

Minutes of the Houston Planning Commission

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

January 7, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/2KGsgt5>
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

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle Absent

Kevin Robins Absent

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for Absent

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

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. Actions must be audible.

DIRECTOR'S REPORT

The Director's Report was given by Dipti Mathur, Division Manager, Planning and Development Department.

APPROVAL OF THE DECEMBER 17, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 17, 2020 Planning Commission meeting minutes as amended.

Motion: **Clark**

Second: **Baldwin**

Vote: **Carried**

Abstaining: **Jones**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 124)

Items removed for separate consideration: **7, 9, 10, 11, 12, 13, 18, 21, 22, 23, 24, 31, 44, 45, 46, 47, 48, 55, 60, 62, 66, 74 and 119.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 124 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 124 subject to the CPC 101 form conditions.

Motion: **Tahir**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7, 9, 10, 11, 12, 13, 18, 21, 22, 23, 24, 31, 44, 45, 46, 47, 48, 55, 60, 62, 66, 74 and 119**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 9, 10, 11, 12, 13, 18, 21, 22, 23, 24, 31, 44, 45, 46, 47, 48, 55, 60, 62, 66, 74 and 119**, subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

125 Barclay 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: **Bryant**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

126 Craig Woods partial replat no 30

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: **Clark**

Vote: **Unanimous**

Recusing: **Jones**

127 Harper Woods partial replat no 3

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: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

At 2:51 p.m. Director Margaret Wallace Brown arrived at the meeting.

128 Pine Forest Annex 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: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ethel Hikal, Fran Smith and Brenda Gonzalez – opposed.

129 Residences at Fonde Park

C3N

Defer

Staff recommendation: Defer the application for two weeks per Council Member Gallegos' request.

Commission action: Deferred the application for two weeks per Council Member Gallegos' request.

Motion: **Mares**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Catherine Guthrie and Maria Elizondo – opposed

130 Riverside Terrace Sec 10 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Chakric Daniels Jellins – no position stated.

131 Smith House on Harvard 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: **Clark** Second: **Mares** Vote: **Unanimous** Recusing: **Baldwin**

132 St Vincent De Paul Catholic Church 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Christopher Baldwin and Monsignor William Young, applicant – supportive.

133 Steeplechase Sec 1 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: **Smith** Second: **Baldwin** Vote: **Unanimous** Recusing: **None**

Speaker: Rebecca Logan, Susan McMillan – opposed

At 3:24 p.m. Commissioner Alleman was disconnected from the meeting.

At 3:26 p.m. Commissioner Alleman rejoined the meeting.

134 Steeplechase Sec 2 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:

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

135 Williams on Canal replat no 1 C3N Withdrawn

D VARIANCES

136 Chapman Highline East C2R Withdrawn

137 Chapman Highline West C2R Withdrawn

138 Duncans 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

139 High Tech Machine **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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Items 140 and 141 were taken together at this time.

140 Lakes at Creekside GP **GP** **Approve**

141 Lakes at Creekside Sec 13 **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: **Clark** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

142 Mai Garden Terrace **C3R** **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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

143 Terrace at Cinco **C3P** **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: **Jones** Second: **Clark** Vote: **Unanimous** Recusing: **Heisch**

144 Zannahville **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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

145 Aragoste Parkway Street Dedication Sec **EOA** **Approve**

146 Church in Houston West District **EOA** **Approve**

147 Ezzi Signs **EOA** **Approve**

148 Mykawa Business Park Sec 1 **EOA** **Approve**

149 Mykawa Business Park Sec 2 **EOA** **Approve**

150 Northpoint 90 Logistics Center Sec 1 **EOA** **Approve**

151	Northwest Harris County MUD no 12 Water Plant no 2	EOA	Approve
152	Oak Lawn Addition partial replat no 1	EOA	Approve
153	Reserves at Cypress Rose Hill	EOA	Approve
154	Windrow Farm Drive Street Dedication Sec 1	EOA	Approve
155	Winfield Lakes North Sec 7	EOA	Approve
156	Yassir Enterprises	EOA	Approve

H NAME CHANGES

157	HCESD 21 Rosehill Fire Station 3 (prev. Rosehill Fire Station no 3)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

158	24482 Antlers Circle A & B	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 145-158.
Commission action: Approved staff's recommendations for items 144-158.
Motion: **Heisch** Second: **Mares** Vote: **Carried** Abstaining: **Sigler 153**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

159	1001 West 7th 1/2 Street	DPV	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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker: Michael Stoddard – opposed.

160	201 E 37th Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to reduce ordinance required building line from 10' to 5' along the side street.
Commission action: Granted the variance(s) and approved the development plat to reduce ordinance required building line from 10' to 5' along the side street.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Stephen Livingston and Diana Bernsen – opposed

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 4, 2021

- a. Bar Acre replat no 1
- b. Cherryhurst partial replat no 3
- c. Craig Woods partial replat no 32
- d. Katy Gaston Tract partial replat no 1
- e. Park Place Acre Villa partial replat no 2
- f. Parkglen West Sec 2 partial replat no 1
- g. Peek Entrepreneurs replat no 1
- h. Saxxon Park

i. Washington Terrace partial replat no 9

Staff recommendation: Established a public hearing date of February 4, 2021 for item II a-i.

Commission action: Established a public hearing date of February 4, 2021 for item II a-i.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR WOODSPRING SUITES
LOCATED AT 11160 GULF FREEWAY**

Staff recommendation: Grant the Hotel/Motel variance(s).

Commission action: Granted the Hotel/Motel variance(s).

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**IV. Public Comments
NONE**

V. ADJOURNMENT

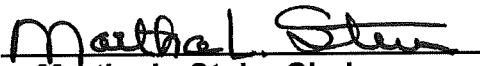
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:09 p.m.

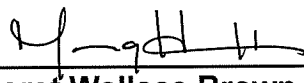
Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary