

Minutes of the Houston Planning Commission

July 22, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3BbkTiB>
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

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Bill Baldwin

Absent

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Left at 5:06 p.m. after item 151

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:50 p.m. during the Director's Report

Megan R. Sigler

Zafar Tahir

Absent

Meera D. Victor

Scott Cain for

Left meeting at 5:33 p.m. before item 159

Commissioner James Noack

Maggie Dalton for

Left meeting at 4:55 p.m. before item 150

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Craig Maske

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

Chair Martha L. Stein took a point of personal privilege and announced Commissioner Rodriguez will be missing a few meetings due to being in Tokyo and Commissioner Bryant was hired as Director of the Planning Department in Detroit.

DIRECTOR'S REPORT

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

I. 2021 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS REQUESTS PUBLIC HEARING

Presentation given by Sharon Moses-Burnside, J.D., M.S., Transportation Division Manager, Planning and Development Department.

B. Lake Robbins Drive - Delete section of proposed Major Collector, Lake Robbins Drive, from Grogans Mill Road to Lake Woodlands Drive.

Presenter: Patti Knudson Joiner, Knudson, LP

Public Hearing was opened and closed.

Speakers: NONE

C. Valley Ranch Bend Drive / North Hillcrest Drive - Delete Major Collector from North Hillcrest Drive and realign Valley Ranch Bend Drive to intersect the Grand Parkway and reclassify to MJ-2-60.

Presenter: Jennifer Curtis, Meta + Planning LLC

Public Hearing was opened and closed.

Speakers: NONE

A. Aldine Mail Route Road / Winfield Road – Realign Aldine Mail Road (East/West Major Throughfare) to Winfield Road

Presenters: Sharon Moses-Burnside and Brian Smith, Planning and Development Dept. for Joe H. Toghani

Public Hearing was opened and closed.

Speaker: Joe H. Toghani, applicant – supportive.

APPROVAL OF THE JULY 8, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 8, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

II. LIVABLE PLACES ACTION COMMITTEE UPDATE

Presentation deferred.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 131)

Items 14, 71, and 87 were taken out of order to hear from speakers.

14	East Buress Landing	C3F	Approve
71	Arlington Properties	C2R	Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

87	Heights at Cornell	C2R	Defer
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Staff recommendation: Defer the application for two weeks for additional information.

Speakers: Danny Asberry El, Tonya Debose and Tonya Wells – opposed.

Items removed for separate consideration: **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Porras Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 6, 10, 11, 12, 14, 24, 25, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 57, 64, 66, 67, 68, 71 and 87**, subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Nelson** Vote: **Carried** Recusing: **Dalton, Heisch and Sigler**
Opposed: **Abraham 14, 71 and 87**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Acre Villa of Park Place partial replat no 2 **C3N** **Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

133 Amended Plat of Alameda Place partial replat no 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, subject to coordinating with Houston Public Works regarding a right turn only sign.

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

Speaker: Cedric Douglas – opposed.

134 Avenue Central Plaza 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: **Victor** Vote: **Unanimous** Abstaining: **None**

135 Buckingham Place Sec 4 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: Ruby Berry – no position stated.

136 Connor Landing **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: **Nelson** Vote: **Unanimous** Abstaining: **None**

- 137 Craig Woods partial replat no 36** **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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 138 Emerald Meadows Sec 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Russell Watkins – opposed.
- 139 Foster Place partial replat no 16** **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: **Robins** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 140 Kentshire Place Sec 3 partial replat no 1** **C3N** **Withdrawn**
- 141 Milby House** **C3N** **Withdrawn**
- 142 Museum Park Jackson Rosedale 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 143 Neun Manor partial replat no 21** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 144 Pelham Place Sec 2 partial replat no 1** **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 145 White Oak Springs Sec 1 partial replat no 1** **C3N** **Withdrawn**
- 146 Woodland Acres replat partial replat no 3** **C3N** **Withdrawn**

D VARIANCES

- 147 Dunn Life** **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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

At 4:35 p.m. Director Margaret Wallace Brown stepped away.

At 4:38 p.m. Director Margaret Wallace Brown came back.

At 4:54 p.m. Motion made by Nelson seconded by Clark to deferred items 148 and 149 to later in the meeting. Motion carried unanimously.

At 5:01 p.m. Commissioner Rosenberg stepped away from the meeting.

150 Grand West GP GP 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: **Smith** Second: **Robbins** Vote: **Carried** Abstaining: **Heisch**
Speakers: Steven James with Council Member Evans-Shabazz's office, Dr. Patricia Spikes and Arthur Smith – opposed.

151 Kumar Acres 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 152 and 153 were taken together at this time.

152 Laird Landing GP Defer
153 Laird Landing Sec 1 C2 Defer
Staff recommendation: Defer the applications for two weeks per Harris County's request.
Commission action: Deferred the applications for two weeks per Harris County's request.
Motion: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

154 LPC Tomball 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

Items 155 and 156 were taken together at this time.

155 Martinez Reserve GP Approve
156 Martinez Reserve Sec 1 C2 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 157 and 158 were taken together at this time.

At 5:18 p.m. Director Margaret Wallace Brown stepped out.

At 5:23 p.m. Director Margaret Wallace Brown returned.

157 Perry Road GP GP Approve
158 Perry Road Development Sec 1 C2 Approve

Staff recommendation: Grant the variance(s) and approved 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Mark Lefevre, Bob Sherwin and Henry Killen – opposed.

159 Richmond Apartments 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

160 Sorrella GP GP Defer

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

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

E SPECIAL EXCEPTIONS

161 Cypress Rosehill Tract GP GP Approve

Staff recommendation: Grant the variance(s) and special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and special exception and approved the plat subject to the CPC 101 form conditions.

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

F RECONSIDERATION OF REQUIREMENTS

At 5:43 p.m. Commissioner Rosenberg returned.

162 Peytons Landing GP GP Approve

Staff recommendation: Grant the variance(s) and approved 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

163 Realrona Inc C2 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together at this time.

148 Graceview Baptist Church Telge GP Withdrawn

149 Graceview Baptist Church Telge Sec 1 C3P 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: **Sigler**
Speaker: Joyce Owens, applicant – supportive.

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

164	Bridgeland Westgreen Boulevard Street Dedication Sec 5	EOA	Approve
165	Brundage Woods replat no 2 and Extension	EOA	Approve
166	Echostate	EOA	Approve
167	Jack Road and Mound Road Street Dedication	EOA	Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

168	19622 Forest Drive W	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 164-168.

Commission action: Approved staff's recommendations for items 164-168.

Motion: **Mares** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 164 and 167 Sigler 164**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

169	6845 Avenue N	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line along Avenue N, and a 10' building line along S Sgt Macario Garcia.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Avenue N, and a 10' building line along S Sgt Macario Garcia.

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

170	5204 East Freeway	DPV	Withdrawn
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IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 19, 2021

- a. Braeswood partial replat no 7**
- b. Croyden Gardens partial replat no 3**
- c. New Haven Place partial replat no 1**
- d. Westhaven Estates Sec 2 partial replat no 10**
- e. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 1 partial replat no 2 and Woodlands Lake Woodlands East Shore Sec 2 replat no 1 partial replat no 1**

Staff recommendation: Established a public hearing date of August 19, 2021 for item IV a-e.

Commission action: Established a public hearing date of August 19, 2021 for item IV a-e.

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

V. PUBLIC COMMENTS

Joyce Owens indicated she appreciated the staff for working on item 149.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:54 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary