

Minutes of the Houston Planning Commission

January 20, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
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	Present virtually
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present virtually
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually
Linda Porrás-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually
Megan R. Sigler	Present virtually and arrived at 2:33 p.m. during Chair's Report
Zafar Tahir	Absent
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Present virtually
Loyd Smith for The Honorable Lina Hidalgo	Present virtually and arrived at 2:44 p.m. during item 101

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Chair Martha L. Stein reported on meeting procedures and stated that one item was withdrawn.

DIRECTOR'S REPORT

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

APPROVAL OF THE JANUARY 6, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 6, 2022 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 98)

Staff recommendation for item **57** was modified from Approve to Defer.

Items removed for separate consideration: **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 98 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 98 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 6, 9, 18, 23, 24, 29, 36, 37, 42 and 54**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Carried** Abstaining: **Dalton, Heisch, Jones and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

99 Broad Oaks partial replat no 12 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**

100 Foster Place partial replat no 22 C3N Withdrawn

101 Hollywood Gardens 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

102 Melanie Heights 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

103 Oak Forest Sec 1 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

104 Rosewood Estates Sec 2 C3N Approve
partial replat no 3

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: **Hines** Vote: **Unanimous** Abstaining: **None**

105 Ruburfield No 66 partial replat no 6 **C3N** **Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

106 Southern Terrace Replat partial replat no 1 **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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

107 Southgate partial replat no 5 **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speakers: Edward Alviles – opposed.

108 Upper West End Sec 14 partial replat no 1 **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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Mark Kosiara – supportive.

109 Vernas Garden **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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Jody Russell – opposed.

110 Willowcreek Ranch Sec 11 **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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 111 and 112 were taken together at this time.

111 Breckenridge Forest North GP **GP** **Approve**

112 Breckenridge Forest North Sec 3 **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: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Items 113, 114 and 115 were taken together at this time.

113	Chew CRC GP	GP	Approve
114	Chew CRC Commercial	C2R	Approve
115	Chew CRC Residential	C2R	Defer

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions and defer 115 for two weeks per Chapter 42 planning standards.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions and deferred 115 for two weeks per Chapter 42 planning standards.

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

116	Elyson GP	GP	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: **Garza** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch, Dalton and Sigler**

117	Generation Park South GP	GP	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: **Sigler** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

118	Generation Park West Sec 7	C3P	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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

119	Haven Mission Trace	C2	Defer
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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: **Garza** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

120	Rose Bui Place replat no 1 and extension	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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Speaker: Enrique Morales, applicant – supportive.

121 Serrano Estates **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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 122 and 123 were taken together at this time.

122 Solid Rock Village **GP** **Defer**
123 Solid Rock Village Sec 1 **C3R** **Defer**
 Staff recommendation: Defer the applications for two weeks per Chapter 42 planning standards.
 Commission action: Deferred the applications for two weeks per Chapter 42 planning standards.
 Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

124 Highland Heights Manor **C3R** **Approve**
 Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

125 Reserve on Katy Hockley **C2** **Approve**
 Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

G EXTENSIONS OF APPROVAL

126 Eastwood Grove **EOA** **Approve**
127 Enchanted Oaks Sec 2 partial replat no 1 and extension **EOA** **Approve**
128 Jones Road Boutique Apartments **EOA** **Approve**
129 Peek Entrepreneurs replat no 1 **EOA** **Approve**
130 Terra Grezza Reserves **EOA** **Approve**
131 Walhof Global Logistics Center replat no 1 **EOA** **Approve**

H NAME CHANGES
NONE

I CERTIFICATION OF COMPLIANCE

132 21030 S Sabrina Drive **COC** **Approve**
133 19215 Yorkshire **COC** **Approve**
 Staff recommendation: Approve staff's recommendation for items 126-133.
 Commission Action: Approved staff's recommendation for items 126-133.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134 2719 Houston Avenue DPV 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: **Hines** Vote: **Unanimous** Abstaining: **None**

135 4502 Kingsbury Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to reduced 12' building line along Cullen Boulevard.
Commission action: Granted the variance(s) and approved the development plat to reduced 12' building line along Cullen Boulevard.
Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

136 408 Pecore Street DPV Deny
Staff recommendation: Deny the application.
Commission action: Denied the variance(s).
Motion: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Michael Gonzales, on behalf of the applicant – supportive.

137 3415 White Oak Drive DPV 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: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Matt Stewart, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 17, 2022

- a. Denver Addition partial replat no 1
- b. Hester Tract partial replat no 1
- c. Kentshire Place Sec 1 partial replat no 2
- d. Melanie Heights partial replat no 2
- e. Melbourne Place Sec 1 partial replat no 4
- f. Neuen Manor partial replat no 25
- g. Reed Terrace partial replat no 2
- h. Reed Terracce partial replat no 3
- i. Userner Addition partial replat no 3 and extension
- j. Wildwood Glen Sec 1 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of February 17, 2022 for item II a-j.
Commission action: Established a public hearing date of February 17, 2022 for item II a-j.
Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

III. EXCUSE THE ABSENCES OF COMMISSIONER LISA CLARK

The Chair excused the absence of Commissioner Clark.

IV. PUBLIC COMMENT
NONE

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:01 p.m.

Motion: **Hines**

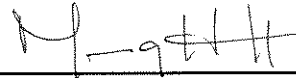
Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary