

Minutes of the Houston Planning Commission

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

December 3, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3pXZm7w>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:32 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:36 p.m. during Chair's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:01 p.m. during item 128

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Absent

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:36 p.m. during Chair's Report

Meera D. Victor

Scott Cain for

Arrived at 2:40 p.m. during approval of minutes

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

Chair Martha L. Stein 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. She invited Christon Butler to comment regarding Houston Public Works.

Christon Butler, Deputy Director of Houston Public Works announced that Hien Pham, Assistant City Engineer is serving the Commission until a new City Engineer is named.

APPROVAL OF THE NOVEMBER 12, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 12, 2020 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 120)

Items removed for separate consideration: **2, 5, 7, 8, 9, 10, 18, 23, 24, 25, 26, 27, 44, 45, 53, 54, 56, 57, 58, and 62.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 120 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 120 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items : **2, 5, 7, 8, 9, 10, 18, 23, 24, 25, 26, 27, 44, 45, 53, 54, 56, 57, 58, and 62** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for : **2, 5, 7, 8, 9, 10, 18, 23, 24, 25, 26, 27, 44, 45, 53, 54, 56, 57, 58, and 62** subject to the CPC 101 form conditions.

Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Recusing: **Dalton, Heisch Sigler, Smith and Victor**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

121 Briarmeadow Sec 1 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: **Clark** Vote: **Unanimous** Abstaining: **None**

122 Glenview Heights 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

123 Lozano Estate 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

124 Scenic Woods partial replat no 3 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: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Charles Noble – opposed.

125 Shadyvilla Addition no 2 C3N Approve
partial replat no 8

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: **Mares** Vote: **Unanimous** Abstaining: **None**

126 Taj Residences 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: **Dalton** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

127 Trinity Gardens Sec 4 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

128 West Court partial replat no 10 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: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

129 Westhaven Estates Sec 2 C3N Approve
partial replat no 9
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: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Sara Koch-Braun, Sheila Johnstone and Andrew Hooper – opposed.

D VARIANCES

130 Clearwick 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

131 Harris County MUD no 62 C2 Approve
Lift Station 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

132 Highland Vista 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 conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Charles Cade – opposed.

133 Katy ISD Northwest Facility GP 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: **Abraham** Vote: **Unanimous** Abstaining: **None**

134 Preserve at Newport 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 conditions.
Motion: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 135 and 136 were taken together at this time.

135 Villages of Pine Ridge GP GP Defer
136 Villages of Pine Ridge Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

137 Wunderlich Residential 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

138 Amira Sec 19 C3 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: **Bryant** Second: **Clark** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

At 3:43 p.m. Commissioner Porrás-Pirtle stepped away from the meeting.

139 Elyson Sec 44 C3 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: **Alleman** Vote: **Carried** Abstaining: **Dalton and Heisch**

F RECONSIDERATION OF REQUIREMENTS

140 Villages at Tour 18 Sec 3 C3P 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

141 Yorkdale Residence C2 Withdrawn

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

G EXTENSIONS OF APPROVAL

142	Allendale Townsite Sec A partial replat no 4	EOA	Approve
143	Balmoral Sec 25	EOA	Approve
144	Brooklyn Trails Sec 2	EOA	Approve
145	Champions Green Courtyard Offices	EOA	Approve
146	Industrial at FM 1960 Sec 1	EOA	Approve
147	Sainz Estates	EOA	Approve
148	Ten Acre Lake Reserve	EOA	Approve
149	Yellowstone Academy Campus	EOA	Approve

H NAME CHANGES

150	Cypress Fairbanks ISD Elementary no 57 (prev. Bridgeland Parkland Village Reserve Sec 4)	NC	Approve
151	Edmund Crossing (prev. Eado Station Crossing)	NC	Approve
152	Edmund Point (prev. Eado Station Point)	NC	Approve
153	Grand Oaks Place GP (prev. Grand Oaks South GP)	NC	Approve
154	Point East (prev. East Point)	NC	Approve

I CERTIFICATES OF COMPLIANCE

155	27265 Peach Creek Drive	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 142-155.
Commission action: Approved staff's recommendations for items 142-155.
Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Heisch item 150**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156	844 E. 29 th Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to build into the general 10' set back by 6' on the side street Princeton on the corner lot, by requesting a 4' building line, instead of the ordinance 10' building line.
Commission action: Granted the variance(s) and approved the development plat to build into the general 10' set back by 6' on the side street Princeton on the corner lot, by requesting a 4' building line, instead of the ordinance 10' building line.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

157 8360 Kirby Drive

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 2.5' building line, in lieu of the ordinance-required 25' building line along Kirby Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a 2.5' building line, in lieu of the ordinance-required 25' building line along Kirby Drive.

Motion: **Alleman**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

At 3:53 p.m. Commissioner Porras Pirtle returned.

At 4:00 p.m. Commissioner Rosenberg stepped away from the meeting.

158 2532 Reba Drive

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow for a 10' building line in lieu of the ordinance-required 25' building line along Kirby Drive.

Commission action: Granted the variance(s) and approved the development to allow for a 10' building line in lieu of the ordinance-required 25' building line along Kirby Drive.

Motion: **Sigler**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Beth Rodriguez and Monica Fisher – opposed; John Paul Capistran, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 7, 2021

- a. **Craig Woods partial replat no 30**
- b. **Harper Woods partial replat no 3**
- c. **Pine Forest Annex partial replat no 1**
- d. **Residences at Fonde Park**
- e. **Riverside Terrace Sec 10 partial replat no 1**
- f. **Steeplechase Sec 1 partial replat no 2**
- g. **Steeplechase Sec 2 partial replat no 1**

Staff recommendation: Established a public hearing date of January 7, 2021 for item II a-g.

Commission action: Established a public hearing date of January 7, 2021 for item II a-g.

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

III. Public Comments

NONE

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:10 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**


 Martha L. Stein, Chair


 Margaret Wallace Brown, Secretary