

## Minutes of the Houston Planning Commission

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

**June 11, 2020**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3cmQvEO>  
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 2:33 p.m. before Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Arrived at 2:38 p.m. during approval of minutes

Lydia Mares

Paul R. Nelson

Arrived at 2:38 p.m. during approval of minutes

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Arrived at 2:44 p.m. during item 81

Ian Rosenberg

Arrived at 2:44 p.m. during item 81

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

Left at 5:48 p.m. during item VI

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 MAY 28, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 28, 2020 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 79)

Items removed for separate consideration: **1, 2, 13, 14, 24, 25, 33 and 38.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 79 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 79 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 13, 14, 24, 25, 33 and 38**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 2, 13, 14, 24, 25, 33 and 38**, subject to the CPC 101 form conditions.

Motion: **Alleman**                      Second: **Jones**                      Vote: **Carried**                      Abstaining: **Heisch and Sigler**

### C PUBLIC HEARINGS

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

**81 Augusta Addition partial replat no 2 C3N Withdrawn**

**82 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: **Porras-Pirtle**                      Second: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

**83 Craig Woods partial replat no 27 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: **Tahir**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**84 Echo Leaf C3N Approve**

Staff recommendation: Deny the variance, special exception and disapprove the plat.

Commission action: Granted the variance, special exception and approved the plat with 6' unobstructed sidewalks and ADA accessible ramps along Mardi Gras Drive and Walters Road.

Motion: **Clark**                      Second: **Jones**                      Vote: **Carried**                      Opposing:

**Baldwin, Garza and Mares**

Speakers: Adamari Alvarado – opposed; Arturo Mendoza's and Raul Alvarado's comments were read by staff; Christopher Browne, applicant – supportive.

**85 Enchanted Oaks Sec 2 partial replat no 1 and extension C3N Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

**86 Long Point Acres partial replat no 6 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**

**87 Neuen Manor partial replat no 18 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**

Speakers: Shirley Austin's and Angelica Zapata's comments were read by staff.

**88 Washington Terrace partial replat no 6 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: **Alleman** Vote: **Carried** Opposing: **Bryant**

Speaker: Chrystal Beasley – opposed; Joyce Owens, applicant – supportive.

**89 Washington Terrace 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: **Alleman** Vote: **Carried** Opposing: **Bryant**

**90 Washington Terrace 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: **Jones** Second: **Alleman** Vote: **Carried** Opposing: **Bryant**

**91 Westheimer Gardens 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**92 Greenwood Utility District C2 Approve**  
**Tidwell Road Wastewater Plant**

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: **Mares** Vote: **Unanimous** Abstaining: **None**

**93 Imperial Forest Sec 6 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**94 Lakes at Creekside GP GP 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: **Abraham** Second: **Mares** Vote: **Unanimous** Recusing: **Heisch**

**95 West Ontario Management LLC 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: **Baldwin** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

Chair announced that Director Margaret Wallace Brown stepped out, and Assistant Director Michael Kramer stepped in as Secretary.

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

Director Margaret Wallace Brown returned to the meeting at 4:52 p.m.

**96 Allison Park C3R Approve**  
Staff recommendation: Deny the variance and disapprove the plat.  
Commission action: Denied the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Smith** Second: **Abraham** Vote: **Carried** Opposing: **Baldwin**  
Speakers: Jeff Boutte, applicant, Alyssa Thompson, Rosie Schneider, Ashley Frysinger and Jeff Whitacre – supportive; HoJim Lim, Houston Public Works Department.

**97 Yellowstone Academy Campus 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: **Clark** Second: **Alleman** Vote: **Carried** Abstaining: **Sigler**  
Speakers: Jeff Boutte, applicant – supportive; Elizabeth Angel – opposed.

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

**G EXTENSIONS OF APPROVAL**

<b>98 Beckendorff Road Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>99 Becker Meadows Wastewater Treatment Plant</b>	<b>EOA</b>	<b>Approve</b>
<b>100 Becker Meadows Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>101 Bhagwandin Estates</b>	<b>EOA</b>	<b>Approve</b>

102	Cumberland Ridge Drive in Dellrose Street Dedication Sec 2	EOA	Approve
103	FD Landing	EOA	Approve
104	Harris County Emergency Services District No 16 Station 1	EOA	Approve
105	Harris Fort Bend Counties MUD no 3 water plant no 2	EOA	Approve
106	Newport Pointe Sec 1	EOA	Approve
107	Northgrove Sec 9	EOA	Approve
108	Porter Road Street Dedication Sec 4	EOA	Approve
109	Royal Brook at Kingwood Sec 20	EOA	Approve
110	Springfield Sec 5 partial replat no 4	EOA	Approve
111	Towne Lake Sec 57	EOA	Approve
112	Towne Lake Sec 56	EOA	Approve
113	Transrise	EOA	Approve
114	Transrise Annex	EOA	Approve
115	Winfield Lakes North Sec 6	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

116	23528 Manion Drive	COC	Approve
117	19755 N Red Oak Lane	COC	Approve
118	19739 N Red Oak Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 98-118.

Commission action: Approved staff's recommendation for items 98-118.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Carried** Abstaining: **Heisch 98 and 108**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

119	2015 Stevens Street	DPV	Approve
-----	---------------------	-----	---------

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street, a local street.

Commission action: Granted the variance(s) and approved the development plat to allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street.

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

120	1136 Woodland 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speaker: Ashley Holmes Allison – opposed.

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 09, 2020 FOR:**

- a. Arcade on Spencer replat no 1
- b. Cypress Creek Plaza partial replat no 1
- c. Hyde Park partial replat no 9

- d. Hyde Park partial replat no 10
- e. Lantana Sec 4 partial replat no 1
- f. Melbourne Place Sec 1 partial replat no 2
- g. Melbourne Place Sec 1 partial replat no 3
- h. Real Street Homes replat no 1
- i. Saint Charles Quarter

Staff recommendation: Establish a public hearing date of July 09, 2020 for item II a-i.

Commission action: Established a public hearing date of July 09, 2020 for item II a-i.

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

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

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

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

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: **Nelson**                      Vote: **Unanimous**      Abstaining: **None**

Speakers: David Coker and Alexis Blanco – opposed.

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF USENER STREET, NORTH AND SOUTH SIDES – MLS 760**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 Block of Usener Street, north and south sides, MLS 760, with a modified boundary, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 Block of Usener Street, north and south sides, MLS 760, with a modified boundary, and forwarded to City Council.

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

Speakers: Joseph Tomzack and Dennis Keim – opposed; Amy Benford, applicant – supportive.

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 700 BLOCK OF EAST 24<sup>TH</sup> STREET, NORTH AND SOUTH SIDES – MLS 761**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 700 block of East 24<sup>th</sup> Street, north and south sides, MLS 761, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 700 block of East 24<sup>th</sup> Street, north and south sides, MLS 761, and forwarded to City Council.

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

Speakers: Rod Champine, Lindsay Westfield, Nate Evans, Sarah Evans, Star Massing, Jessica Wilt, Erick Navas, Krystal Nomie, Shawn Selby, Katria Scott and Andrea Holberg – supportive.

**VII. EXCUSE THE ABSENCE OF COMMISSIONER ILEANA RODRIGUEZ**

Commissioner Rodriguez was present; therefore, no action was necessary.

**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:05 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



---

Martha L. Stein, Chair



---

Margaret Wallace Brown, Secretary

