

Minutes of the Houston Planning Commission

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

April 1, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3cnGgTh>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 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

Arrived at 3:06 p.m. during item I

Antoine Bryant

Arrived at 3:06 p.m. during item I

Lisa Clark

Arrived at 2:37 p.m. before item I

Rodney Heisch

Randall L. Jones

Lydia Mares

Arrived at 2:37 p.m. during item I

Paul R. Nelson

Linda Porrás-Pirtle

Left at 5:00 p.m. before item 160

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Left at 3:59 p.m. during item 147

Megan R. Sigler

Arrived at 3:44 p.m. before to item III

Zafar Tahir

Arrived at 2:37 p.m. before to item I

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

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.

DIRECTOR'S REPORT

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

APPROVAL OF THE MARCH 18, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 18, 2021 Planning Commission meeting minutes.

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

I. REVIEW AND CONSIDERATION OF THE 10 YEAR UPDATE OF THE IMPACT FEE CAPITAL IMPROVEMENT PLAN, LAND USE ASSUMPTIONS, MAXIMUM IMPACT FEE CALCULATIONS, AND RECOMMENDED UPDATES TO WATER AND WASTEWATER IMPACT FEES

Presentation given by Samir Solanski and Rudy Moreno, Jr., Houston Public Works; Gwen Hill Webb, Legal; Jennifer Ivey, Corolla.

Open and Closed the Public Hearing

Planning Commission acting as the Impact Fee Advisory Committee will file written comments for the proposed amendments to the Land Use Assumptions, the Capital Improvement Plan and Impact Fees, by April 20 in accordance with the schedule and forward comments to City Council for adopting the Water and Waste Water Impact Fee updates.

Commissioner Victor recusing from this item.

II. PRESENTATION ON EXTENDING CERTAIN PROVISIONS OF CHAPTER 42 INTO THE ETJ

Presentation given by Loyd Smith.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 142)

Items removed for separate consideration: **4, 5, 6, 7, 11, 12, 13, 25, 26, 27, 33, 38, 39, 40, 56, 57, 58, 115, and 133.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 142 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 142 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **4, 5, 6, 7, 11, 12, 13, 25, 26, 27, 33, 38, 39, 40, 56, 57, 58, 115, and 133** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 6, 7, 11, 12, 13, 25, 26, 27, 33, 38, 39, 40, 56, 57, 58, 115, and 133** subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

143 Augusta Addition partial replat no 5 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

144 Azul Homes partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

- 145 Foster Place 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: **Alleman** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 146 Levit Green Sec 1 and Levit Green Sec 2** **C3N** **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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 147 Lindsey Pines Sec 1 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speaker: Alli Jarrett – supportive.
- 148 Melody Oaks partial replat no 23** **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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 149 Oak Forest Sec 1 partial replat no 3** **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: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Harley Hedgpeth and Kim Darnell – opposed.
- 150 Porter Ranch Sec 1 partial replat no 1** **C3N** **Withdrawn**
- 151 Sunset Terrace Sec 12 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
 Speakers: Brian Spector – supportive; Arva L. Howard, Legal Department.
- 152 Western Trails partial replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the application for two weeks per Harris County request.
 Commission action: Deferred the application for two weeks per Harris County request.
 Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Bart Lyons, Laurie Lyons, Kingsley Reed, James Rippetoe and Susie Bray – opposed.
- 153 Woodland Acres replat 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**

154 Woodland Acres Replat 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

155 Wrenwood partial replat no 3 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

D VARIANCES

156 Aldine Fire and Rescue 1960 Reserves C3P Approve

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

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

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

Speakers: Brad Dill and Jared Riggenbach, applicant – supportive.

157 Buffalo Bayou Park Sec 5 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 approve the plat subject to the CPC 101 form conditions.

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

158 Cottingham Crossing 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

159 Dunvale Village C3R Defer

Staff recommendation: Defer the application for two weeks per applicant's request.

Commission action: Deferred the application for two weeks per applicant's request.

Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Recusing: **None**

Speaker: Copeland Rhea – supportive.

160 Enclave at Lexington Woods C3P Defer

Staff recommendation: Defer the application for two weeks per Harris County's request.

Commission action: Deferred the application for two weeks per Harris County's request.

Motion: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **Heisch**

At 5:08 p.m., Chair Stein asked for a break to solve technical issues.

At 5:22 p.m., meeting resumed, Chair Stein announced that due to the technical issues not being resolved, and to adhere to legal requirements, all the remaining items on the agenda will be deferred until the next meeting except for items 163 and 170 which will be administratively approved.

At 5:22 p.m., Chair Martha L. Stein took roll call to verify quorum, with the following Commissioners audible and in attendance: Garza, Abraham, Alleman, Baldwin, Bryant, Clark, Heisch, Jones, Mares, Nelson, Robins, Rodriguez, Sigler, Victor, Smith, Cain and Wallace Brown.

Chair verified that the following Commissioners were not audible or in attendance at this time: Porrás-Pirtle, Rosenberg, Tahir and Dalton.

Motion was made by Clark and seconded by Garza to defer the following items to the next meeting due to technical difficulties with TEAMS:

161 – 162, 164 – 168, 169, 171 – 175, GHI, K and V

Motion carried unanimously.

Motion was made by Baldwin and seconded by Alleman to reconsider G, H, and I for approval of staff's recommendations. Motion carried unanimously.

161 Fulton Place Townhomes **C2R** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

162 Grand Mason GP **GP** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

163 KZ Road Estates **C3F** **Approve**
Administratively approved

164 Memorial Townhomes at Verdi Sec 1 **C2** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

165 Perez Complex **C2** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

166 Reserve at Paul Quinn **C2R** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

167 Skywater Boulevard and Aurora Bend **C2** **Defer**
Street Dedication
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

168 Tomball Business Park **C2** **Defer**
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

169 Tavola Sec 43 C2 Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

170 Willow Heights GP Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

171 Deen Estate Gray C2R Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

172 Quinn Park C3R Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

173 Sunrise Family Properties C3R Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

174 Sunterra Sec 18 C3P Defer
Staff recommendation: Defer the application for two weeks due to technical difficulties.
Commission action: Deferred the application for two weeks due to technical difficulties.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

175 Towne Lake Sec 60 C3F Withdrawn

G EXTENSIONS OF APPROVAL

176	AutoZone Store no 6175	EOA	Approve
177	Bergamo Vista Sec 1	EOA	Approve
178	Boudreaux Business Park	EOA	Approve
179	Channelview Park	EOA	Approve
180	Eagle Landing Sec 10	EOA	Approve
181	Mason Ranch Crossing	EOA	Approve
182	Robins Landing Detention	EOA	Approve
183	Sunterra Beach Drive Street Dedication Sec 1	EOA	Approve
184	Sunterra Shores Drive Street Dedication Sec 1	EOA	Approve
185	Truck Stop at Beltway	EOA	Approve

H NAME CHANGES

186 JFK Center NC Approve
(prev. Halliburton Energy Services Inc.)

I CERTIFICATES OF COMPLIANCE

187 21016 Dunn Street COC Approve
188 26868 Coach Light COC Approve
189 21445 Punkin Street COC Approve

Staff recommendation: Approve staff's recommendations for items 176-189.

Commission action: Approved staff's recommendations for items 176-189.

Motion: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 182 and 185**
Sigler 183 and 184

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

190 2613 Delafield Street DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

191 2619 Delafield Street DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

192 2801 Delano Street DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

193 5666 Del Monte Drive DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

194 2806 Kipling Street DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

195 1802 Tattenhall Drive DPV Defer

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF APRIL 29, 2021

- a. Alameda Genoa Place partial replat no 3
- b. Arbor Multifamily
- c. Craig Woods partial no 34
- d. El Fenice Sec 1 replat no 2
- e. Foster Place partial replat no 9
- f. Houston Acreage Estates replat no 4
- g. Houston Heights partial replat no 28
- h. Houstons Skyscraper Shadows Sec 1 partial replat no 3
- i. Knox Views
- j. Riverside Terrace Sec 6 partial replat no 2
- k. Southgate partial replat no 4
- l. Yaupon Grove partial replat no 2

Staff recommendation: Established a public hearing date of April 29, 2021 for item IV a-l.

Commission action: Established a public hearing date of April 29, 2021 for item IV a-l.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 700 BLOCK OF EAST 9TH STREET, NORTH AND SOUTH SIDES – SMBLB 26REN

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

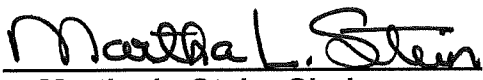
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**VI. PUBLIC COMMENTS
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:34 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary