

## Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

**December 05, 2019**

Meeting held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Absent

Susan Alleman

Antoine Bryant

Arrived at 2:49 p.m. during item 61

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:32 p.m. during the Director's Report

Kevin Robins

Absent

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:55 p.m. during item 89

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Rick Staigle for

Absent

The Honorable KP George

Loyd Smith for

Arrived at 2:38 p.m. during items 41 and 42

The Honorable Lina Hidalgo

### EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

### Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

### DIRECTOR'S REPORT

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

## APPROVAL OF THE NOVEMBER 14, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 14, 2019 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Items **41, 42 and 61** removed for separate consideration in order to hear from speakers.

Item(s) removed for separate consideration: **4, 15, 20, 21, 22, 36, 37, 45 and 83.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **4, 15, 20, 21, 22, 36, 37, 45 and 83**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 15, 20, 21, 22, 36, 37, 45 and 83**, subject to the CPC 101 form conditions.

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

Items 41 and 42 were taken together at this time.

**41      Woodland Lakes Sec 5                      C3P                      Approve**  
**42      Woodland Lakes Sec 6                      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: **Garza**                      Second: **Clark**                      Vote: **Carries**                      Abstaining: **Heisch**

Speakers: Peggy Herman - opposed; Jennifer Curtis, applicant – supportive.

**61      Mid Studewood Properties                      C2R                      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: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

Speaker: Mark Williamson - opposed.

### C      PUBLIC HEARINGS

**87      Bayou Woods Sec 2 partial replat                      C3N                      Approve**  
**no 3 and extension**

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**

**88      Forest Oaks Addition partial replat                      C3N                      Approve**  
**and extension partial replat no 2**

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: **Porres-Pirtle**                      Second: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

**89 Foster Place partial replat no 4 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

**90 Houston Acreage Estates C3N Approve**  
**partial replat no 2**  
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**

**91 Neuen Manor 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused.

**92 Parkway at Eldridge Sec 1 partial replat C3N Approve**  
**no 1 and extension**  
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**93 Yaupon Grove partial replat no 1 C3N Withdrawn**

## **D VARIANCES**

**Items 94 and 95 were taken together at this time.**

**94 Bridgeland Parkland Village Sec 49 C3P Defer**  
**95 Bridgeland Parkland Village Sec 54 C3P Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

**96 Darby Vista C2 Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers: Jewel Reece and Bruno Desidero – opposed.

**97 Estates at Jacquelyn C3R 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**98 Grand Trails GP GP 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**99 Harris County MUD no 477 Wastewater Treatment Plant no 1 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: **Mares** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**100 Ion Garage 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: **Carries** Opposed: **Bryant**  
Speaker(s): Ryan Lavasseur, applicant, Mary Lou Henry, George Levan, Pastor Steve Wells, Matt Strickland and Jim Honey – Supportive; Carl Davis, Jesse Givens, Dr Evans Shabazz, Dominique Hinson, Kody Lyons, Erin Toberman and Mary Filley – opposed; Dolores Rodgers – undecided.

**101 Rhodes Meadow Business Park 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

**102 Sciaaca Road Reserve 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**103 Smart Living at Allen Genoa C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the Legal Department time to review the deed restrictions.  
Commission action: Deferred the application for two weeks to give the Legal Department time to review the deed restrictions.  
Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**  
Speaker: DeRoy Emmons – opposed.

**104 Valencia Court 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**105 Willow Creek District 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**

**106 Wycliffe Heights C3R Defer**  
Staff recommendation: Defer the application for two weeks per Council Member Stardig for further study and review.  
Commission action: Deferred the application for two weeks per Council Member Stardig for further study and review.  
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker – Ann Givens.

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**107 Reserve at Nursery Road 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**108 Shaw Road Commercial C2 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**

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

**G EXTENSIONS OF APPROVAL**

109	Autozone Store no TX5111	EOA	Approve
110	Autozone Store TX6192	EOA	Approve
111	Corner at Bammel North	EOA	Approve
112	FCCU Copperfield	EOA	Approve
113	Grand Mission Reserves	EOA	Approve
114	Legends at Gleannloch Sec 1 partial replat no 1	EOA	Approve
115	Long Meadow Farms Sec 46	EOA	Approve
116	Old Greenhouse Road Business Park	EOA	Approve
117	Prestonwood Storage	EOA	Approve
118	Reserves on Aldine Westfield	EOA	Approve
119	Spears Idea School	EOA	Approve
120	Taj Residences	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

121	25170 Needham Road	COC	Approve
122	26365 Hanna Road	COC	Approve
123	24090 Butterfly Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 109-123.

Commission action: Approved staff's recommendation for items 109-123.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Carries** Abstaining: **Heisch on 114**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Commissioner Heisch recused.

124	580 N. Shepherd Drive	DPV	Defer
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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: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

125	121 St. Emanuel Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.

Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2020 FOR:**

- a. Cotton Oaks Estates replat no 1
- b. David Crockett Second Replat partial replat no 5
- c. Gaywood partial replat no 1
- d. Livingston Estates partial replat no 1
- e. Oaks of Lakewood Village Sec 1 replat no 1
- f. Oaks of Lakewood Village Sec 2 replat no 1
- g. East End on the Bayou Sec 3 replat no 1 and extension
- h. Royal Oaks Landing replat no 1
- i. Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of January 9, 2020 for item II a-i.

Commission action: Established a public hearing date of January 9, 2020 for item II a-i.

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

**III. PUBLIC COMMENT**

Larry Freeman from Sheila Jackson Lee's Office spoke regarding her support of the Third Ward Economic Development Committee.

Ted Weisgal spoke about Third Ward and the book "The Color of Law."

Mark Williamson asked if land use records are available for the Minimum Lot Size Blocks that are being overlaid within the Minimum Lot Size Areas.

Thomas Kirn thanked the Commission for their service and staff for their dedication and announced his moved to the Public Works Transportation and Drainage Department and looking forward to possibly working with the department in the future on drainage issues.

**IV. EXCUSE THE ABSENCE OF COMMISSIONER VICTOR**

A motion was made to excuse the absence of Commissioner Victor.

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

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

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

  
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Martha L. Stein, Chair

  
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Margaret Wallace Brown, Secretary