

Minutes of the Houston Planning Commission

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

October 29, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/367GZZB>
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Arrived at 2:37 p.m. after Director's Report
Susan Alleman	Arrived at 2:37 p.m. after Director's Report
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	
Kevin Robins	
Ileana Rodriguez	Left at 3:18 p.m. during item II
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	Absent
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

Vice Chair M. Sonny Garza 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 15, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 15, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

I. CONSIDERATION OF THE PROPOSED TRANSIT-ORIENTED DEVELOPMENT STREET MAP

Commission action: Approved the proposed transit-oriented development street map and forwarded to City Council.

Motion: **Baldwin**

Second: **Smith**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Joan Turner, Steve Longmire, Dale Furrow, Robert Northrup, Barbara McGuffey, William Stewart, Beverly Taylor Cook, Kyla Simons, Jason Villegaes, Glenna Bell – opposed; Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 134)

Staff recommendation for items **2** and **85** were changed from Defer to Approve.

Items removed for separate consideration: **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81, 87, and 109.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81 and 109**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 20, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 69, 74, 75, 76, 77, 81 and 109**, subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Recusing: **Heisch**

87 Wrenwood partial replat no 1

C3F

Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission recommendation: Approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ann Givens – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

135 Berry Bayou Detention Reserve

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: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Recusing: **Smith**

- 136 Eastridge Terrace Sec 1 replat 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: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 137 Foster Place 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: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Lynda Bradley – position not stated.
- 138 Foster Place 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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 139 Northwest Park Sec 1 partial replat no 3** **C3N** **Withdrawn**
- 140 Nottingham Forest Sec 3 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: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
 Speaker: Joyce Owens, applicant – supportive.
- 141 Oak Estates partial replat no 2 replat no 1** **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: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
 Speakers: Henry Kollenberg, Susan Brandt, Adeeb Gharzouzi, Marvin Krasner, Donna Sutter, Ken Wooten, and Bobby Grover – opposed.
- 142 Ruburfield Subdivision no 66 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: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 143 Spring Forest Sec 1 partial replat no 1** **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: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Janet Canton – position not stated; Ronnie Snyder and Ashley Howard – opposed; Arva Howard, Kim Mickelson – Legal.
- 144 Toledo Heights** **C3N** **Withdrawn**

145 Windermere 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 146 and 146 were taken together at this time.

146 Aldine Pines GP GP Defer
147 Aldine Pines Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per applicant request.
Commission action: Deferred the applications for two weeks per applicant request.
Motion: **Mares** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

148 Briar Hollow Living 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: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers: George Reardon – opposed; Mark Mucasey – supportive.

149 Crown Castle Tower Site 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Vincent Huebinger, applicant – supportive.

150 Cypress Fairbanks ISD C2 Withdrawn
Elementary no 58

Items 151 and 152 were taken together at this time.

151 Edmund Estates C2R Defer
152 Edmund Views C2R Defer
Staff recommendation: Defer the applications for two weeks per applicant request.
Commission action: Deferred the applications for two weeks for per applicant request.
Motion: **Jones** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

Items 153 and 154 were taken together at this time.

153 Grand Oaks South GP Approve
154 Grand Oaks South Sec 1 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

155 Hahls Warren **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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

156 Jesselton Square **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: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

157 Legacy Center Business Park 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

158 Magellan Oates Station **C2** **Defer**
Staff recommendation: Defer the application for two weeks per applicant request.
Commission action: Deferred the application for two weeks per applicant request.
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

159 North Durham Plaza replat no 1 **C2R** **Withdrawn**

160 Rosehill Fire Station no 3 **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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

161 Willowpoint Sec 1 **C3P** **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: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **Heisch**
At the request of Commissioner Alleman TIA updates were discussed by HoJin Lim and Brian Alcott, Houston Public Works.

E SPECIAL EXCEPTIONS

162 Allison Park **C3P** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: Russ Walker, Jake Patrick, applicant – supportive; HoJin Lim, Houston Public Works.

163 Lakes at Creekside GP **GP** **Withdraw**

164 Lakes at Creekside South C3P 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

165 Lakeview Retreat Sec 12 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS
None

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

G EXTENSIONS OF APPROVAL

166	Golf Cars of Houston	EOA	Approve
167	Huffmeister Plaza Sec 1	EOA	Approve
168	Los Pinos Sec 1	EOA	Approve
169	McMahon Circle Sec 1	EOA	Approve
170	Rancho Paraiso	EOA	Approve

H NAME CHANGES
None

I CERTIFICATES OF COMPLIANCE

171	19949 Irene	COC	Approve
172	23743 Elmwood Drive	COC	Approve
173	19748 Forest Drive	COC	Approve
174	26264 Briar Lane	COC	Approve

Staff recommendation: Approve staff's recommendations for items 166-174.

Commission action: Approved staff's recommendations for items 166-174.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **Heisch**
168 and 169

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

175 1414 Hewitt Drive 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: **Porras Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

176 4018 Meadow Lake Lane

DPV

Approve

Staff recommendation: Grant the variance(s) and approve to allow 5' building setback line in lieu of 25' building setback line, along San Felipe Road.

Commission action: Granted the variance(s) and approved to allow 5' building setback line in lieu of 25' building setback line, along San Felipe Road.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 3, 2020

- a. Briar Meadow Sec 1 partial replat no 1
- b. Lozano Estate replat no 1
- c. Scenic Woods partial replat no 3
- d. Shadyvilla Addition no 2 partial replat no 8
- e. Taj Residences partial replat no 1
- f. Trinity Gardens Sec 4 partial replat no 1
- g. West Court partial replat no 10
- h. Westhaven Estates Sec 2 partial replat no 9

Staff recommendation: Establish a public hearing date of December 3, 2020 for items III a-h.

Commission action: Established a public hearing date of December 3, 2020 for items III a-h.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

IV. Public Comment

Commissioner Baldwin wished Director Margaret Wallace Brown a Happy Birthday.

V. ADJOURNMENT

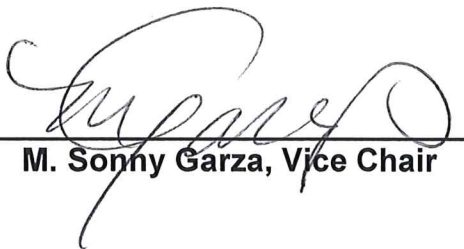
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:32 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



M. Sonny Garza, Vice Chair



Margaret Wallace Brown, Secretary