

Minutes of the Houston Planning Commission

October 14, 2021

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://BIT.LY/3APCQAO>
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:50 p.m. with a roll call vote and a quorum present.

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| Martha L. Stein, Chair | Present |
| M. Sonny Garza, Vice Chair | Present |
| David Abraham | Absent |
| Susan Alleman | Present virtually and arrived at 2:56 p.m. before item A & B |
| Bill Baldwin | Present |
| Lisa Clark | Present and left at 4:54 p.m. during item 144 |
| Rodney Heisch | Present |
| Daimian S. Hines | Present |
| Randall L. Jones | Present virtually |
| Lydia Mares | Present virtually |
| Paul R. Nelson | Present virtually |
| Linda Porrás-Pirtle | Present and left at 5:00 p.m. during item 146 |
| Kevin Robins | Present |
| Ileana Rodriguez | Absent |
| Ian Rosenberg | Present virtually and left at 5:15 p.m. during item 166 |
| Megan R. Sigler | Present |
| Zafar Tahir | Present and left at 4:05 p.m. during item 133 |
| Meera D. Victor | Present |
| Scott Cain for Commissioner James Noack | Absent |
| Maggie Dalton for The Honorable KP George | Absent |
| Loyd Smith for The Honorable Lina Hidalgo | Present virtually and left at 4:16 p.m. after item 134 |

Ex Officio 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 in person and virtual meeting procedures.

DIRECTOR'S REPORT

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

- 121 Devonshire Place 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: **Clark** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speakers: Paula Fowler and Jeff Cully – opposed; Walter Hilton – position not stated; Arva Howard, Legal Department.
- 122 Discovery Palms 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**
- 123 Foster Place partial replat no 20** **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**
- 124 Laird partial 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 125 Magnolia Park partial replat no 7** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: John Rainas and Yvette Arellano – opposed.
- 126 Neuen Manor partial replat no 22** **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: **Hines** Vote: **Unanimous** Abstaining: **None**
- 127 Newhaven Place 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: **Hines** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Debra Bullard and Erick Sanchez – opposed.
- 128 South Park Sec 4 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: **Victor** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 129 Spring Branch Estates no 2 partial replat no 13** **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: **Clark** Vote: **Unanimous** Abstaining: **None**

130 Tanglewood Sec 9 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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

131 CRH Business Park 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

132 Enclave at Rosehill 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: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

133 Fairfield Waugh C2R 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: **Carried** Abstaining: **Heisch**
Speakers: Gerald Grissom, applicant – supportive; Frank Dillard – position not stated.

134 Icon M Tower 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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

135 JKM Caesar Complex 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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

136 Los Pinos Plant Reserves 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

137 Parchaus Spring 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

138 Rose Bui Place replat no 1 and extension **C2R** **Disapprove**

Staff recommendation: Deny the variance(s) and disapprove the plat.

Commission action: Denied the variance(s) and disapproved the plat.

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

Speakers: Enrique Morales – supportive; Rebecca Reyna – position not stated.

139 Salazar Partition **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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 140, 141 and 142 were taken together at this time.

140 Sorella GP **GP** **Approve**

141 Sorella Sec 3 **C3P** **Approve**

142 Sorella Sec 4 **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: **Heisch**

143 Thornton **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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

144 Tomball ISD Juergen Road Educational Campus **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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

145 Turtle Pines **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: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

146 Woodlands Village of Alden Bridge Sec 114 **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

147 Dunham Pointe Sec 10 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Baldwin** Vote: **Carried** Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

148 Champions Manor C2R Defer
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: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

