

Minutes of the Houston Planning Commission

December 16, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3lx4YPc>
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:32 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 and arrived at 3:42 p.m. during items 150 and 151, and left at 6:19 p.m. during item 153
Susan Alleman	Present
Bill Baldwin	Absent
Lisa Clark	Present and arrived at 2:42 p.m. during Chair's Report and left at 5:14 p.m. during item 153
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present virtually
Lydia Mares	Present virtually and left at 3:27 p.m. after item 140
Paul R. Nelson	Present virtually and arrived at 2:42 p.m. during Chair's Report
Linda Porrás-Pirtle	Present virtually and left at 5:15 p.m. during item 153
Kevin Robins	Present
Ileana Rodriguez	Present virtually and arrived at 3:10 p.m. before item 138
Ian Rosenberg	Present virtually and arrived at 2:41 p.m. during Chair's Report and left at 5:14 p.m. during item 153
Megan R. Sigler	Present
Zafar Tahir	Present and arrived at 2:55 p.m. after Chair's Report and left at 5:20 p.m. during item 153
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	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Chair Martha L. Stein reported on meeting procedures, stated that several items were withdrawn, and recognized Arva Howard's retirement.

DIRECTOR'S REPORT

The Director's Report was given by Jennifer Ostlind, Assistant Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 2, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 2, 2021 Planning Commission meeting minutes.

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

I. PRESENTATION ON RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS FOR IMAGINATION ZONES

Report was presented by Truman Edminster for Harris County.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 134)

Items removed for separate consideration: **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 134 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 5, 8, 9, 12, 13, 17, 18, 22, 23, 24, 25, 33, 34, 37, 38, 54, 55, 56, 57, 58, 62, 85, 126, 127 and 130,** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Mares** Vote: **Carried** Abstaining: **Heisch, Jones Sigler, Smith and Victor**

At 2:59 p.m., Director Margaret Wallace Brown joined the meeting and Assistant Director Jennifer Ostlind stepped away.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

135 Agua Estates Commercial 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Dane Wilkins, applicant – supportive.

136 Art Colony at Museum District 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: **Alleman** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

137 Atwood Villas partial replat no 4 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

138 Bayou Woods Sec 2 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: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

139 East End Villas 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

140 Gaut 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Preston Goodwin and Leibe Miller – opposed.

141 June Gardens partial replat no 1 C3N Withdrawn

142 Kipp Texas Houston Veterans Memorial 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

143 Langham Creek Colony Sec 2 C3N Defer
partial replat no 3
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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Gloria Hagen – opposed.

144 Pelham Place Sec 3 partial replat no 1 C3N 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: **Clark** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: Henry Duncan – no position stated.

145 Westheimer Estates partial replat no 13 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

146 Anderson Ville C3R Withdrawn

147 Breaktime at Westheimer C2R Withdrawn

Items 148 and 149 were taken together at this time.

148	Chamon Power GP	GP	Defer
149	Chamon Power Sec 1	C2	Defer

Staff recommendation: Defer the applications for three weeks at Harris County's request.

Commission action: Deferred the applications for three weeks at Harris County's request.

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

Items 150 and 151 were taken together at this time.

150	Ella Grovewood	C3P	Approve
151	Ella Timbergrove	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.

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

Speakers: John Zavala, Leigh Killgore, Allison Newport, George Frey, Travis Brown, Traci Riley, Milton Sasser, Elliott Smith, Jamie Brink, Cayce Pierce, Bob Choate and Renata Saintive – opposed; Richard Smith, Houston Public Works.

152	Enclave at Rosehill GP	GP	Withdrawn
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153	George Heights	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: **Nelson** Second: **Victor** Vote: **Carried** Opposed: **Sigler**

Speakers: Kim Hogue, Caroline Truong, Katy Atkis, Dan Sheehan, Karen Noecker, Anthony Nguyen, Lawrence Febo, Michael Clennan, Christopher and Pamela Walker, Pedro Ayarzagaita and Lauren Johnson – opposed; Mary Villareal, applicant – supportive; Richard Smith, Houston Public Works.

154	George Mansions	C2R	Withdrawn
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155	George Oaks	C2R	Withdrawn
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156	Glendale partial replat no 1	C2R	Withdrawn
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Speakers: Bridgette Murray, Mary Fontenot and Curtis Cormier – opposed.

157	Green Scapes	C2	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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

158	Ismaili Center Houston	C2R	Defer
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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: **Sigler** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

159 Katy Lakes 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: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Leslie Gould and Erin Zimmerman – opposed; Clayton Weishuan, applicant – supportive.

