

Minutes of the Houston Planning Commission

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

June 25, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/37M2b2w>
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

Arrived at 2:41 p.m. during I A and B

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Arrived at 2:39 p.m. before I A and B

Rodney Heisch

Randall L. Jones

Lydia Mares

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Left at 5:54 p.m. before item 116

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Arrived at 2:39 p.m. before I A and B

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Left at 5:46 p.m. before item 111

Commissioner James Noack

Maggie Dalton for

Left at 4:04 p.m. before item 93

The Honorable KP George

Loyd Smith

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

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 11, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 11, 2020 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 77)

Items removed for separate consideration: **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, 42, 44, 51, 53 and 58.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 77 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 77 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, , 44, 51, 53 and 58.**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, 44, 51, 53 and 58.**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Alleman, Dalton and Heisch**

42 Story Lindsey Tract GP

GP

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: **Alleman**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Daniel Valdez- supportive.

C PUBLIC HEARINGS

78 Acre Villa of Park Place 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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

79 Braeburn Terrace Sec 1 partial replat no 2 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: **Heisch**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

80 Braeburn Terrace Sec 1 partial replat no 3 C3N

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: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Hgan Nguyen with Council District C office; Candice Ayala, Janice Walden, EB Tavor, J.D. Phillips and Gwin Young – opposed; Richard Kepper remarks were read by staff.

- 81 Bridges on Lake Houston 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: **Porras-Pirtle** Second: **Alleman** Vote: **Carries** Abstaining: **Heisch**
- 82 Cresmere Place 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 83 Davidson Heights** **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 84 Feldman Court 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 85 Francis Oak Landing** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 86 Glendower Court partial replat no 4** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks pre the Council Member's request.
Commission action: Deferred the application for two weeks pre the Council Member's request.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Evalyn Krudy – supportive; Tony Abyad – opposed.
- 87 Hickory Ridge 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 88 Langston Place Sec 1 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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 89 Marvin Gardens 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Charles Reynolds -opposing.
- 90 Newport Sec 6 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: **Alleman** Second: **Garza** Vote: **Unanimous** Recusing: **Smith**

91 North Norhill 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Karen Rogers, applicant, Jordan Macha and Alan Perry – supportive; Martin Koenig position not stated.

92 Riverside Terrace Sec 6 partial replat no 2 C3N Defer

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

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

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

Speakers: Nicholas Sawaya and Ruba Sarris position not stated; Brad Fisher – supportive; Emily Wroczynsky – undecided.

Commissioner Porras-Pirtle stepped away from the meeting at 4:04 pm.

93 Sunset Plaza Meadows 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Taylor Baumgartner – undecided; Mary Villareal, applicant – supportive; James Echols position not stated.

94 Usener Addition 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Rosenberg stepped out and Commissioner Porras Pirtle stepped back in at 4:18 p.m.

95 Victoria Court replat no 1 C3N 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Chris Delphin's comments were read by staff.

96 Wells Addition 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: **Abraham** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Rosenberg stepped back in at 4:32 p.m.

**97 Westheimer Gardens Extension C3N Approve
partial replat no 10**

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

98 Westmore Reserve 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: **Abraham** Vote: **Unanimous** Recusing: **Heisch**
Speakers: Benjamin Mayer – opposed; Gerald Grissom, applicant – supportive; Srinivasu Kota's comments were read by staff.

99 Whitney Place West 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: **Abraham** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: Mathew Sigman, applicant – supportive; Roderick Glass and Yvonne Silva position not stated; John Gibbs, Charles Brown, Candace Johnson, Daphne Brown, Beatrice Chapman, Marcella Hagger, Jeffrey Eernisse, Unis Dean and Dea Briggs Clemons – opposed.

D VARIANCES

100 Alvaro Estates 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

101 Belfort Farms GP GP 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**

Item 102 and 103 were taken together at this time.

102 Bridgeland Prairieland Village GP GP Defer
103 Bridgeland Prairieland Village Sec 5 C3P Defer
Staff recommendation: Defer the applications for two weeks for Chapter 42 planning standards.
Commission action: Deferred the applications for two weeks for Chapter 42 planning standards.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

104 Caydon 2701 Main Street 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: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

105 CLCWA Water 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: **Nelson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

106 Harris County MUD 165 Wastewater Treatment Plant no 2 C2 Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to provide revised information.

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

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

107 Harris County MUD 165 Water Plant no 5 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: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Lakes at Creekside 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: **Garza** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch**

Item 109 and 110 were taken together at this time.

109 Mercer Botanic Gardens GP GP Approve

110 Mercer Botanic Gardens 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Recusing: **Smith**

111 Nueces Park Place South C2 Defer

Staff recommendation: Defer the application for two weeks per the request of the Harris County Flood Control District

Commission action: Deferred the application for two weeks per the request of the Harris County Flood Control District.

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

112 Rejuvenate Houston Lyons C2R 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: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

113 Dunham Pointe Sec 1 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: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

Items 114 and 115 were taken together at this time.

114	Flagstone GP	GP	Approve
115	Flagstone Sec 1	C3P	Approve

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

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

Motion: **Smith** Second: **Garza** Vote: **Unanimous** Recusing: **Heisch**

At 5:54 p.m., Chair took roll call to verify quorum, with the following Commissioners audible and in attendance: Stein, Garza, Alleman, Baldwin, Clark, Heisch, Jones, Robins, Nelson, Rosenberg, Sigler, Victor, Smith, Tahir and Abraham.

Chair verified that the following Commissioners were not audible or in attendance at this time: Bryant, Mares, Porrás-Pirtle, Rodríguez, Dalton and Cain.

116	Morton Creek Ranch GP	GP	Approve
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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: **Unanimous** Abstaining: **None**

117	Peek Crossing GP	GP	Approve
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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: **Nelson** Second: **Garza** Vote: **Unanimous** Recusing: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

118	Hockleywood Business Park	C3P	Defer
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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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

119	Yellowstone Academy Campus	C2R	Withdrawn
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Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

120	Harris County MUD no 477 Water Plant no 1	EOA	Approve
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121	Silver Springs Sec 3	EOA	Approve
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122	Spring Cypress Estates Sec 2	EOA	Approve
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123	Telge Ranch Sec 1 partial replat no 2 and extension	EOA	Approve
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124	TM Spring Cypress	EOA	Approve
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125	Van Siblings LLC	EOA	Approve
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**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

126 25324 Ravenscrest Drive COC Approve

Staff recommendation: Approve staff's recommendation for items 120-126.

Commission action: Approved staff's recommendation for items 120-126.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127 4501 Garrow Street DPV 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**

128 6002 Floyd Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

Commission action: Granted the variance(s) and approved the development plat To allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

Motion: **Garza** Second: **Alleman** Vote: **Carries** Abstaining: **Rodriguez**

129 1136 Woodland Street DPV 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**

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 23, 2020 FOR:

- a. Agua Estates Commercial
- b. Atwood Villas partial replat no 2
- c. Augusta Addition partial replat no 3
- d. Bayou Oaks partial replat no 1
- e. Blossom Hotel and Suites replat no 2
- f. Blue Bonnet Estates partial replat no 3
- g. Briargate Sec 10 partial replat no 1
- h. Hardy Terrace
- i. Saxxon Park
- j. Stogner partial replat no 2
- k. Washington Terrace partial replat no 5
- l. West Bend Sec 1 partial replat no 1
- m. Westfield Sec 4 partial replat no 1
- n. Willowcreek Ranch Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of July 23, 2020 for item II a-n.

Commission action: Established a public hearing date of July 23, 2020 for item II a-n.

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

III. **CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1348 HEIGHTS BOULEVARD** **Withdrawn**

IV. **CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 620 W. 27TH STREET**

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: **Alleman** Vote: **Unanimous** Abstaining: **None**

V. **PUBLIC COMMENT**

Yvonne Silva commented about a development in her neighborhood that has caused flooding.


VI. **ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:23 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary