

## Minutes of the Houston Planning Commission

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

**April 30, 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 2:39 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 Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived 3:06 pm during item #92

Meera D. Victor

Scott Cain for

Absent

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

Present

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 APRIL 16, 2020 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 16, 2020 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)**

Items removed for separate consideration: **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87.**

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87**, subject to the CPC 101 form conditions.

Motion: **Baldwin**                      Second: **Clark**                      Vote: **Unanimous**                      Recused: **Alleman  
Heisch and Sigler**

**C PUBLIC HEARINGS**

**88      Blueridge Sec 2 partial replat no 1                      C3N                      Defer**

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

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

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

**89      Capital Greater Heights 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: **Clark**                      Vote: **Unanimous**                      Abstaining: **None**

**90      Craig Woods partial replat no 26.                      C3N                      Defer**

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

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

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

**91      Crestmont Park Sec 1 partial replat no 1                      C3N                      Withdrawn**

**92      East End on the Bayou Sec 3                      C3N                      Defer**  
**replat no 1 and extension**

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

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

Motion: **Baldwin**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **Rosenberg**

Speaker: Joseph Solis - supportive.

- 93 Laverne Springs partial replat no 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 94 Melody Oaks partial replat no 22 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: **Bryant** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 95 Neuen Manor partial replat no 17 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: **Heisch**
- 96 Pine Briar Addition replat no 1 C3N Approve**  
**partial replat no 1 and extension**  
 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 97 Saint Charles Quarter C3N Defer**  
 Staff recommendation: Defer the application for two weeks per applicant's request.  
 Commission action: Deferred the application for two weeks per applicant's request.  
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 98 Stoneworks Mansfield Park 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: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 99 Terraces on Texas Avenue 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 100 Westheimer Manor partial replat no 2 C3N Defer**  
 Staff recommendation: Defer the application for two weeks per applicant's request.  
 Commission action: Deferred the application for two weeks per applicant's request.  
 Motion: **Tahir** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 101 Willow Trace Sec 1 partial replat C3N Approve**  
**no 1 and extension**  
 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**  
 Speakers: Jolie Craft, applicant – supportive; Brian Krebs, Karen Windeman, Victor Pena, Kimberly Carter, Jorge Garcia, Hali Zidiky, Al Adorno and Patrick Laskey – opposed.

**102 Woodleigh partial replat no 2 and extension** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**103 Bass Enclave** **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: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**104 Deville Landing** **C3R** **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: **Tahir** Vote: **Unanimous** Abstaining: **None**

**105 Engelke Place** **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: **Garza** Vote: **Unanimous** Abstaining: **None**

**106 Houston Heights partial replat no 27** **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: **Sigler** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**  
Speaker: John Blackburn – opposed.

**107 Houston Texas Fire Fighters Federal Credit Union North** **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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
Speakers: Carlos Espinoza Y Sanchez, applicant – supportive; Emely Baruque – opposed.

Items 108 and 109 were taken together at this time and voted on separately.

**108 Katy Legacy GP** **GP** **Defer**  
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 plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks to give the applicant time to meet with Harris County regarding a pedestrian circulation plan.

Motion: **Nelson**      Second: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**  
Speaker: Shawn Massock, applicant – supportive.

**109 Katy Legacy Sec 1**      **C3P**      **Defer**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks to give applicant time to meet with Harris County regarding a pedestrian circulation plan.  
Motion: **Garza**      Second: **Tahir**      Vote: **Unanimous**      Abstaining: **None**

**110 North Harris County Regional Water Authority Regional Pump Station**      **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: **Jones**      Vote: **Unanimous**      Recused: **Victor**

**111 Pinecrest Sec 5**      **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: **Alleman**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**  
Speaker: Kent Marsh, applicant – supportive.

**112 SLD and HJK Investments**      **C3R**      **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: **Garza**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**113 TC Jester Place**      **C1**      **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: **Baldwin**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**114 Breckenridge West Sec 10**      **C3P**      **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: **Baldwin**      Second: **Jones**      Vote: **Unanimous**      Recused: **Heisch**  
Speaker: Daniel Valdez, applicant – supportive.

## **F RECONSIDERATION OF REQUIREMENTS**

**115 East Heights at Airline C3P Approve**  
 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

- G EXTENSIONS OF APPROVAL**
- |     |   |     |         |
|-----|---|-----|---------|
| 116 | Avenue J Development                                    | EOA | Approve |
| 117 | BTS Capital Inc   | EOA | Approve |
| 118 | Melrose Place Reserve                                   | EOA | Approve |
| 119 | Springwoods Village District Sec 5                      | EOA | Approve |
| 120 | Springwoods Village District Sec 6                      | EOA | Approve |
| 121 | Springwoods Village Parkway<br>Street Dedication Sec 4  | EOA | Approve |
| 122 | Springwoods Village Parkway<br>Street Dedication Sec 5  | EOA | Approve |
| 123 | Steeplechase Sec 1 partial replat<br>no 1 and extension | EOA | Approve |
| 124 | Windrow Sec 2   | EOA | Approve |
- H NAME CHANGES**  
NONE
- I CERTIFICATES OF COMPLIANCE**
- |     |                        |     |         |
|-----|------------------------|-----|---------|
| 125 | 10026 Gaines Road      | COC | Approve |
| 126 | 25324 Ravencrest Drive | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 116-126.  
 Commission action: Approved staff's recommendation for items 116-126.  
 Motion: **Victor** Second: **Heisch** 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. Brundage Woods replat no 2 and extension
  - b. Cypress Creek Plaza partial replat no 1
  - c. Melbourne Place Sec 1 partial replat no 2
  - d. Melbourne Place Sec 1 partial replat no 3
  - e. Neuen Manor partial replat no 18
  - f. Oak Forest of La Sierra partial replat no 1
  - g. South Main Estates Sec 2 partial replat no 1
  - h. Spring Oaks replat no 1 partial replat no 4
  - i. Washington Terrace partial replat no 5

Staff recommendation: Establish a public hearing date of May 28, 2020 for item II a-i.  
 Commission action: Established a public hearing date of May 28, 2020 for item II a-i.  
 Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve the Hotel/Motel variance.

Commission action: Approved the Hotel/Motel variance.

Motion: **Porras-Pirtle**      Second: **Clark**      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 5:04 p.m.

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



**Martha L. Stein, Chair**



**Margaret Wallace Brown, Secretary**

13-11-1911