

## Minutes of the Houston Planning Commission

**September 29, 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 at 2:48 p.m. during item I
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 p.m. after approval of minutes
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present at 2:32 p.m. during Chair's Report
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually and left at 5:08 p.m. after item III
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Absent

### 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.

**APPROVAL OF THE SEPTEMBER 15, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 15, 2022 Planning Commission meeting minutes.

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

**I. PUBLIC HEARING FOR THE PROPOSED RESIDENTIAL BUFFERING ORDINANCE AMENDMENTS**

Presentation by Suvidha Bandi; no action taken.

**II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-127)**

Items removed for separate consideration: **2, 8, 9, 10, 11, 24, 35, 27, 39, 40, 69 and 82.**

Staff recommendation: Approve staff’s recommendations for items **1-127**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-127**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **2, 8, 9, 10, 11, 24, 25, 27, 39, 40, 69, and 82** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **2, 8, 9, 10, 11, 24, 25, 27, 39, 40, 69, and 82** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Victor** Vote: **Carried** Abstaining: **Heisch and Sigler**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**128 Brinkman Green 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: **Robins** Vote: **Unanimous** Abstaining: **None**

**129 Clairmont Place Sec 1 partial replat no 11 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: **Victor** Vote: **Unanimous** Abstaining: **None**

**130 Foster Place partial replat no 32 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**131 John Dreaper Villas 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: **Abraham** Vote: **Unanimous** Abstaining: **None**

Speakers: Thomas Raith, Maing Li, Rusty Rockwell – supportive

- 132 Lakewood Pines Sec 14 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 133 Long Point Acres partial replat no 10 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**
- 134 North Church Reserve C3N Withdraw**
- 135 Park at Champions Park C3N Defer**  
 Staff recommendation: Defer the application for further study and review.  
 Commission action: Deferred the application for further study and review.  
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 136 Pecan Park Replat and Extension 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: **Heisch** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 137 Ruth Street Estates C3N Disapprove**  
 Staff recommendation: Disapprove.  
 Commission action: Disapproved.  
 Motion: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 138 Shepherd Oaks partial replat no 2 C3N Defer**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Deferred the application.  
 Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Chris Ochterbeck – opposed; Ahmed Ghlay, Houston Public Works Office of the City Engineer (OCE)
- 139 Sunterra Sec 16 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: **Heisch** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 140 Sunterra Sec 24 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: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 141 Timmerman Estates C3N Defer**  
 Staff recommendation: Defer the application per the applicant's request.  
 Commission action: Deferred the application per the applicant's request.  
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**142 Welch Crossing** **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

**143 Westhaven Estates Sec 2** **C3N** **Withdraw**  
**partial replat no 12**

**144 Whispering Pines Estates** **C3N** **Approve**  
**partial replat no 13**  
 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: **Garza** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Claus Gundlach – position not stated

## **D VARIANCES**

**145 Lexen Court** **C3R** **Defer**  
 Staff recommendation: Defer the application per the applicant's request.  
 Commission action: Deferred the application per the applicant's request.  
 Motion: **Victor** Second: **Hines** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Carl Sandin – opposed

**146 Lodge Reserves** **C2** **Withdraw**

**147 Mansfield Life** **C3R** **Defer**  
 Staff recommendation: Defer the application per Councilmember request.  
 Commission action: Deferred the application per Councilmember request.  
 Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Larry Evans – opposed

**148 Trails 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: **Porras-Pirtle** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

## **E SPECIAL EXCEPTIONS**

**NONE**

## **F RECONSIDERATION OF REQUIREMENTS**

**149 Devonshire Park** **C3P** **Defer**  
 Staff recommendation: Defer the application per applicant request.  
 Commission action: Deferred the application per applicant request.  
 Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**150 Park at Pinemont****C3R****Defer**

Staff recommendation: Deny the requested variance(s) and approve the plat subject to conditions listed.

Commission action: Deferred the application.

Motion: **Baldwin**

Second: **Abraham**

Vote: **Carried**

Opposed: **Porras-Pirtle and Robins**

Speakers: Jake Patrick, applicant – supportive; Leigh A. Edwards, William Dolk, James Matter – opposed; Eileen Egan – position not stated

**G EXTENSIONS OF APPROVAL**

<b>151</b>	<b>Becker Landing Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Breckenridge East Detention Reserve Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Fairfield Waugh</b>	<b>EOA</b>	<b>Approve</b>
<b>154</b>	<b>Harris County Emergency Services District No 13 Fire Station No25 replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>155</b>	<b>Lien Hoa Temple</b>	<b>EOA</b>	<b>Approve</b>
<b>156</b>	<b>Salazar Partition</b>	<b>EOA</b>	<b>Approve</b>
<b>157</b>	<b>Shamshear Park Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>158</b>	<b>Winward Sec 10</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>159</b>	<b>Dunvale Village Amending Plat No 1 partial replat No 1 (Prev. Dunvale Village partial replat No 1)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>160</b>	<b>22759 Cox Street</b>	<b>COC</b>	<b>Approve</b>
<b>161</b>	<b>23638 3rd Street</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 151-161.

Commission Action: Approved staff's recommendation for items 151-161.

Motion: **Garza**

Second: **Robins**

Vote: **Carried**

Abstaining: **Heisch 153 and 158**

**J ADMINISTRATIVE  
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS  
NONE****III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 27, 2022**

- a. Aurora Sec 3 partial replat no 1
- b. Carverdale Place
- c. Craig Woods partial replat no 38
- d. Elmwood Estates
- e. Foster Place partial replat no 33
- f. Jutland Estates replat no 1

- g. Richmond Senior Village
- h. Southland Place partial replat no 4
- i. Spring Branch Estates no 2 partial replat no 17
- j. Trinity at Springhill
- k. West Bell Flats

Staff recommendation: Establish a public hearing date of October 27, 2022 for item III a-k.

Commission action: Established a public hearing date of October 27, 2022 for item III a-k.

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

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 600 BLOCK OF HARVARD STREET, EAST AND WEST SIDES – MBL 41REN** **Deferred**

Staff recommendation: Defer the application and continue the public hearing on December 1.

Commission action: Deferred the application, to continue the public hearing on December 1.

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

**POINT OF PERSONAL PRIVILEGE**

A Point of Personal Privilege was given by the Chair to Director Margaret Wallace Brown, who introduced planning students.


**V. PUBLIC COMMENT**

George Fry commented about withdrawn consent item Ella Timbergrove; Traci Riley spoke about related school safety.

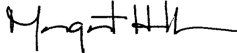
**ADJOURNMENT**

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

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**