

Minutes of the Houston Planning Commission

September 16, 2021

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

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:34 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Absent
Susan Alleman	Arrived Virtually at 3:39 p.m. after item 139
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present Virtually
Daimian S. Hines	Present
Randall L. Jones	Present Virtually
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Present and left at 4:27 p.m. after item 157
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present Virtually
Megan R. Sigler	Present
Zafar Tahir	Arrived at 3:50 p.m. during item 143
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present Virtually and left at 5:03 p.m. before item 166
Maggie Dalton for The Honorable KP George	Present Virtually
Loyd Smith for The Honorable Lina Hidalgo	Present Virtually and left at 4:39 p.m. after item 162

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 in person and virtual meeting procedures. She welcomed new Commissioner Daimian S. Hines.

DIRECTOR'S REPORT

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

APPROVAL OF THE SEPTEMBER 2, 2021 PLANNING COMMISSION MEETING MINUTES

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

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 128)

Staff recommendation for item **122** was modified from Defer to Approve.

Items removed for separate consideration: **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **3, 9, 10, 11, 17, 18, 20, 22, 23, 25, 26, 32, 33, 47, 48, 49, 50, 51, 52, 53, 55, 63, 73, and 95,** subject to the CPC 101 form conditions.

Motion: **Baldwin** Second: **Clark** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

Motion was made by Commissioner **Baldwin** and seconded by Commissioner **Clark** to approve staff recommendation to modify item **121** from Disapprove to Withdrawn. Motion carried unanimously.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

129 Allendale Townsite Sec A C3N Approve
partial replat no 7 and extension

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: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

130 Augusta Addition partial replat no 6 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**

131 Bauer Grove 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

- 132 Braeswood partial replat no 7** **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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Timothy Barnard and Jean Boisauain – opposed.
- 133 Chevy Chase partial replat no 4** **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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 134 Croyden Gardens partial replat no 3** **C3N** **Withdrawn**
- 135 Devonshire Place partial replat no 2** **C3N** **Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speakers: Jean Bower - position not stated; Walter Hittelman, Vamsi Aribindi, Jeffrey Cully, Gail Borden and Maxine St Clair - opposed; Kristin Beck and Mary Villareal, applicant – supportive; Arva Howard, Legal Department.
- 136 Foster Place partial replat no 17** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 137 Katerwood Addition partial replat no 1 and extension** **C3N** **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 138 Kentshire 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 139 Milby House** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 140 Plainview Second Addition partial replat no 9** **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: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

141 Riverside Terrace Sec 1 partial replat no 6 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Thomas Matejcek – position not stated; Orlando Taran, applicant – supportive.

142 Riverside Terrace Sec 1 partial replat no 7 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: **Clark** Vote: **Unanimous** Abstaining: **None**

143 Thonig Tract 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: **Hines** Vote: **Unanimous** Abstaining: **None**

144 Townley Place partial replat no 3 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**

145 Woodland Lakes Detention Smith North C3N 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: **Alleman** Vote: **Carried** Abstaining: **Dalton and Heisch**

146 Woodlands Village of Grogans Mill Lake C3N Approve
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: 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 147 and 148 were taken together at this time.

147 AM 2920 Reserve GP GP Approve
148 AM 2920 Reserve 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Motion made by Commissioner **Clark**, seconded by Commissioner **Sigler**, to recess for several minutes due to technical difficulties. Motion carried unanimously.

149 Cygne North Main **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

150 Elyson GP **GP** **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: **Porras-Pirtle** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

151 Exeter Mesa Distribution Center **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: **Hines** Vote: **Unanimous** Abstaining: **None**

Items 152 and 153 were taken together at this time.

152 Harris County MUD No 525 **C2** **Approve**
Wastewater Treatment Plant

153 Harris County MUD No 525 Water Plant **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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

154 Home Depot Southwest Houston **C2R** **Approve**
partial replat no 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

155 Homes at Providence **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: **Jones** Vote: **Unanimous** Abstaining: **None**

156 Icon M Tower **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: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

157 Lilly and Lane Estates C3P Approve
Staff recommendation: Grant the variance(s) but deny variance for east/west public street and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) but deny variance for east/west public street and approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

158 Modena on Westcott 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**

159 Powell Court Place C3P 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: **Hines** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Items 160 and 161 were taken together at this time.

160 Saracen GP GP Defer
161 Saracen Sec 1 C2 Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the applications for two weeks to give the applicant time to submit additional information.
Motion: **Tahir** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

162 Springwood 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

163 Ventura Estates C2R Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the applications for two weeks to give the applicant time to submit additional information.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

164 Wise Acres 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

165 Sorella Sec 2 **C3P** **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: **Clark** Second: **Tahir** Vote: **Carried** Abstaining: **Dalton and Heisch**

F RECONSIDERATION OF REQUIREMENTS

At 4:57 p.m. during item #166 the meeting was paused due to technical difficulties.

At 5:02 p.m. the meeting resumed.

Roll call was taken with the following Commissioners audible and in attendance: Commissioners Stein, Alleman, Baldwin, Clark, Dalton, Heisch, Hines, Jones, Rosenberg, Sigler, Tahir and Smith. The following Commissioners were not audible or in attendance: Commissioners Garza, Abraham, Mares, Nelson, Porras-Pirtle, Robins, Rodriguez, Victor, and Cain.

166 North Houston Terminal **C2R** **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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

167 Post Oak Logistics Park **C3R** **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**
Speaker: Joaquin Viera – position not stated.

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

G EXTENSIONS OF APPROVAL

168	Avalon Apartments	EOA	Approve
169	Bridgeland Parkland Village Sec 52	EOA	Approve
170	Bridgeland Parkland Village Sec 53	EOA	Approve
171	Buffalo Bayou Park Sec 6	EOA	Approve
172	Cunningham Falls Trail Street Dedication Sec 1	EOA	Approve
173	Cunningham Falls Trail Street Dedication Sec 2	EOA	Approve
174	Harris County Emergency Services District No 46 Vehicle Apparatus Station	EOA	Approve
175	Harris County Municipal Utility District No 171 Water Plant No 2	EOA	Approve
176	Jubilee Sec 1	EOA	Approve
177	Jubilee Sec 4	EOA	Approve

178	Jubilee Sec 6	EOA	Approve
179	Katy Lakes Sec 4	EOA	Approve
180	Katy Lakes Sec 5	EOA	Approve
181	Newport Pointe Sec 1	EOA	Approve
182	Planet Ford Spring Truck Service Center	EOA	Approve
183	Ralston Lakes Sec 1	EOA	Approve
184	Tafolla Plaza	EOA	Approve
185	Willow Place	EOA	Approve

H NAME CHANGES

186	Farrington Place Sec 1 partial replat no 1 (prev. Farrington Place Sec 3 partial replat no 1)	NC	Approve
187	Sorella GP (prev. Sorrella GP)	NC	Approve

I CERTIFICATES OF COMPLIANCE

188	25455 Needham Road	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 168-188.

Commission action: Approved staff's recommendation for items 168-188.

Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Dalton 187, Heisch 175 and 187, and Sigler 169, 170, 176, 177 and 178**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

189	6626 Couch Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 0' building line instead of the ordinance required 10' building line on Melon Street and to only dedicate 3' instead of 5' along Melon.

Commission action: Granted the variance(s) and approved the development plat to allow a 0' building line instead of the ordinance required 10' building line on Melon Street and to only dedicate 3' instead of 5' along Melon.

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

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2021

- a. Carverdale Sec 7 partial replat no 2
- b. Croyden Gardens partial replat no 3
- c. Discovery Palms replat no 1
- d. Foster Place partial replat no 20
- e. Laird partial replat no 1 and extension
- f. Magnolia Park partial replat no 7
- g. Neuen Manor partial replat no 22
- h. Newhaven Place partial replat no 2
- i. Spring Branch Estates no 2 partial replat no 13
- j. Tanglewood Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of October 14, 2021 for item III a-j.

Commission action: Established a public hearing date of October 14, 2021 for item III a-j.

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

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 14, 2021 FOR A MEDICAL CENTER INN LOCATED AT 3622 OLD SPANISH TRAIL

Staff recommendation: Established a public hearing date of October 14, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

Commission action: Established a public hearing date of October 14, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 400 BLOCK OF WEST 21ST STREET, NORTH AND SOUTH SIDES – SMLSB 785

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 400 block of West 21st street, north and south sides – SMLSB 785, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 400 block of West 21st street, north and south sides – SMLSB 785, and forwarded to City Council.

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

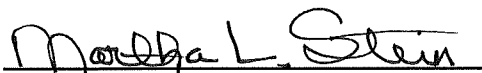
Speaker: Stephanie Pretorius, applicant and Ms. VanDusen – supportive; Mr. Kierea – opposed.

V. PUBLIC COMMENT

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:43 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary