

Minutes of the Houston Planning Commission

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

December 17, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/379sDob>
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

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:43 p.m. before item 181

Lisa Clark

Rodney Heisch

Randall L. Jones

Absent

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:51 p.m. during items A and B

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 4:26 p.m. before items G, H and I

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.

APPROVAL OF THE DECEMBER 3, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 3, 2020 Planning Commission meeting minutes as amended.

Motion: **Clark**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

I. REVISITING THE MAJOR THOROUGHFARE AND FREEWAY PLAN (MTFP)

Presentation was given by Sharon Moses-Burnside, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 164)

Staff recommendation for item **16** was changed from Defer to Approve.

Items removed for separate consideration: **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147, and 154.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 164 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 164 subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147 and 154,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 3, 6, 7, 8, 16, 17, 25, 41, 43, 65, 66, 67, 68, 72, 80, 81, 82, 147 and 154,** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Robins**

Vote: **Unanimous**

Recusing: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

165 Balmoral Sec 24 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: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

166 Barclay Place partial replat no 1

C3N

Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Abraham**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Phyllis Bernard – opposed.

167 Canterbury Estates 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: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Ralph Bartholow – position not stated.

168 Craig Woods partial replat no 29

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**

- 169 Hardy Lee Crossing 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: **Robins** Vote: **Unanimous** Abstaining: **None**
- 170 Hillcrest 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 171 Rosedale Gardens Sec 3 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 172 Scenic Woods partial replat no 3** **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker: James Thibodeaux – position not stated.
- 173 Smith House on Harvard partial replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the application for three weeks for further study and review.
 Commission action: Deferred the application for three weeks for further study and review.
 Motion: **Heisch** Second: **Rosenberg** Vote: **Unanimous** Recusing: **Baldwin**
- 174 St. Vincent De Paul Catholic Church** **C3N** **Defer**
 Staff recommendation: Defer the application for three weeks per the applicant's request.
 Commission action: Deferred the application for three weeks per the applicant's request.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 175 Toledo Heights** **C3N** **Withdrawn**
- 176 Williams on Canal replat no 1** **C3N** **Defer**
 Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.
 Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 177 Zeeshons Synott Plaza** **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: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 178 and 179 were taken together at this time.

178 Chapman Highline East C2R Defer
179 Chapman Highline West C2R Defer

Staff recommendation: Defer the application for three weeks to give the applicant time to provide additional information.

Commission action: Deferred the application for three to give the applicant time to provide additional information.

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

Speaker: Edward Frazier – position not stated.

180 Duncans C2 Defer

Staff recommendation: Defer the application for three weeks for Chapter 42 Planning Standards.

Commission action: Deferred the application for three weeks for Chapter 42 Planning Standards.

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

Speaker: Justin Freeman – position not stated.

181 Katy ISD Northwest Facility GP Approve

Staff recommendation: Grant the variance to intersection spacing along Longenbaugh, deny variance to exceed intersection spacing along the eastern boundary south of Longenbaugh and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance to intersection spacing along Longenbaugh, denied variance to exceed intersection spacing along the eastern boundary south of Longenbaugh and approved the plat subject to the CPC 101 form conditions.

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

Motion: **Baldwin**

Speaker: Jennifer Curtis - supportive.

182 Scarlet Zone C2R 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**

Items 183 and 184 were taken together at this time.

183 Villages of Pine Ridge GP Approve

184 Villages of Pine Ridge Sec 1 C3P Approve

Staff recommendation: Deny variance to exceed intersection spacing along the eastern boundary, grant the variance to exceed intersection spacing along the southern boundary, grant the variance to not extend or terminate with a cul-de-sac Doverbrook Drive and approve the plats subject to the CPC 101 form conditions.

Commission action: Denied variance to exceed intersection spacing along the eastern boundary, granted the variance to exceed intersection spacing along the southern boundary, granted the variance to not extend or terminate with a cul-de-sac Doverbrook Drive and approved the plats subject to the CPC 101 form conditions.

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

E SPECIAL EXCEPTIONS

185 Amira Sec 19 **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 approve the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Recusing: **Dalton Heisch and Sigler**

F RECONSIDERATION OF REQUIREMENTS

186 Villages at Tour 18 Sec 3 **C3P** **Disapprove**
 Motion was made by Commissioner Clark, seconded by Commissioner Smith to table item 186 until the end of the agenda to give staff and the applicant time to discuss the application. Motion carried unanimously.
 Speaker: Christopher Browne – applicant – supportive.

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

G EXTENSIONS OF APPROVAL

187	Bayou Woods Sec 5	EOA	Approve
188	Caldwell Gosling	EOA	Approve
189	Channelview ISD High School Campus	EOA	Approve
190	Gosling Plaza	EOA	Approve
191	Harvest Green Community Center	EOA	Approve
192	HCC Katy Educational Building	EOA	Approve
193	Katy Mason Business Park	EOA	Approve
194	Levey Group 8 on the Loop	EOA	Approve
195	Morton Creek Ranch Sec 23	EOA	Approve
196	Ranch County Sec 4 partial replat no 1	EOA	Approve
197	Ranch County Sec 5 partial replat no 1	EOA	Approve
198	Ranch County Sec 5 partial replat no 2	EOA	Approve

H NAME CHANGES

199	Grand Oaks Village GP (prev. Grand Oaks South GP)	NC	Approve
200	Khan (prev. Kahn)	NC	Approve

I CERTIFICATES OF COMPLIANCE

201	1105 Success Lane	COC	Approve
202	18418 Choctaw Street	COC	Approve
203	23174 Ford Road	COC	Approve
204	7426 De Priest Street	COC	Approve

Staff recommendation: Approve staff's recommendations for items 187-204.

Commission action: Approved staff's recommendations for items 187-204.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

205 201 E. 37th Street DPV Defer

Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 21, 2021

- a. **Carrie Street Court replat no 1**
- b. **Craig Woods partial replat no 31**
- c. **Del Papa Square replat no 1**
- d. **Del Rio Homes**
- e. **Del Rio Park**
- f. **Dolce Living at Midtown replat no 1**
- g. **Enchanted Oaks Sec 2 partial replat no 1 and extension**
- h. **Enclave on Calhoun replat no 1**
- i. **Park Place partial replat no 5**
- j. **Park Place Acre Villa partial replat no 2**
- k. **Westfield Ranch Sec 1 partial replat no 1 and extension**
- l. **Westheimer Estates partial replat no 11**

Staff recommendation: Established a public hearing date of January 21, 2021 for item III a-l.

Commission action: Established a public hearing date of January 21, 2021 for item III a-l.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LITTLE YORK INN LOCATED AT 220 LITTLE YORK ROAD Withdrawn

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR PALACE INN LOCATED AT 10141 EASTEX FREEWAY

Staff recommendation: Grant the Hotel/Motel variance(s).

Commission action: Granted the Hotel/Motel variance(s).

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

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2200 BLOCK OF ALABAMA STREET, NORTH SIDE – MLS 771

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 2200 block of Alabama Street, north side – MLS 771, and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 2200 block of Alabama Street, north side – MLS 771, and forwarded to City Council.

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

Speaker: Chrystal Beasley – supportive.

Item 186 was heard and voted on at this time.

186 Villages at Tour 18 Sec 3 C3P Approve

Staff recommendation: Deny the variance(s) and disapprove the plat.

Commission action: Approved the plat subject to the CPC 101 form conditions, the boundary be adjusted, deed filed before recordation and provide 60' window to golf course.

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

VII. Public Comments

Commissioner Stein took a point of personal privilege to thank the staff for all the hard work they accomplished this year to conducting the meetings after the pandemic. Furthermore, she thanked the Commissioners for their participations and the clients for their patience and cooperation during this time.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary