

Minutes of the Houston Planning Commission

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

May 14, 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 2:48 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Left at 5:36 p.m. during item 120

Commissioner James Noack

Maggie Dalton for

Left at 4:04 p.m. during item 103

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

The Chair's Report was given by Martha L. Stein, Chair of the Houston Planning Commission. The Chair requested that the Legal Department provide updates regarding virtual meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE APRIL 30, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 30, 2020 Planning Commission meeting minutes.

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

I. PRESENTATION OF PUBLIC COMMENTS OF CHAPTER 42 AMENDMENTS

Item was deferred for a later time.

II. PRESENTATION OF PUBLIC COMMENTS FOR THE THREE WALKABLE PLACE PILOT AREA PLANS (HOGAN, MIDTOWN, EMANCIPATION)

Presentation was given by Muxian Fang, Planning and Development Department

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Items removed for separate consideration: **9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Porras-Pirtle** Vote: **Carried** Recused: **Alleman, Dalton Heisch, Jones and Sigler**

C PUBLIC HEARINGS

91 Augusta Addition partial replat no **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

92 Blueridge Sec 2 partial replat no 1 **C3N** **Withdrawn**

93 Craig Woods partial replat no 26. **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: **Tahir** Vote: **Unanimous** Abstaining: **None**

94 East End on the Bayou Sec 3 replat no 1 and extension **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.

103 Spring Branch Estates no 2 partial replat no 12 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**

104 Westheimer Gardens partial replat no 10 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: **Jones** Vote: **Unanimous** Abstaining: **None**

105 Westheimer Gardens partial replat no 4 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: **Mares** Vote: **Unanimous** Abstaining: **None**

106 Westheimer Manor 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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

107 Wrenwood partial replat no 1 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speakers: Ann Givens, (Natalie Fernandez, Richard Waziak, Thomas Hendrickson, Lucy Liwak, Teresa Dutta and Thomas Lee St. John comments were read by staff) – opposed.

D VARIANCES

108 Bass Enclave C2R Defer

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks for per the applicant's request.

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

109 Bridgeland Prairieland Village Lift Station no 2 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: **Porras-Pirtle** Vote: **Unanimous** Recused: **Heisch**

110 Dwell at Lake Houston 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: **Jones** Vote: **Unanimous** Abstaining: **None**

111 Engelke Place **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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

112 Houston Heights partial replat no 27 **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: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speakers: Theo Lawrence, Mark Williamson and (Donna Bennett's comments read by staff) - opposed.

113 Houston Texas Fire Fighters **C2R** **Defer**
Federal Credit Union North
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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 114 and 115 were taken together at this time.

114 Katy Legacy GP **GP** **Approve**
115 Katy Legacy Sec 1 **C3P** **Approve**
Staff recommendation: Deny the variance(s) to exceed intersection spacing along Peek Road and along the western boundary and grant the variance to exceed intersection spacing along Stockdick School Road and approve the plats subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) to exceed intersection spacing along Peek Road and along the western boundary and granted the variance to exceed intersection spacing along Stockdick School Road and approved the plats subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Bryant** Vote: **Carried** Opposing: **Clark and Smith**
Speaker: Shawn Massock, applicant - supportive

116 Paloma Estates **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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

117 Allison Park **C3R** **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: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Leesa Love – no position stated.

118 East Heights at Airline **C3P** **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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

119 Heritage Senior Residence C2 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: **Abraham** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Mike VanDusen, Charles Albrecht and Chris Guenthner – opposed.

120 Republic Business Center 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

121	Balmoral Woodland Hills Reserve	EOA	Approve
122	Balmoral Plaza North	EOA	Approve
123	Balmoral Plaza South	EOA	Approve
124	Bridgeland Parkland Village Sec 43	EOA	Approve
125	Bridgeland Parkland Village Sec 44	EOA	Approve
126	Bridgeland Parkland Village Sec 45	EOA	Approve
127	Cypress Fairbanks ISD Perry Road Sec 1 replat no 1 and extension	EOA	Approve
128	Development at FM 2920	EOA	Approve
129	East River Sec 1	EOA	Approve
130	East River Sec 2	EOA	Approve
131	Greens Road Street Dedication Sec 3	EOA	Approve
132	Hiram Center	EOA	Approve
133	Katy Lakes Sec 3	EOA	Approve
134	Niko Nikos Restaurant partial replat no 1	EOA	Approve
135	Waterview Town Center Movie Theater	EOA	Approve
136	Wayside Village Sec 9	EOA	Approve
137	Wayside Village Sec 12	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

138	27216 Royal Coach	COC	Approve
139	21088 South St	COC	Approve
140	25389 Red Bird Ln	COC	Approve
141	991 Northpark Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 120-140.

Commission action: Approved staff's recommendation for items 120-140.

Motion: **Bryant** Second: **Porras-Pirtle** Vote: **Carried** Abstaining: **Alleman 127
Heisch 124-126, 129 and 130, Sigler 129 and 130**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

142 5230 Redstart Street

DPV

Defer

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

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

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

Speakers: Justin Hill, owner – supportive; Cindy Chapman – opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2020 FOR:

- a. Acre Villa of Park Place partial replat no 1
- b. Braburn Terrace Sec 1 partial replat no 2
- c. Craig Woods partial replat no 27
- d. Enchanted Oaks Sec 2 partial replat no 1 and extension
- e. Long Point Acres partial replat no 6
- f. Washington Terrace partial replat no 6
- g. Washington Terrace partial replat no 7
- h. Washington Terrace partial replat no 8

Staff recommendation: Establish a public hearing date of June 11, 2020 for item IV a-h.

Commission action: Established a public hearing date of June 11, 2020 for item IV a-h.

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

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 4620
CENTER STREET**

Staff recommendation: Deny the off-street parking variance.

Commission action: Denied the off-street parking variance.

Motion: **Mares** Second: **Nelson** Vote: **Carried** Abstaining: **None**

Roll call vote: Commissioners Garza, Alleman, Bryant, Clark, Heisch, Jones, Mares, Nelson, Porrás-Pirtle, Robins, Sigler and Victor voting for the motion and Abraham, Baldwin, Rodriguez, Rosenberg, Tahir, and Smith voting against the motion.

Speakers: Devin Robinson, applicant and Melissa Buhrig – supportive; Jeff Shkolnick – opposed.

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:22 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary