

Minutes of the Houston Planning Commission

September 1, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
or 936-755-1521, conference ID 414 556 887#
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 and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually at 3:44 p.m. during item 121
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:34 p.m. during Directors' Report
Randall L. Jones	Present
Lydia Mares	Present virtually
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present at 2:39 p.m. after item I A
Kevin Robins	Present
Ian Rosenberg	Present virtually
Megan R. Sigler	Absent
Zafar Tahir	Present virtually at 3:02 p.m. after item I G
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually and left at 5:09 p.m. during item IV
Maggie Dalton for The Honorable KP George	Present virtually and left at 4:30 p.m. after item 141
Loyd Smith for The Honorable Lina Hidalgo	Present at 2:33 p.m. after Chair's Report

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

I. 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations

A. Budde Road/Pruitt Road – Adam France, BGE, Inc.

Presenter: Peter Eccles, City of Houston Planning and Development Department.

Staff recommendation: Approve deletion of the proposed major collector per staff report.

Commission Action: Approved deletion of the proposed major collector per staff report.

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

B. Fulton Street/San Jacinto Street – Ralph De Leon, TIRZ #21

Presenter: Peter Eccles, City of Houston Planning and Development Department.

Staff recommendation: Approve City reclassification of the proposed major thoroughfare to a major collector per staff report.

Commission Action: Approved City reclassification of the proposed major thoroughfare to a major collector per staff report.

Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Mares**

C. South Wayside Drive – Carmen Pearson, Lovett Industrial - Withdrawn

D. Fondren Road – Gerald Grissom, BGE, Inc.

Presenter: Peter Eccles, City of Houston Planning and Development Department.

Staff recommendation: Approve City realignment of the proposed major thoroughfare per staff report.

Commission Action: Approved City realignment of the proposed major thoroughfare per staff report.

Motion: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

E. Madden Road – Jennifer Curtis, META Planning + Design, LLC

Presenter: Brandon Mosley, City of Houston Planning and Development Department.

Staff recommendation: Approve City deletion and realignment of a portion of the proposed major thoroughfare per staff report.

Commission Action: Approved City deletion and realignment of a portion of the proposed major thoroughfare per staff report.

Motion: **Alleman** Second: **Mares** Vote: **Carried** Abstaining: **Dalton**

F. West Airport Boulevard/Allum Road – Rodrigo De La Garza, Studio Red Architects

Presenter: Brandon Mosley, City of Houston Planning and Development Department.

Staff recommendation: Approve City realignment and reclassification of the proposed principal thoroughfare as a major collector per staff report.

Commission Action: Approved City realignment and reclassification of the proposed principal thoroughfare as a major collector per staff report.

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

G. Fairview Street/Unnamed Thoroughfare – Adam France, BGE, Inc.

Presenters: Brandon Mosley, David Fields and Sharon Moses-Burnside, City of Houston Planning and Development Department.

Staff recommendation: Approve reclassification of the proposed major thoroughfare per staff report.

Commission Action: Approved reclassification of the proposed major thoroughfare per staff report.

Motion: **Garza** Second: **Victor** Vote: **Carried** Abstaining: **Heisch**

Speaker: Jennifer Curtis – supportive

H. Northpark Drive/Unnamed Thoroughfare – Jorge Li, Skymark Development

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed principal thoroughfare per staff report.
Commission Action: Approved deletion of the proposed principal thoroughfare per staff report.
Motion: **Robins** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

I. West Road (Pinafore Lane) – Blake Wehmeyer, Boyer Properties

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve City changes for deletions, reclassifications and additions of the proposed major thoroughfare as a minor collector per staff report.
Commission Action: Approved City changes for deletions, reclassifications and additions of the proposed major thoroughfare as a minor collector per staff report.
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

J. Louetta Road – Adam France, BGE, Inc.

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare and major collector per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare and major collector per staff report.
Motion: **Jones** Second: **Robins** Vote: **Carried** Abstaining: **Heisch**

Items K1-K4 were presented together.

K1a. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion and realignment of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion and realignment of the proposed major thoroughfare per staff report.
Motion: **Hines** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

K1b. Kingwood Drive – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve extension of the proposed major thoroughfare per staff report.
Commission Action: Approved extension of the proposed major thoroughfare per staff report.
Motion: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

K2. Miller Wilson Road – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare per staff report.
Motion: **Alleman** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

K3. Magnolia Lane – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve deletion of the proposed major thoroughfare per staff report.
Commission Action: Approved deletion of the proposed major thoroughfare per staff report.

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

K4. Wolf Trot – Jennifer Curtis, META Planning + Design, LLC

Presenter: Sharon Moses-Burnside, City of Houston Planning and Development Department.
Staff recommendation: Approve City realignment of the proposed major thoroughfare per staff report.
Commission Action: Approved City realignment of the proposed major thoroughfare per staff report.

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

Staff recommendation: Approve the 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations and forward them to City Council.
Commission action: Approved the 2022 Major Thoroughfare and Freeway Plan (MTFP) Amendments Recommendations and forwarded them to City Council.

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

APPROVAL OF THE AUGUST 18, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 18, 2022 Planning Commission meeting minutes.

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

C. PLATTING ACTIVITY (Consent and Replat items A and B, 1-119)

Items removed for separate consideration: **6, 7, 22, 30, 31, and 101.**

Staff recommendation: Approve staff’s recommendations for items **1-119**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-119**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **6, 7, 22, 30, 31, and 101** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **6, 7, 22, 30, 31, and 101** subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch and Dalton**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

120 Azul Homes 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: **Robins** Vote: **Unanimous** Abstaining: **None**

Speakers: Jimmy Davis and Candice Qualls – opposed; Suhail Kanwar – Houston Public Works’ City Engineer

- 121 Boudreaux Plaza replat no 1 C3N Approve**
Staff recommendation: Grant the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Robert Henson, Adrienne Trevino, James Honecamp – opposed
- 122 Clairmont Place Sec 1 partial replat no 9 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: **Robins** Vote: **Unanimous** Abstaining: **None**
- 123 Corrine Place at Rosewood 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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 124 Elberta Villa C3N Withdrawn**
- 125 Foster Place partial replat no 31 C3N Withdrawn**
- 126 Kentshire Place Sec 2 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Laura Estrada – position not stated
- 127 Laura Square at Rosewood 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**
- 128 Marjorie Square at Rosewood 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: **Hines** Vote: **Unanimous** Abstaining: **None**
- 129 Memorial Assistance Ministries replat no 1 and extension 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 130 Neuen Manor partial replat no 29 C3N Defer**
Staff recommendation: Defer the application per the applicant's request.
Commission action: Deferred the application per the applicant's request.
Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

- 131 Park Place partial replat no 6 C3N Withdrawn**
- 132 Park Place partial replat no 7 C3N Withdrawn**
- 133 Parkglen West Sec 2 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: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 134 Peachtree Villas 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: **Victor** Vote: **Unanimous** Abstaining: **None**
- 135 Riverside Terrace Sec 1 partial replat no 8 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: Corey Glenn, State Representative Yolanda Jones – position not stated
- 136 Riverside Terrace Sec 6 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
 Speaker: State Representative Yolanda Jones – position not stated
- 137 Rosewood Estates 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: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 138 Ruth Street Estates C3N Withdrawn**
- 139 Spring Branch Estates no 2 C3N Approve**
partial replat no 15
 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 140 Trinity at Springhill C3N Withdrawn**
- D VARIANCES**
- 141 Blake Vista C2R Defer**
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

142 Bridgeland Central Sec 5**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: **Garza**Second: **Smith**Vote: **Carried**Abstaining: **Heisch****143 Carter Estates****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: **Garza**Second: **Robins**Vote: **Unanimous**Abstaining: **None****144 Cedar Homes at 32nd Street****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: **Garza**Vote: **Unanimous**Abstaining: **None****145 Crosby Farms Sec 3****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: **Jones**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****146 Harris Health System Casa de Amigos****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: **Nelson**Second: **Porras-Pirtle**Vote: **Carried**Abstaining: **Smith****147 Heights Twenty Sixth****C2R****Defer**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Baldwin**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****148 Lodge Reserves****C2****Defer**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

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

Items 149 -151 were presented together.

149 Marvida GP**GP****Approve****150 Marvida Sec 29****C3F****Approve****151 Marvida Sec 30****C3F****Approve**

163	Fairbanks Distribution Center	EOA	Approve
164	Harris County School Land Four Leagues partial replat no 1	EOA	Approve
165	Monarca Plaza	EOA	Approve
166	Stockdick Road Street Dedication Sec 5	EOA	Approve

**H NAME CHANGES
NONE**

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff’s recommendation for items 157-166.

Commission Action: Approved staff’s recommendation for items 157-166.

Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 157 and 158**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2022

- a. Brinkman Green
- b. Foster Place partial replat no 32
- c. John Dreaper Villas
- d. Lakewood Pines Sec 14 partial replat no 1
- e. Long Point Acres partial replat no 10
- f. Park at Champions Park
- g. Pecan Park Replat and Extension partial replat no 1
- h. Ruth Street Estates
- i. Sunterra Sec 16 partial replat no 1
- j. Sunterra Sec 24 replat no 1
- k. Timmerman Estates
- l. Welch Crossing
- m. Westhaven Estates Sec 2 partial replat no 12

Staff recommendation: Establish a public hearing date of September 29, 2022 for item III a-m.

Commission action: Established a public hearing date of September 29, 2022 for item III a-m.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL APPLICATION - 1400-1600 BLOCKS OF BONNIE BRAE STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND YUPON STREET; 1600 BLOCK OF NORFOLK STREET AND 1600 BLOCK OF CASTLE COURT, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND MANDELL STREET - SMBLB 38REN (ABRAHAM ZORRILLA)

Staff recommendation: Approve the Special Minimum Line Block renewal application SMBLB 38 REN per staff report, and forward it to City Council.

Commission action: Approved the Special Minimum Line Block renewal application SMLB 38 REN per staff report, and forwarded it to City Council.

Motion: **Victor** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speakers: Ken Turnbull, Matthias Heinkenschloss, Joseph Fischer, Khechar Boorla – supportive

V. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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

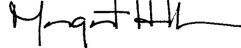
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Margaret Wallace Brown, Secretary