160 Ly Liquor on Navigation **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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

161 Nine Thirteen McKee **C2R** **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: **Nelson** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

162 Rideau Landing **C2R** **Withdrawn**

163 Spears Road Tract South **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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

164 Spring Park West **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: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Item 153 was further considered at this time, with action as noted above.

Item 156 was further considered at this time, with action as noted above.

E SPECIAL EXCEPTIONS

Items 165, 166, 167, 168 and 169 were taken together at this time.

165 Allison Park GP	GP	Deny/Approve
166 Allison Park Sec 4	C3R	Approve
167 Allison Park Sec 5	C3R	Approve
168 Allison Park Sec 6	C3R	Approve
169 Allison Park Sec 7	C3R	Approve
170 Allison Park Sec 8	C3R	Approve

Staff recommendation: Deny the special exception and approve the plats subject to the CPC 101 form conditions.

Commission action: Denied the special exception and approved the plats subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**
Speaker: Jennifer Curtis, applicant – supportive.

171 Elyson Sec 53

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: **Smith** Second: **Robins** Vote: **Carried** Abstaining: **Heisch, Sigler, Victor**

F RECONSIDERATION OF REQUIREMENTS

172 Houston Methodist Cypress Hospital

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: **Heisch** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

173 Park At Anserra 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: **Garza** Second: **Victor** Vote: **Carried** Abstaining: **Heisch**

174 Perry Road Development

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: **Heisch** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

175 Porter Mercado

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

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

G EXTENSIONS OF APPROVAL

176 Aragoste Parkway Street Dedication Sec 2

EOA

Approve

177 Bridgeland Cocoon Lane and Flowering

EOA

Approve

Ivy Drive Street Dedication

EOA

Approve

178 Four Oh Four Enterprises

EOA

Approve

179	Hufsmith Business Park	EOA	Approve
180	Northland Boat and RV Storage North	EOA	Approve
181	Residence at Arbor Oaks	EOA	Approve
182	SJS Addition	EOA	Approve
183	Tavola Sec 36	EOA	Approve
184	Tavola Sec 39	EOA	Approve
185	Tavola Sec 40	EOA	Approve
186	Tavola Sec 41	EOA	Approve
187	Tavola Sec 42	EOA	Approve
188	Trinity Spring Oaks	EOA	Approve
189	Zannahville	EOA	Approve

H NAME CHANGES

190	Trillium GP (prev. Bono Tract GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

191	24768 Meadow Lane	COC	Approve
192	18576 Wisp Willow Way	COC	Approve
193	21255 W Memorial Drive	COC	Approve

Staff recommendation: Approve staff's recommendations for items 176 – 193.

Commission action: Approved staff's recommendations for items 176 – 193.

Motion: **Garza** Second: **Robins** Vote: **Carried** Abstaining: **Heisch 176, 177, 183, 184, 185, 186, 187 and 190; Sigler 177, 183, 184, 185, 186, and 187.**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

194	707 Andrews Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to reduce the building line requirement from 10' to 5' along Andrews.

Commission action: Granted the variance(s) and approved the development plat to allow a 5' building line along Andrews Street in lieu of the ordinance required 10' building line, with conditions the applicant provides 3" caliper street trees at permitting.

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

195	6947 Linden Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to maintain existing 13.9' building line for existing house foundation and wood subfloor frame.

Commission action: Granted the variance(s) and approved the development plat to allow a 13.8' building line along Garland street with conditions that the applicant provides 3" caliper street trees.

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

196 3709 Locke Ln

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 15' building line for a single family residential lot abutting Westheimer Road, instead of the required 25' building line by ordinance.

Commission action: Granted the variance(s) and approved the development to allow a 15' building line for a single family residential lot abutting Westheimer, with conditions that the existing curb cut along Westheimer Road is closed.

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

197 4521 N Main Street

DPV

Defer

Staff recommendation: Defer the application for three weeks.

Commission action: Deferred the application for three weeks.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 20, 2022

- a. **Foster Place partial replat no 22**
- b. **Hollywood Gardens partial replat no 8**
- c. **Melanie Heights partial replat no 1**
- d. **Oak Forest Sec 1 partial replat no 4**
- e. **Ruburfield No 66 partial replat no 6**
- f. **Southern Terrace Replat partial replat no 1**
- g. **Vernas Garden**
- h. **Willowcreek Ranch Sec 11**

Staff recommendation: Establish a public hearing date of January 20, 2022 for item III a-h.

Commission action: Established a public hearing date of January 20, 2022 for item III a-h.

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: Defer the application for three weeks.

Commission action: Deferred the application for three weeks.

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

V. EXCUSE THE ABSENCES OF COMMISSIONERS LINDA PORRAS-PIRTLE AND MEERA VICTOR

Commissioners Porrás-Pirtle and Victor were present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

Marie Carlyce commented about items 150 and 151.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:47 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary