

Minutes of the Houston Planning Commission

November 18, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3mXTOKO>
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	Absent
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	Present virtually and left at 5:10 p.m. before item V
Linda Porras-Pirtle	Absent
Kevin Robins	Absent
Ileana Rodriguez	Present virtually and left at 4:27 p.m. before item 130
Ian Rosenberg	Present virtually and arrived at 2:37 p.m. during Director's Report
Megan R. Sigler	Present and arrived at 2:43 p.m. before item 108
Zafar Tahir	Present virtually and left at 4:42 p.m. before items G H and I
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually and arrived at 2:39 p.m. during items A & B
Maggie Dalton for The Honorable KP George	Present virtually and left at 4:34 p.m. before item 131
Loyd Smith for The Honorable Lina Hidalgo	Present virtually and left at 4:23 p.m. before item 128

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

Chair Martha L. Stein reported on in person and virtual meeting procedures.

Point of personal privilege was given to Commissioner Jones, who thanked Margaret Wallace Brown and staff on the fantastic job on the Super Neighborhood presentation on the case for sidewalks.

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 28, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 28, 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 - 107)

17 Heatherloch Sec 1 partial replat no 1 C3N Approve

Speaker: Mikala Hodges, applicant – supportive.

Items removed for separate consideration: **3, 4, 5, 6, 12, 13, 15 and 59.**

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: **Hines** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 6, 12, 13, 15 and 59**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 6, 12, 13, 15 and 59**, subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Dalton**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

108 Amended Plat Of Almeda Place C3N Approve
partial replat no 12

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: **Garza** Vote: **Unanimous** Abstaining: **None**

109 Crestwood 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

110 Foster Place partial replat no 19 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: **Jones** Vote: **Unanimous** Abstaining: **None**

111 Foster Place 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: **Nelson** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

112 Martin 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

113 Princeton Manor **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: **Hines** Vote: **Unanimous** Abstaining: **None**

114 Reedwoods partial replat no 1 **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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

115 Villages at Tour 18 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 116 and 117 were taken together at this time.

116 CWE Houston Shepherd North **C2R** **Defer**
117 CWE Houston Shepherd South **C2R** **Defer**
Staff recommendation: Defer the applications for two weeks for further study and review.
Commission action: Deferred the applications for two weeks for further study and review.
Motion: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Peri Alkas – position not stated.

Items 118 and 119 were taken together at this time.

118 Ella Grovewood **C3P** **Defer**
119 Ella Timbergrove **C3P** **Defer**
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Tracie Riley – position not stated.

120 Enclave at Rosehill 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: **Smith** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

121 Encompass Health Houston **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: **Hines** Vote: **Unanimous** Abstaining: **None**

122 Fairbanks Industrial **C3P** **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: **Nelson** Vote: **Unanimous** Abstaining: **None**

123 Glendale partial replat no 1 **C2R** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

124 Heights Haven **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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Peri Alkas – position not stated.

125 Katy Lakes 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: **Smith** Vote: **Unanimous** Abstaining: **None**

Speakers: Erin Zimmerman, Leslie Gould, Susie Sandefer – opposed; Tom Simmons, represents developer – supportive.

126 Ly Liquor on Navigation **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: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

127 Northeast Crossing **C2R** **Approve**
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Speakers: Matt Tucker, applicant and Grant Pearson – supportive; Richard Smith, City Engineer, Houston Public Works; Terrie McGee – position not stated.

128 Northpark South GP **GP** **Withdrawn**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

129 Decker Prairie 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: **Nelson** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

130 Dimora Heights **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: **Garza** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speaker: Adam Garcia, applicant – supportive.

131 Martin Park **C3R** **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: **Tahir** Vote: **Unanimous** Abstaining: **None**
 Speakers: Carter Ernst and Rachel Eggert – opposed.

132 Minnetex Place partial replat no 3 **C2R** **Withdrawn**

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

G EXTENSIONS OF APPROVAL

133	Cypress Green Commercial Reserves Sec 1	EOA	Approve
134	Cypress Green Commercial Reserves Sec 2	EOA	Approve
135	Cypress Green Commercial Reserves Sec 3	EOA	Approve
136	Cypress Green Commercial Reserves Sec 4	EOA	Approve
137	HCESD 60 and Sheldon Community Fire	EOA	Approve
138	HFBECD 100 Communications Center	EOA	Approve
139	Imperial Forest Sec 6	EOA	Approve
140	Oxford Estates	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

141	19852 S Plantation Estates Drive	COC	Approve
142	311 Shady Lane	COC	Approve
143	24240 and 24226 W Terrace Drive	COC	Approve
144	18923 Iris Lane	COC	Approve
145	23339 US 59	COC	Approve

Staff recommendation: Approve staff's recommendation for items 133-145.

Commission action: Approved staff's recommendation for items 133-145.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

146 4360 Faculty Lane

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to reduce garage building line requirement from 20' to 11' along Rockwood Street.

Commission action: Granted the variance(s) and approved the development plat to reduce garage building line requirement from 20' to 11' along Rockwood Street.

Motion: **Nelson**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 16, 2021

a. Agua Estates Commercial

b. Art Colony at Museum District partial replat no 1

c. Atwood Villas partial replat no 4

d. Bayou Woods Sec 2 partial replat no 5

e. June Gardens partial replat no 1

f. Kipp Texas Houston Veterans Memorial

g. Langham Creek Colony Sec 2 partial replat no 3

h. Pelham Place Sec 3 partial replat no 1

i. Westheimer Estates partial replat no 13

Staff recommendation: Establish a public hearing date of December 16, 2021 for item II a-i.

Commission action: Established a public hearing date of December 16, 2021 for item II a-i.

Motion: **Sigler**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

**III. PUBLIC HEARING AND CONSIDERATION OF A MEDICAL CENTER INN LOCATED AT
3622 OLD SPANISH TRAIL WITHDRAWN**

**IV. 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: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Walton street, east and west sides – SMLSB 789 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Walton street, east and west sides – SMLSB 789 and forward to City Council.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Tim Goings – co-applicant and Monica Martinez – supportive; Tim de Belloy – opposed.

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

V. PUBLIC COMMENT

Chad Southerland commented about COVID 19 vulnerability in Houston Neighborhoods.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:05 p.m.

Motion: **Clark**

Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary