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
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin Robins
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Scott Cain for
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

66  Blueridge Sec 2 partial replat no 1  C3N  Delayed
Item was delayed for two weeks no action taken.

67  Capital Greater Heights partial replat no 1  C3N  Delayed
Item was delayed for two weeks no action taken.

68  Craig Woods partial replat no 26.  C3N  Delayed
Item was delayed for two weeks no action taken.

69  Crestmont Park Sec 1 partial replat no 1  C3N  Delayed
Item was delayed for two weeks no action taken.

70  East End on the Bayou Sec 3 replat no 1 and extension  C3N  Delayed
Item was delayed for two weeks no action taken.

71  Laverne Springs partial replat no  C3N  Delayed
Item was delayed for two weeks no action taken.

72  Melody Oaks partial replat no 22  C3N  Delayed
Item was delayed for two weeks no action taken.

73  Neuen Manor partial replat no 17  C3N  Delayed
Item was delayed for two weeks no action taken.

74  Pine Briar Addition replat no 1 partial replat no 1 and extension  C3N  Delayed
75 Saint Charles Quarter  C3N  Delayed
Item was delayed for two weeks no action taken.

76 Spring Branch Estates no 2 partial  C3N  Withdrawn
replat no 11

77 Stoneworks Mansfield Park  C3N  Delayed
Item was delayed for two weeks no action taken.

78 Terraces on Texas Avenue replat no 1  C3N  Delayed
Item was delayed for two weeks no action taken.

79 Westheimer Gardens Extension  C3N  Withdrawn
partial replat no 10

80 Westheimer Manor partial replat no 2  C3N  Delayed
Item was delayed for two weeks no action taken.

81 Willow Trace Sec 1 partial replat  C3N  Delayed
no 1 and extension
Item was delayed for two weeks no action taken.

82 Woodleigh partial replat no 2  C3N  Delayed
and extension
Item was delayed for two weeks no action taken.

D VARIANCES

83 Engelke Place  C2R  Delayed
84 North Harris County Regional Water  C2  Delayed
Authority Regional Pump Station

86 TC Jester Place  C1  Delayed
All items were delayed for two weeks no action taken.

85 Residence at Oakmont  C3P  Withdrawn

87 Rustic Ranch  C2  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: Nelson   Second: Mares  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE
Items G, H, and I were taken together at this time.
### G. EXTENSIONS OF APPROVAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Project Details</th>
<th>Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>88</td>
<td>Breckenridge Park West Sec 1</td>
<td>EOA</td>
</tr>
<tr>
<td>89</td>
<td>East Aldine Town Center Sec 1 partial replat no 1</td>
<td>EOA</td>
</tr>
<tr>
<td>90</td>
<td>Harper Woods partial replat no 1</td>
<td>EOA</td>
</tr>
<tr>
<td>91</td>
<td>Harper Woods partial replat no 2</td>
<td>EOA</td>
</tr>
<tr>
<td>92</td>
<td>Katy Hockley Warehouse</td>
<td>EOA</td>
</tr>
<tr>
<td>93</td>
<td>Sam Houston Distribution Center</td>
<td>EOA</td>
</tr>
<tr>
<td>94</td>
<td>Stavinoha Acres</td>
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<tr>
<td>95</td>
<td>UPS Sweetwater Hub East</td>
<td>EOA</td>
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### H. NAME CHANGES

NONE

### I. CERTIFICATES OF COMPLIANCE

<table>
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<th>Item</th>
<th>Project Details</th>
<th>Approval</th>
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</thead>
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<tr>
<td>96</td>
<td>19660 Briarwick Ln</td>
<td>COC</td>
</tr>
<tr>
<td>97</td>
<td>23453 Flower Ridge</td>
<td>COC</td>
</tr>
</tbody>
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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 68 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.
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