

Dipti Mathur, Planning and Development Department announce a correction to the Director's Report regarding the Major Thoroughfare and Freeway Plan public hearing.

#### V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:41 p.m.

Motion: **Garza**

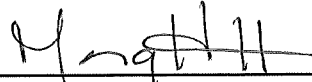
Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Margaret Wallace Brown, Secretary**