

Minutes of the Houston Planning Commission

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

October 1, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3iZidLo>

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

Absent

David Abraham

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

Susan Alleman

Bill Baldwin

Absent

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Left at 4:09 p.m. before item 106

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:15 p.m. before item 109

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

Chair Martha L. Stein reported on virtual meeting procedures.

DIRECTOR'S REPORT

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

94 Woodlands Village of Grogans Mill C3N Withdrawn
Lake Woodlands East Shore Sec 16 replat no 1

95 Wrenwood 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: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Ann T. Givens – opposed; Arva Howard, Legal Department.

D VARIANCES

96 Bridgeland Central Sec 1 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: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

97 CBM Land Trust C2 Defer
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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speakers: Larry Drake, James Rath, Patricia Fischesser, Kristin Hermes and Nancy Ware – opposed; Clinton Laechelins – supportive; Christine Mckenzie – no position stated.

98 Dangs Estates C3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 3:54 p.m. Commissioner Porras-Pirtle stepped away from the meeting.

Item 99 and 100 were taken together.

99 Grand Oaks South GP GP Defer
100 Grand Oaks South Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per Chapter 42 planning standards.
Commission action: Deferred the applications for two weeks per Chapter 42 planning standards.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

101 Jesselton Square 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Magnolia Park Terrace **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: **Victor** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

At 4:02 p.m. Commissioner Porras- Pirtle returned.

103 McCrary Meadows Sec 8 **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: **Dalton** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

104 MP White Oak **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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

105 Parkside Grand Parkway Reserve **C2R** **Approve**
partial replat no 1
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: **Clark** Vote: **Unanimous** Abstaining: **None**

At 4:07 p.m. Commissioner Clark lost the signal of the meeting.

At 4:08 p.m. Commissioner Clark returned.

106 Rockin Ranch **C2** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Bryant** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

107 Schei Homestead **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: **Smith** Vote: **Unanimous** Abstaining: **None**

108 Temenos Development at Gray **C2** **Defer**
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: **Clark** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

109 Valley Ranch 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: **Cain**Second: **Smith**Vote: **Unanimous**Recusing: **Heisch and Robins**

Motion finding variance conditions were satisfied and carried with a roll call vote of audible Commissioners, with Commissioner's Alleman, Clark, Jones, Nelson, Porras-Pirtle, Rodriguez, Tahir, Smith and Cain voting in favor; Commissioners Abraham, Bryant, Mares and Victor voting against

Speakers: Jennifer Curtis, applicant and Hugo Sanchez, Montgomery County – supportive.

E SPECIAL EXCEPTIONS**110 Allison Park****C3P****Defer**

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

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

Motion: **Clark**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****111 Rosewood GP****GP****Defer**

Staff recommendation: Defer for two weeks per Harris County Engineer's & HCFCD's request

Commission action: Deferred for two weeks per Harris County Engineering's & HCFCD's request

Motion: **Nelson**Second: **Mares**Vote: **Unanimous**Recusing: **Heisch****F RECONSIDERATION OF REQUIREMENTS****112 St Vincent De Paul Catholic Church****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: **Alleman**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

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

G EXTENSIONS OF APPROVAL**113 Aria at Ralston Apartments****EOA****Approve****114 Augusta Pines Senior Living****EOA****Approve****115 Camillo Lakes Commercial****EOA****Approve****Reserve at Clay Road****116 Cypresswood Landing Sec 2****EOA****Approve****117 Emerald Forest Utility District Lift****EOA****Approve****Station no 5****118 Global New Millennium Reserve****EOA****Approve****119 Gratitude Garden****EOA****Approve****120 Harris County MUD no 171 Well no 3****EOA****Approve****121 Harris County MUD no 449 Water Plant no 2****EOA****Approve****122 Harrisburg partial replat no 2****EOA****Approve****123 Hervey Barlow****EOA****Approve**

124	Sabic Americas Campus Bluebonnet	EOA	Approve
125	Stone Lake partial replat no 2	EOA	Approve
126	Stone Lake Substation	EOA	Approve
127	Wayside Village Sec 6	EOA	Approve
128	Wayside Village Sec 11	EOA	Approve

H NAME CHANGES

129	Escobar Reserve on Lotus (prev. Iglesia de dios reserve on Lotus)	NC	Approve
130	Livin Style Properties (prev. Linin Style Properties)	NC	Approve

I CERTIFICATION OF COMPLIANCE

131	24082 Butterfly Ln	COC	Approve
132	27500 Royal Coach	COC	Approve

Staff recommendation: Approve staff's recommendation for items 113-132

Commission action: Approved staff's recommendation for items 113-132

Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Recusing: **Heisch 120**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	835 Al Gregg Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 12' building line on Studewood Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 12' building line on Studewood Street.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

134	1820 Dismuke Street	DPV	Approve
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Staff recommendation: Deny the variance(s) and deny the development plat to reduce 10' building line along Dismuke St to 8.5'.

Commission action: Approved the variance(s) and approved the development plat to reduce 10' building line along Dismuke St to 8.5'.

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

Motion finding variance conditions were satisfied and carried with a roll call vote of audible Commissioners, with Commissioners Abraham, Bryant, Mares, Robins, Nelson, Victor, Smith and Cain voting in favor; Commissioners Alleman, Clark, Heisch, Jones, Porras-Pirtle, Rodriguez and Tahir voting against.

Speaker: Connie Martinez, applicant – supportive.

135	142 Haversham Drive	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 12' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a 12' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive.

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

Speaker: Mary Villareal, applicant – supportive.

136 3244 Huntingdon Place DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 4.7' building set back line along San Felipe Road instead of the 25' building line required for building along a major thoroughfare, for a 2nd floor addition to the existing attached Garage.
Commission action: Granted the variance(s) and approved the development plat to allow a 4.7' building set back line along San Felipe Road instead of the 25' building line required for building along a major thoroughfare, for a 2nd floor addition to the existing attached Garage.
Motion: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

137 2126 Milford Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow 10' building setback line along the west side of property along S. Shepherd Drive, in lieu of 25' setback per Sec. 42-152. (a) of Chapter 42.
Commission action: Granted the variance(s) and approved the development plat to allow 10' building setback line along the west side of property along S Shepherd Drive, in lieu of 25' setback per Sec. 42-152. (a) of Chapter 42.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Item 138 and III were taken together at this time.

138 3209 Montrose Boulevard DPV Approve
III. Consideration of an Off-Street Parking Variance for a property located at 3209 Montrose Boulevard
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard.
Commission action: Granted the variance(s) and approved the development plat to allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

139 2532 Reba Drive DPV Deny
Staff recommendation: Deny the variance(s) and deny the development plat 1) to allow for a 12' building line in lieu of the ordinance-required 25' building line along Kirby Drive; 2) allow the existing vehicular access from the major thoroughfare to remain.
Commission action: Denied the variance(s) and denied the development plat 1) to allow for a 12' building line in lieu of the ordinance-required 25' building line along Kirby Drive; 2) allow the existing vehicular access from the major thoroughfare to remain.
Motion: **Mares** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
Speakers: Devin Robinson, applicant, John Paul Capistran and Jose Almodovar – supportive; Beth Rodriguez – opposed.

140 3859 Tartan Lane DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to change the 25' building line along a major thoroughfare to a 10' building line.
Commission action: Granted the variance(s) and approved the development plat to change the 25' building line along a major thoroughfare to a 15' building line.
Motion: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Dr Soo, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 29, 2020

- a. Berry Bayou Detention
- b. Eastridge Terrace Sec 1 replat partial replat no 1
- c. Foster Place partial replat no 6
- d. Foster Place partial replat no 7
- e. Northwest Park Sec 1 partial replat no 3
- f. Nottingham Forest Sec 3 partial replat no 2
- g. Oak Estates partial replat no 2 replat no 1
- h. Ruburfield Subdivision no 66 partial replat no 3
- i. Spring Forest Sec 1 partial replat no 1
- j. Toledo Heights
- k. Windermere partial replat no 2

Staff recommendation: Establish a public hearing date of October 29, 2020 for item II a-k.

Commission action: Established a public hearing date of October 29, 2020 for item II a-k.

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

Item III was taken and acted on earlier with item 138.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2100 BLOCK OF ALABAMA STREET, NORTH SIDE - MLS 770

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side, MLS 770, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side, MLS 770, and forwarded to City Council.

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

V. Excuse the absence of Commissioner Alleman


Commissioner Alleman was present therefore, no Commission action was required.

VI. Public Comment
None

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:31 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary