

## Minutes of the Houston Planning Commission

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

**April 16, 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 quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg Arrived during the Director's Report

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for Absent

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

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.

### DIRECTOR'S REPORT

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

## APPROVAL OF THE MARCH 05, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 05, 2020 Planning Commission meeting minutes.

Motion: **Tahir**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 65)

Items removed for separate consideration: **4, 5, 6, 7, 8, 9, 10, 11, 16, 20, 21, 36 and 52.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 65 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 65 subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 6, 7, 8, 9, 10, 11, 16, 20, 21, 36 and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 6, 7, 8, 9, 10, 11, 16, 20, 21, 36 and 52**, subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Bryant**

Vote: **Carried**

Abstaining: **Heisch**

### C PUBLIC HEARINGS

<b>66</b>	<b>Blueridge Sec 2 partial replat no 1</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>67</b>	<b>Capital Greater Heights partial replat no 1</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>68</b>	<b>Craig Woods partial replat no 26.</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>69</b>	<b>Crestmont Park Sec 1 partial replat no 1</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>70</b>	<b>East End on the Bayou Sec 3 replat no 1 and extension</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>71</b>	<b>Laverne Springs partial replat no</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>72</b>	<b>Melody Oaks partial replat no 22</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>73</b>	<b>Neuen Manor partial replat no 17</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
<b>74</b>	<b>Pine Briar Addition replat no 1 partial replat no 1 and extension</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>

75	<b>Saint Charles Quarter</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
76	<b>Spring Branch Estates no 2 partial replat no 11</b>	<b>C3N</b>	<b>Withdrawn</b>
77	<b>Stoneworks Mansfield Park</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
78	<b>Terraces on Texas Avenue replat no 1</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
79	<b>Westheimer Gardens Extension partial replat no 10</b>	<b>C3N</b>	<b>Withdrawn</b>
80	<b>Westheimer Manor partial replat no 2</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
81	<b>Willow Trace Sec 1 partial replat no 1 and extension</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>
82	<b>Woodleigh partial replat no 2 and extension</b> Item was delayed for two weeks no action taken.	<b>C3N</b>	<b>Delayed</b>

**D VARIANCES**

83	<b>Engelke Place</b>	<b>C2R</b>	<b>Delayed</b>
84	<b>North Harris County Regional Water Authority Regional Pump Station</b>	<b>C2</b>	<b>Delayed</b>
86	<b>TC Jester Place</b> All items were delayed for two weeks no action taken.	<b>C1</b>	<b>Delayed</b>
85	<b>Residence at Oakmont</b>	<b>C3P</b>	<b>Withdrawn</b>
87	<b>Rustic Ranch</b> 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: <b>Nelson</b> Second: <b>Mares</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b>	<b>C2</b>	<b>Approve</b>

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS  
NONE**

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

<b>G</b>	<b>EXTENSIONS OF APPROVAL</b>		
88	Breckenridge Park West Sec 1	EOA	Approve
89	East Aldine Town Center Sec 1 partial replat no 1	EOA	Approve
90	Harper Woods partial replat no 1	EOA	Approve
91	Harper Woods partial replat no 2	EOA	Approve
92	Katy Hockley Warehouse	EOA	Approve
93	Sam Houston Distribution Center	EOA	Approve
94	Stavinoha Acres	EOA	Approve
95	UPS Sweetwater Hub East	EOA	Approve

**H NAME CHANGES  
NONE**

<b>I</b>	<b>CERTIFICATES OF COMPLIANCE</b>		
96	19660 Briarwick Ln	COC	Approve
97	23453 Flower Ridge	COC	Approve

Staff recommendation: Approve staff's recommendation for items 88-97.

Commission action: Approved staff's recommendation for items 88-97.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS  
NONE**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 14, 2020 FOR:**

- a. Augusta Addition partial replat no 2
- b. Echo Leaf
- c. Edgeworth Place Addition Sec 2 partial replat no 1
- d. Griggs Road Villas
- e. Kolfahl Estates replat no 1
- f. Ruburfield Subdivision no 66 partial replat no 2
- g. Southgate partial replat no 3
- h. Spring Branch Estates no 2 partial replat no 12
- i. Westheimer Estates partial replat no 10
- j. Westheimer Gardens partial replat no 4
- k. Wrenwood partial replat no 1

Staff recommendation: Establish a public hearing date of May 14, 2020 for item II a-k.

Commission action: Established a public hearing date of May 14, 2020 for item II a-k.

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

**III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR STUDIO 6 LOCATED AT 14150  
FAYRIDGE DRIVE**

Item was delayed for two weeks no action taken.

**IV. 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: Defer the public hearing until June 11, 2020.

Commission action: Deferred the public hearing until June 11, 2020.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**V. PUBLIC COMMENT  
NONE**

**VI. EXCUSE THE ABSENCES OF COMMISSIONER ALLEMAN AND BRYANT**

Commissioners Alleman and Bryant were present; therefore, no Commission action was required.

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:01 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Margaret Wallace Brown, Secretary**