

## Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

**September 17, 2020**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3hhBh5W>  
2:30 p.m.

### Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	
M. Sonny Garza, Vice Chair	
David Abraham	
Susan Alleman	Absent
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Kevin Robins	
Ileana Rodriguez	
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	Arrived at 2:42 p.m. during approval of minutes
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith The Honorable Lina Hidalgo	

### EXOFFICIO MEMBERS

Carol A. Lewis  
Carol Haddock  
Yuhayna H. Mahmud

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

### CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures.

### DIRECTOR'S REPORT

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

**APPROVAL OF THE SEPTEMBER 3, 2020 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 3, 2020 Planning Commission meeting minutes.

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

**I. CONSIDERATION OF THE PROPOSED TRANSIT-ORIENTED DEVELOPMENT STREET MAP** **Omitted**

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 85)**

Items removed for separate consideration: **8, 9, 13, 24, 37, 38 and 71.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 85 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 85 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **8, 9, 13, 24, 37, 38 and 71**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **8, 9, 13, 24, 37, 38 and 71**, subject to the CPC 101 form conditions.

Motion: **Jones**                      Second: **Victor**                      Vote: **Unanimous**                      Recusing: **Baldwin and Heisch**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**86 Augusta Addition partial replat no 4**                      **C3N**                      **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: **Mares**                      Second: **Abraham**                      Vote: **Unanimous**                      Abstaining: **None**

**87 Brookhaven Addition replat no 1 partial replat no 1**                      **C3N**                      **Withdrawn**

**88 Craig Woods partial replat no 28**                      **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: **Sigler**                      Vote: **Unanimous**                      Abstaining: **None**

**89 Idleloch 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: **Tahir**                      Vote: **Unanimous**                      Recusing: **Heisch**

**90 Jones Estates**                      **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: **Victor**                      Vote: **Unanimous**                      Abstaining: **None**

**91 Joy Development School 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Michael Sigman and Douglas Davis – opposed; Shara Bumgarner, applicant and Jeff Boutee – supportive.

**92 Lindale Park Sec 6 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**93 Peek Entrepreneurs replat no 1 C3N Withdrawn**

**94 Thomas Place 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Pastor Ralph Holiday – position not stated.

**95 Westheimer Gardens 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**96 Williams on Commerce and Canal C3N Withdrawn**

**97 Willowcreek Ranch Sec 10 C3N 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: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**98 Woodlands Village of Grogans Mill Lake C3N Defer**  
**Woodlands East Shore Sec 16 replat no 1**

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: **Nelson** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Speakers: Leslie Hajdo, Tami Houston and Christian Fernandez – opposed; Scott Cutler – position not stated.

## **D VARIANCES**

**99 Alief ISD Early Childhood Center No 2 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**100 Becker Enclave** **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: **Garza** Vote: **Unanimous** Abstaining: **None**

**101 Bridgeland Central Sec 1** **C3P** **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: **Abraham** Second: **Mares** Vote: **Unanimous** Recusing: **Heisch**

**102 Commons at Ella Forest** **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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**103 Dangs Estates** **C3P** **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: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

**Items 104 and 105 were taken together at this time.**

**104 Grand Oaks South GP** **GP** **Defer**  
**105 Grand Oaks South Sec 1** **C3P** **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: **Bryant** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**106 La Quinta Luna** **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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**107 Magnolia Park Terrace** **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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker: Maria Figueroa – position not stated.

**108 Nichols Luxury Living** **C2R** **Approve**  
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) due to the unique physical characteristics and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Baldwin** Vote: **Carried** Opposing: **Garza and Mares**  
Speaker: Joyce Owens, applicant – supportive.

**109 Valley Ranch 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch**

**110 York Runnels Villas** **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 with a condition added by Commissioner Rosenberg for the applicant to make their "best effort" to build a 6' sidewalk along Runnels Street as opposed to a 5' sidewalk.  
Motion: **Rosenberg** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speaker: Arica Bailey, applicant – supportive.

**E SPECIAL EXCEPTIONS**

**111 Rosewood GP** **GP** **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: **Garza** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch**

**F RECONSIDERATION OF REQUIREMENTS**  
**NONE**

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

**G EXTENSIONS OF APPROVAL**

<b>112</b>	<b>Greenyard Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>113</b>	<b>Gutierrez Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>114</b>	<b>Haven at Seamist</b>	<b>EOA</b>	<b>Approve</b>
<b>115</b>	<b>Hofheinz Heights South</b>	<b>EOA</b>	<b>Approve</b>
<b>116</b>	<b>Hugh Estates</b>	<b>EOA</b>	<b>Approve</b>
<b>117</b>	<b>Katy Lakes Sec 4</b>	<b>EOA</b>	<b>Approve</b>
<b>118</b>	<b>Katy Lakes Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>119</b>	<b>Prime Spot Convenience Store on Stuebner Airline</b>	<b>EOA</b>	<b>Approve</b>
<b>120</b>	<b>Ram Airtex North</b>	<b>EOA</b>	<b>Approve</b>
<b>121</b>	<b>Rosehill Business Park at FM 2920</b>	<b>EOA</b>	<b>Approve</b>
<b>122</b>	<b>Westheimer Green Plaza</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

**123 Holiday Pines Townhomes** **NC** **Approve**  
(prev. Holiday Pines Apartments)

**I CERTIFICATION OF COMPLIANCE**

<b>124</b>	<b>20126 and 20130 Ada Lane</b>	<b>COC</b>	<b>Approve</b>
<b>125</b>	<b>19970 Ravenwood Drive</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 112-125.

Commission action: Approved staff's recommendation for items 112-125.

Motion: **Clark** Second: **Nelson** Vote: **Carried** Abstaining: **Heisch 114**

**J ADMINISTRATIVE  
NONE**

Due to technical issues at 4:32 p.m. a motion was made by Commission Sigler, seconded by Commissioner Mares to adjourn for a recess and resume the meeting at 4:40 p.m. Motion carried unanimously.

Meeting resumed at 4:47 p.m., Chair Martha L. Stein took roll call to verify quorum, with the following Commissioners audible and in attendance: Stein, Garza, Baldwin, Bryant, Heisch, Jones, Mares, Robins, Nelson, Rodriguez, Sigler, Tahir, Victor, Smith, Cain, Wallace Brown.

Chair verified that the following Commissioners were not audible or in attendance at this time: Abraham, Alleman, Clark, Porras-Pirtle, Rosenberg and Dalton.

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 126, 127, 128, 129 and 130 were taken together at this time.

126	835 Al Gregg Street	DPV	Defer
127	142 Haversham Drive	DPV	Defer
128	2126 Milford Street	DPV	Defer
129	3209 Montrose Boulevard	DPV	Defer
130	2532 Reba Drive	DPV	Defer

Staff recommendation: Defer the applications for two weeks due to technical difficulties.

Commission action: Deferred the applications for two weeks due to technical difficulties.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2020**

- a. Atwood Villas partial replat no 3
- b. Commons of Lake Houston Sec 1 partial replat no 1
- c. Enclave at Longwood Sec 3 partial replat no 1
- d. Porter Ranch Sec 1 partial replat no 1
- e. ~~Spring Forest partial replat no 1~~
- f. West Court partial replat no 10

Staff recommendation: Establish a public hearing date of October 15, 2020 for items III a-d and f.

Commission action: Established a public hearing date of October 15, 2020 for items III a-d and f.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3209 MONTROSE BOULEVARD**

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2100 BLOCK OF ALABAMA STREET, NORTH SIDE – MLS 770**

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

**VI. PUBLIC COMMENT**  
**NONE**

**VII. ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:54 p.m.

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

  
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Martha L. Stein, Chair

  
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Margaret Wallace Brown, Secretary