149 Ortegas Properties LLC Development C2 Defer
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

| | | | |
|------------|--|------------|----------------|
| 150 | Bridge Creek Terrace Drive Street Dedication Sec 2 | EOA | Approve |
| 151 | Bridgeland Creekland Village Drive Street Dedication Sec 1 | EOA | Approve |
| 152 | Bridgeland Flowing Creek Drive Street Dedication Sec 1 | EOA | Approve |
| 153 | Bridgeland Jack Road Street Dedication Sec 2 | EOA | Approve |
| 154 | Covarrubias Estates | EOA | Approve |
| 155 | Cypress Fairbanks ISD Westgreen Blvd. Multi School Site partial replat no 1 | EOA | Approve |
| 156 | Hahls Warren | EOA | Approve |
| 157 | Martinez Acres | EOA | Approve |
| 158 | Marvida South Lift Station | EOA | Approve |
| 159 | Mirevan Commercial | EOA | Approve |
| 160 | Pristine Cypress Clinic | EOA | Approve |
| 161 | Spring 535 | EOA | Approve |
| 162 | Valley Ranch Bend Drive Street Dedication | EOA | Approve |

H NAME CHANGES

| | | | |
|------------|---|-----------|----------------|
| 163 | Bear Creek Retail Center Sec 1 (prev. Bear Creek Retail Sec 1) | NC | Approve |
| 164 | Ellerden (prev. Cypress Rosehill Tract GP) | NC | Approve |

165 SK AR INVESTMENT NC Approve
(prev. SK Air Investment)

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 150-165.

Commission action: Approved staff's recommendation for items 150-165.

Motion: **Garza** Second: **Robins** Vote: **Carried** Abstaining: **Heisch 150, 151, 152, 153, 162 and 164 and Sigler 151, 152, 153 and 158**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

166 1711 Hazard Street DPV Deny

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speakers: Lisa Van Stone – opposed; Tila Hidalgo Neuhaus, applicant – supportive; Andrew Tallin – position not stated.

167 723 W 12th Street DPV Defer

Staff recommendation: Deny the application.

Commission action: Deferred the application for two weeks for further study and review.

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

Speakers: Daniel and Laura Purser, owners and John Ridington, applicant – supportive.

168 7834 Willow Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 3' building line instead of the ordinance required 10' building line on East Main Street, and to not dedicate 5.75' along East Main Street to the right-of-way.

Commission action: Granted the variance(s) and approved the development plat to allow a 3' building line instead of the ordinance required 10' building line on East Main Street, and to not dedicate 5.75' along East Main Street to the right-of-way.

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

Speaker: Juan Casas, owner – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 18, 2021

- a. Amended Plat of Alameda Place partial replat no 12
- b. Crestwood partial replat no 2
- c. Foster Place partial replat no 19
- d. Foster Place partial replat no 21
- e. Martin partial replat no 5
- f. Princeton Manor
- g. Reedwoods partial replat no 1
- h. Villages of Tour 18 Sec 3 partial replat no 1

Staff recommendation: Establish a public hearing date of November 18, 2021 for item IV a-h.

Commission action: Established a public hearing date of November 18, 2021 for item IV a-h.

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

V. **CONSIDERATION OF A MEDICAL CENTER INN LOCATED AT 3622 OLD SPANISH TRAIL**
Withdrawn

VI. **ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 18, 2021 FOR A MEDICAL CENTER INN LOCATED AT 3622 OLD SPANISH TRAIL**

Staff recommendation: Establish a public hearing date of November 18, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

Commission action: Established a public hearing date of November 18, 2021 for a Medical Center Inn Located at 3622 Old Spanish Trail.

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

VII. **PUBLIC HEARING AND RECONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF WALTON STREET, EAST AND WEST SIDES – SMLSB 789**

Staff recommendation: Approve the reconsideration of a Special Minimum Lot Size Block for the 1000 block of Walton street, east and west sides – SMLSB 789 and forward to City Council.

Commission action: Deferred the application for two weeks for further study and review.

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

Speakers: Karen Briggs-Gwin, applicant, Tim Goings, co-applicant, Evangelina Ibarra, Noel Hart, Jose Albino, Monica Martinez, Arthur Montana and John Busbee – supportive; Rosalinda Frias and Tim de Belloy – opposed.

VIII. **EXCUSE THE ABSENCES OF COMMISSIONERS ROBINS AND VICTOR**

All Commissioners were present; no action required.

IX. **PUBLIC COMMENT**
NONE

X. **ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:09 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary