

Minutes of the Houston Planning Commission

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

July 9, 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 Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark Absent

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle Absent

Kevin Robins

Ileana Rodriguez Absent

Ian Rosenberg Left at 5:09 p.m. during item 105

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for Left at 4:06 p.m. during item 95

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 25, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 25, 2020 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)

Staff recommendation for item **40** was changed from Approve to Defer.

Items removed for separate consideration: **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Recusing: **Alleman, Dalton, Heisch and Sigler**

C PUBLIC HEARINGS

79 Acre Villa of Park Place partial replat no 1 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

80 Arcade on Spencer 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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

81 Braeburn Terrace Sec 1 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: **Nelson**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

82 Braeburn Terrace Sec 1 partial replat no 3 C3N Defer

Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.

Commission action: Deferred the application for two weeks per Council Member Kamin's request.

Motion: **Smith**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Janice Waldon – opposed.

83 Cypress Creek Plaza 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**

Speakers: Dawn Chamorro and Danielle Gibson - position not stated.

84 Francis Oak Landing 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**

85 Glendower Court 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

86 Hyde Park partial replat no 10 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.
Commission action: Deferred the application for two weeks per Council Member Kamin's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Bartt Thompson – opposed; Barry Baumgarten – position not stated.

87 Hyde Park partial replat no 9 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.
Commission action: Deferred the application for two weeks per Council Member Kamin's request.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Barry Baumgarten and Bartt Thompson – position not stated.

88 Lantana Sec 4 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

89 Melbourne Place Sec 1 partial replat no 2 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

90 Melbourne Place Sec 1 Partial Replat No 3 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

91 Real Street Homes 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: Edward Trevino – position not stated; Jake Patrick, applicant – supportive.

3:38 p.m. Chair Marty Stein, stepped away from the meeting and Vice Chair, Sonny Garza presided over the meeting.

92 Riverside Terrace 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: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Clark Sterner – position not stated; Emily Wroczynski - opposed; Brad Fisher, applicant – supportive.

93 Saint Charles Quarter 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: John Paramore - position not stated.

3:57 p.m. Chair, Marty Stein returned.

94 Victoria Court 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: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Sarah Malik's comments were read by staff.

95 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Chris Rothfelder, Charles Brown, Carolyn Brown, Daphne Brown, Candice Brown, Rodney Brisco and Tanya DeBose – opposed; Roderick Glass, Beatrice Chapman, Jeffrey Eernisse, Kasey Barnett, Fred McGowen, John C. Gibbs and Kelvin Chatman - position not stated; Caelei Henderson, Matthew Sigmon, applicant – supportive.

D VARIANCES

Item 96 and 97 were taken together at this time.

96 Bellfort Farms GP GP Defer
97 Bellfort Farms Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 98, 99, 100, 101 and 102 were taken together at this time.

98 Bridgeland Prairieland Crossing SP Approve
Street Dedication
99 Bridgeland Prairieland Village GP GP Approve
100 Bridgeland Prairieland Village Sec 5 C3P Approve
101 Bridgeland Prairieland Village Sec 6 C3P Approve
102 Bridgeland Prairieland Village Sec 7 C3P Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Recusing: **Heisch**

103 Development at Telge South **C2** **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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

104 Harris County MUD 165 Wastewater Treatment Plant no 2 **C2** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

105 Homestead Industrial Park GP **GP** **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: **None**
Speakers: Yvonne Anderson, Kadir Wakkiluddin – position not stated.

106 Navigation Mill **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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Cynthia Mendez – position not stated.

107 Nueces Park Place 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

108 Refuge Temple Ministries 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

109 Rejuvenate Houston Lyons **C2R** **Approve**
Staff recommendation: Deny the variance(s) to allow a 0' building line and grant the variance to not extend or terminate Opelousas St. with a cul-de-sac and approve the plat subject to CPC 101 form conditions.
Commission action: Denied the variance(s) to allow a 0' building line and grant the variance to not extend or terminate Opelousas St. with a cul-de-sac and approved the plat subject to CPC 101 form conditions.
Motion: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

110 Emerald Meadows GP GP Approve
 Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

111 Hockleywood Business Park CP3 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** Abstaining: **None**

112 Valley Ranch East Reserves 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: **Cain** Second: **Mares** Vote: **Unanimous** Recusing: **Heisch**

113 Ventana Lakes East Sec 5 C3F Approve
 Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
 Speaker: Christopher Browne, applicant – supportive.

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

- G EXTENSIONS OF APPROVAL**
- 114 Archers Subdivision of Wright Acres EOA Approve**
 partial replat no 1
 - 115 Cowboy EOA Approve**
 - 116 Dellrose Sec 8 EOA Approve**
 - 117 Enclave at Cypress Springs EOA Approve**
 - 118 Harris County MUD no 441 EOA Approve**
 Water Plant no 1

**H NAME CHANGES
 NONE**

- I CERTIFICATES OF COMPLIANCE**
- 119 26056 Cambridge Boulevard COC Approve**
 - 120 19776 White Oak Drive COC Approve**

Staff recommendation: Approve staff's recommendation for items 114-120.
 Commission action: Approved staff's recommendation for items 114-120.

Motion: **Nelson** Second: **Jones** Vote: **Unanimous** Abstaining: **Heisch 116 & 117**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

121 6261 Ella Lee Lane DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a garage door on an existing residential carport structure at the 10' building line along Briargrove Dr., in lieu of the required 20' property line, to secure existing parking structure.
Commission action: Granted the variance(s) and approved the development plat to allow a garage door on an existing residential carport structure at the 10' building line along Briargrove Dr., in lieu of the required 20' property line, to secure existing parking structure.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

123 3203 Underwood Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line, in lieu of the ordinance required 25' building line, along Buffalo Speedway, a major thoroughfare.
Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line, in lieu of the ordinance required 25' building line, along Buffalo Speedway, a major thoroughfare.
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

124 1136 Woodland Street DPV Deny
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: **Alleman** Second: **Mares** Vote: **Carries** Opposing: **Baldwin, Jones**
Speakers: Ashley Allison – position not stated; Bradley Smith, applicant – supportive; Yuhayna Mahmud, Metro and HoJin Lin, Houston Public Works.

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2020 FOR:

- a. Almeda Genoa Place partial replat no 2
- b. Foster Place partial replat no 5
- c. Lakes at Cypress Hill partial replat no 1
- d. Nueces Park Place Sec 1 replat no 1
- e. Northgrove Sec 5 partial replat no 2

Staff recommendation: Establish a public hearing date of August 6, 2020 for item II a-e.
Commission action: Established a public hearing date of August 6, 2020 for item II a-e.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

III. 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:09 p.m.

Motion: **Nelson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary