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 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
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 replat no 1 and extension       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: 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  C3N  Defer
    no 2
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
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form
  Motion: Mares  Second: Jones  Vote: Unanimous  Abstaining: None
Speakers: Jolie Craft, applicant – supportive; Brian Krebs, Karen Windeman, Victor Pena, Kimberly
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
Speaker: Kent Marsh, applicant – supportive.

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

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
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  EOA  Approve
Street Dedication Sec 4
122  Springwoods Village Parkway  EOA  Approve
Street Dedication Sec 5
123  Steeplechase Sec 1 partial replat  EOA  Approve
no 1 and extension
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

[Signatures]
Martha L. Stein, Chair
Margaret Wallace Brown, Secretary