

Minutes of the Houston Planning Commission

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

October 15, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3dbMogr>
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 2:42 p.m. during Platting Activity A and B

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:43 p.m. before Item 105

Lisa Clark

Absent

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Left at 3:43 p.m. before item 105

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Absent

Zafar Tahir

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:26 p.m. before item 119

The Honorable KP George

Loyd Smith

Arrived at 2:36 p.m. after Director's Report

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

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 OCTOBER 1, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 1, 2020 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-95)

Items removed for separate consideration: **6, 9, 10, 13, 19, 22, 23, 28, 47, 52, 57, and 61.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **6, 9, 10, 13, 19, 22, 23, 28, 47, 52, 57, and 61**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **6, 9, 10, 13, 19, 22, 23, 28, 47, 52, 57 and 61**, subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Tahir** Vote: **Unanimous** Recusing: **Dalton Heisch, and Robins**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

96 Atwood Villas 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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

97 Augusta Addition 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

98 Commons of Lake Houston 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

99 Enclave at Longwood Sec 3 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: **Heisch** Second: **Porras Pirtle** Vote: **Unanimous** Abstaining: **None**

100 Newport Sec 2 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: **Smith** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Speakers: Gerald Kelley – opposed; Josh Kester, applicant – supportive.

101 Porter Ranch Sec 1 partial replat no 1 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.

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

102 West Court partial replat no 10 C3N Withdrawn

D VARIANCES

103 Bridgeland Prairieland Village C2R Approve
Lift Station no 2

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: **Alleman** Vote: **Unanimous** Abstaining: **Heisch**

104 CBM Land Trust 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Jim Rath, Nancy Ware, Andre Fischesser, Patricia Fischesser, Kristin Hermes, Doris Orsak, Bob Baker, Tim Hartman – opposed; Clinton Laechelin, applicant – supportive.

105 Crown Castle Tower Site 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

106 Cypress Fairbanks ISD C2 Defer
Elementary No 58

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: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 107 and 108 were taken together at this time.

107 Edmund Estates C2R Defer

108 Edmund Views C2R Defer

Staff recommendation: Defer the applications for two weeks for further study and review.

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

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

109 Grand Oaks South GP Withdrawn

110 Grand Oaks South Sec 1 C3P Withdrawn

111 Hero Office Park C2R Approve

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

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

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

112 Jesselton Square 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

113 Kahn 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: **Bryant** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

At 3:55 p.m. Commission Rosenberg stepped away from the meeting.

114 Lakeview Retreat Sec 10 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: **Heisch and Dalton**

115 Magellan Oates Station C2 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: **Garza** Vote: **Unanimous** Abstaining: **None**

116 Magnolia Park Terrace 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: **Tahir** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

At 4:02 p.m. Commissioner Tahir stepped away from the meeting.

117 McCartney Estates 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

118 MP White Oak **C2R** **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: **Nelson** Second: **Garza** Vote: **Carried** Opposing: **Baldwin and Rosenberg**
Speakers: Jake Patrick, applicant – supportive; Brian Alcott, Houston Public Works.

At 4:18 p.m. Commissioners Tahir and Rosenberg returned.

At 4:26 p.m. Commissioner Mares stepped away from the meeting.

119 North Durham Plaza replat no 1 **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: **Garza** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

120 Prince Ranch **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: **Bryant** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

At 4:30 p.m. Commissioner Mares returned.

121 Redwood South **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: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

122 Temenos Development at Gray **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: **Baldwin** Vote: **Carried** Opposing: **Mares**
Speakers: Scott Ginder, Andrew Allemand, applicant, Jason Minter, Eva Thibodeau – supportive.

E SPECIAL EXCEPTIONS

123 Allison Park **C3P** **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: **Mares** Second: **Rodriguez** Vote: **Carried** Opposing: **Baldwin**
Speaker: Jake Patrick, applicant – supportive.

Items 124, 125, and 126 were taken together at this time.

124	Candela GP	GP	Approve
125	Candela Heights Drive Street Dedication Sec 1	SP	Approve

126	Candela Sec 5	C3P	Approve
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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: Bryant	Second: Alleman	Vote: Unanimous	Recusing: Heisch 124 and 126
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127	Rosewood GP	GP	Approve
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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: Jones	Second: Alleman	Vote: Unanimous	Abstaining: Heisch
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F RECONSIDERATION OF REQUIREMENTS

128	St Vincent De Paul Catholic Church	C2	Withdrawn
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G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

129	C3 Katy Ventures	EOA	Approve
130	Cook Road Plaza	EOA	Approve
131	Fort Bend County MUD No 24 Wastewater Treatment Plat no 1	EOA	Approve
132	Harris County MUD no 148 Lift Station no 2	EOA	Approve
133	Longenbaugh Plaza	EOA	Approve
134	Oak Grove Addition partial replat no 1 replat no 1	EOA	Approve
135	Reserve at Greenhouse replat and extension	EOA	Approve
136	Rhodes Meadow Business Park	EOA	Approve
137	Stone Lake partial replat no 2	EOA	Approve
138	Village of Alden Bridge	EOA	Approve
139	Westgrove Court partial replat no 2	EOA	Approve
140	Westgrove Court partial replat no 3	EOA	Approve
141	Willow Trace Sec 2	EOA	Approve
142	Winward Sec 5	EOA	Approve
143	Winward Sec 6	EOA	Approve

H NAME CHANGES

144	Sendero Tract Sec 11 (prev. Sendero Sec 11)	NC	Approve
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145 Sendero Tract Sec 12 (prev. Sendero Properties) NC Approve

I CERTIFICATION OF COMPLIANCE

146 19956 Irenelle Drive COC Approve
147 23212 Willowick Street COC Approve

Staff recommendation: Approve staff's recommendation for items 129-147.
Commission action: Approved staff's recommendation for items 129-147.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **Heisch 142 and 143**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

148 4018 Meadow Lake Lane DPV 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

149 3655 West Orem Drive DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to install an existing gas canopy that was damaged by a storm earlier this year (January 2020) by allowing it to encroach into the 25' BL along W Orem Drive and Buffalo Speedway.

Commission action: Granted the variance(s) and approved the development plat to install an existing gas canopy that was damaged by a storm earlier this year (January 2020) by allowing it to encroach into the 25' BL along W Orem Drive and Buffalo Speedway.

Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Stacey Hurst, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2020

- a. Calumet Vista
- b. Glenview Heights replat no 1
- c. Houston Skyscraper Shadows Sec 1 partial replat no 2
- e. Suburbia Addition partial replat no 2 and extension
- f. West Court partial replat no 2 Omitted due to posting error

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

ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 12, 2020

- d. Shadyvilla no 2 partial replat no 8 Omitted due to posting error

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

III. Public Comment

Commissioner Jones announced the Astros baseball game score.

IV. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:18 P.M.

Motion: **Mares**

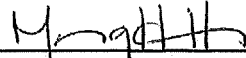
Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary