

Minutes of the Houston Planning Commission

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

May 28, 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 roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:38 p.m. during Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Left at 5:08 p.m. before item 99

Kevin Robins

Absent

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:38 p.m. during Director's Report

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

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 MAY 14, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 14, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION OF PUBLIC COMMENTS OF CHAPTER 42 AMENDMENTS

Presentation was given by Dipti Mathur, Planning and Development Department.

II. CONSIDERATION OF THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES

Presentation was given by Muxian Fang, Planning and Development Department

Commissioner Baldwin made a motion, seconded by Commissioner Rosenberg, to amend section 40-555 sidewalks standards and section 40-556 modification of standards in the proposed sidewalk ordinance. Motion passed unanimously.

Commissioner Mares rejoined meeting at 3:33 p.m.

Staff recommendation: Accept the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forward to City Council.

Commission action: Accepted the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forwarded to City Council.

Motion: **Baldwin**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Motion passed unanimously with a roll call vote, Commissioners Garza, Abraham, Alleman, Baldwin, Bryant, Clark, Heisch, Jones, Mares, Robins, Nelson, Porrás-Pirtle, Rosenberg, Sigler, Tahir, Victor, Smith and Cain voting in favor.

Speakers: Council Member David Robinson, Council Member Sally Alcorn, Council Member Carolyn Evans-Shabazz; Sean Murphy, Jack Miller, Hussain Nathoo, Andrew Kerr, Carlos Espinoza Y Sanchez, and Neal Ehardt – supportive; Ruth Skaff, Dale Furrow, Sandra Stevens, Kathleen O'Reilly, Pam Campbell and Carolyn Sumners – opposed; Lucretia Allen – no position stated; Cindy and Deborah Moran's comments were read by staff.

III. CONSIDERATION OF THE PROPOSED HOGAN, MIDTOWN, EMANCIPATION WALKABLE PLACE PILOT AREA PLANS

Presentation was given by Muxian Fang, Planning and Development Department

Staff recommendation: Accept the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forward to City Council.

Commission action: Accepted the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forwarded to City Council.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 92)

Staff recommendation for item **79** was changed from defer to approve.

Items removed for separate consideration: **1, 11, 12 and 16.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.

Motion: **Victor**

Second: **Porrás-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

16. Elyson Sec 32 **C3P** **Approve**
 Speaker: Jennifer Curtis – opposed.
 Recommendation for item **16** was changed from defer to approve per the request of Harris County.

Staff recommendation: Approve staff’s recommendation for items **1, 11, 12 and 16**, subject to the CPC 101 form conditions.
 Commission action: Approved staff’s recommendations for **1, 11, 12 and 16**, subject to the CPC 101 form conditions.

Motion: **Smith** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS

93 Augusta Addition partial replat no 2 **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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

94 Brundage Woods 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

95 Cypress Creek Plaza partial replat no 1 **C3N** **Withdrawn**

96 Echo Leaf **C3N** **Defer**
 Staff recommendation: Deny the variance and disapprove the plat.
 Commission action: Defer the application for two weeks to give the applicant time to meet with staff to resolve the issues regarding the project.

Motion: **Mares** Second: **Tahir** Vote: **Carried** Abstaining: **None**
 Motion carried with a roll call vote, Commissioners Garza, Alleman, Clark, Jones, Robins, Sigler voting against; Commissioners Abraham, Baldwin, Bryant, Heisch, Mares, Nelson, Porrás-Pirtle, Rosenberg, Victor, Smith and Cain voting in favor.

Speaker: Christopher Browne, applicant – supportive.

97 Melbourne Place Sec 1 partial replat no 2 **C3N** **Withdrawn**

98 Melbourne Place Sec 1 partial replat no 3 **C3N** **Withdrawn**

99 Neuen Manor partial replat no 18 **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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

100 Oak Forest of La Sierra 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speakers: Patricia Noble and Michelle Vargas – position not stated; Alex Sohrabkhani, Emmanuel Amadasun, Kellie Walther and Hope Sampson – opposed.

- 101 South Main Estates Sec 2 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 102 Spring Oaks replat no 1 partial replat no 4** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 103 Washington Terrace partial replat no 5** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Patricia Noble, applicant – supportive.
- 104 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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 105 Bass Enclave** **C2R** **Deny**
 Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch left the meeting at 5:35 p.m.

- 106 Elyson 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: **Jones** Second: **Bryant** Vote: **Unanimous** Recused: **Heisch**

Commissioner Heisch returned at 5:39 p.m.

- 107 Houston Heights partial replat no 27** **C2R** **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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 108 Houston Texas Fire Fighters Federal Credit Union North** **C2R** **Withdrawn**

109 Oakview Farms Sec 2 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

110 Paloma Estates 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Joyce Owens, applicant – supportive.

Commissioner Clark left the meeting at 5:51 p.m.

111 West Ontario Management LLC 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

112 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

113 East Heights at Airline 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Clark returned at 6:00 p.m.

114 Heritage Senior Residence C2 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: **Jones** Vote: **Unanimous** Abstaining: **None**

115 Yellowstone Academy Campus 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **Sigler**

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

G EXTENSIONS OF APPROVAL

116	Becker Meadows Sec 3	EOA	Approve
117	Becker Meadows Sec 4	EOA	Approve
118	Casitas at Lake Houston	EOA	Approve
119	Luthe Properties	EOA	Approve
120	Pinecrest Center Sec 2	EOA	Approve
121	Pinecrest Center Sec 1	EOA	Approve
122	Pinto Business Park Drainage Detention Sec 2	EOA	Approve
123	Pinto Business Park Drainage Detention Sec 1	EOA	Approve
124	River Oaks Green	EOA	Approve
125	Senterra Richmond	EOA	Approve
126	Sorrento	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

127	26307 Hunters Trail	COC	Approve
128	20647 Ravenwood Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items 116-128.

Commission action: Approved staff's recommendation for items 116-128.

Motion: **Bryant** Second: **Clark** Vote: **Carried** Abstaining: **Heisch 118, 122, 123 and 124**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

129	4804 Gano Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line for a new duplex.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line for a new duplex.

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

130	5230 Redstart Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced garage building line variance of 10', instead of the ordinance required 20' garage building line, along Endicott Lane.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced garage building line variance of 10', instead of the ordinance required 20' garage building line, along Endicott Lane.

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

131	2015 Stevens Street	DPV	Defer
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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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2020 FOR:

- a. Braeburn Terrace Sec 1 partial replat no 3
- b. Bridges on Lake Houston Sec 9 partial replat no 1
- c. Cresmere Place partial replat no 3
- d. Davidson Heights
- e. Feldman Court partial replat no 1
- f. Francis Oak Landing
- g. Glendower Court partial replat no 4
- h. Hickory Ridge partial replat no 1
- i. Hyde Park partial replat no 10 **REMOVED**
- j. Langston Place Sec 1 partial replat no 1
- k. Marvin Gardens partial replat no 1
- l. Newport Sec 6 partial replat no 2
- m. North Norhill partial replat no 3
- n. Riverside Terrace Sec 6 partial replat no 2
- o. Sunset Plaza Meadows replat no 1
- p. Usener Addition partial replat no 2
- q. Victoria Court replat no 1
- r. Wells Addition partial replat no 1
- s. Westheimer Gardens Extension partial replat no 10
- t. Westmore Reserve
- u. Whitney Place West partial replat no 1

Staff recommendation: Establish a public hearing date of June 25, 2020 for item V a-h and j-u.

Commission action: Established a public hearing date of June 25, 2020 for item V a-h and j-u.

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1348 HEIGHTS BOULEVARD

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Rob Hubbert's comments were read by staff; Matthew Bennett – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 620 W. 27TH STREET

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

Speaker: David Coker – opposed.

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:28 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary