Minutes of the Houston Planning Commission

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

May 14, 2020
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/3cmQyEO
2:30 p.m.

Call to Order
Chair Martha L. Stein called the meeting to order at 2:48 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

Left at 5:36 p.m. during item 120
Left at 4:04 p.m. during item 103

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 APRIL 30, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 30, 2020 Planning Commission meeting minutes.
    Motion: Clark    Second: Tahir    Vote: Unanimous    Abstaining: None

I. PRESENTATION OF PUBLIC COMMENTS OF CHAPTER 42 AMENDMENTS
    Item was deferred for a later time.

II. PRESENTATION OF PUBLIC COMMENTS FOR THE THREE WALKABLE PLACE PILOT AREA PLANS (HOGAN, MIDTOWN, EMANCIPATION)
    Presentation was given by Muxian Fang, Planning and Development Department

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)
    Items removed for separate consideration: 9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83.

    Staff recommendation: Approve staff’s recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.
    Commission action: Approved staff’s recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.
        Motion: Baldwin    Second: Alleman    Vote: Unanimous    Abstaining: None

    Staff recommendation: Approve staff’s recommendation for items 9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83, subject to the CPC 101 form conditions.
    Commission action: Approved staff’s recommendations for 9, 10, 15, 16, 17, 18, 28, 30, 31, 37, 59 and 83, subject to the CPC 101 form conditions.
        Motion: Mares    Second: Porras-Pirtle    Vote: Carried    Recused: Alleman, Dalton Heisch, Jones and Sigler

C PUBLIC HEARINGS

91 Augusta Addition partial replat no 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: Sigler    Second: Bryant    Vote: Unanimous    Abstaining: None

92 Blueridge Sec 2 partial replat no 1 C3N Withdrawn

93 Craig Woods partial replat no 26. 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: Tahir    Vote: Unanimous    Abstaining: None

94 East End on the Bayou Sec 3 replat no 1 and extension C3N 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: Carried  Abstaining: Rosenberg
Opposed: Abraham, Baldwin and Rodriguez
Speaker: Antonio Padua, applicant – supportive.

95  Echo Leaf  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: Rodriguez  Second: Garza  Vote: Unanimous  Abstaining: None

96  Edgeworth Place Addition 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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None

97  Griggs Road Villas  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: Carried  Opposing: Bryant
Speaker: Kevin Kolb, applicant – supportive; Annette Willis’s comments were read by staff – position not stated.

98  Kolfahl Estates 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

99  Laverne Springs partial replat no  C3N  Withdrawn

100  Ruburfield Subdivision no 66 partial replat no 2  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: Sigler  Vote: Unanimous  Abstaining: None
Speakers: Juan Castillo, applicant – supportive; Michelle Booker – undecided; (Don A. comments were read by staff.)

101  Saint Charles Quarter  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Bryant  Second: Heisch  Vote: Unanimous  Abstaining: None

102  Southgate 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: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Michael Bonderer and David White, applicant – supportive; Benjamin Bahorich and Jenny Beech – opposed.
103  Spring Branch Estates no 2  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: Nelson  Second: Alleman  Vote: Unanimous  Abstaining: None

104  Westheimer Gardens 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: Porras-Pirtle  Second: Jones  Vote: Unanimous  Abstaining: None

105  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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

106  Westheimer Manor partial replat no 2  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: Victor  Vote: Unanimous  Abstaining: None

107  Wrenwood partial replat no 1  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None
Speakers: Ann Givens, (Natalie Fernandez, Richard Waziak, Thomas Hendrickson, Lucy Liwak, Teresa Dutta and Thomas Lee St. John comments were read by staff) – opposed.

D  VARIANCES

108  Bass Enclave  C2R  Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks for per the applicant’s request.
Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

109  Bridgeland Prairieland Village  C2  Approve
Lift Station no 2
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: Porras-Pirtle  Vote: Unanimous  Recused: Heisch

110  Dwell at Lake Houston  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: Mares  Second: Jones  Vote: Unanimous  Abstaining: None
111 Engelke Place 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: Baldwin Second: Jones Vote: Unanimous Abstaining: None

112 Houston Heights partial replat no 27 C2R 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: Tahir Vote: Unanimous Abstaining: None
Speakers: Theo Lawrence, Mark Williamson and (Donna Bennett's comments read by staff) - opposed.

113 Houston Texas Fire Fighters Federal Credit Union North C2R 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: Alleman Vote: Unanimous Abstaining: None
Items 114 and 115 were taken together at this time.

114 Katy Legacy GP GP Approve
115 Katy Legacy Sec 1 C3P Approve
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 plats subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) to exceed intersection spacing along Peek Road and along the western boundary and granted the variance to exceed intersection spacing along Stockdick School Road and approved the plats subject to the CPC 101 form conditions.
Motion: Mares Second: Bryant Vote: Carried Opposing: Clark and Smith
Speaker: Shawn Massock, applicant - supportive

116 Paloma Estates C2R 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: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

117 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: Abraham Second: Tahir Vote: Unanimous Abstaining: None
Speaker: Leesa Love – no position stated.

118 East Heights at Airline 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: Nelson  Second: Clark  Vote: Unanimous  Abstaining: None

119  Heritage Senior Residence  C2  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: Abraham  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers: Mike VanDuser, Charles Albrecht and Chris Guenthner – opposed.

120  Republic Business Center  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: Jones  Second: Garza  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL
121  Balmoral Woodland Hills Reserve  EOA  Approve
122  Balmoral Plaza North  EOA  Approve
123  Balmoral Plaza South  EOA  Approve
124  Bridgeland Parkland Village Sec 43  EOA  Approve
125  Bridgeland Parkland Village Sec 44  EOA  Approve
126  Bridgeland Parkland Village Sec 45  EOA  Approve
127  Cypress Fairbanks ISD Perry Road Sec 1 replat no 1 and extension  EOA  Approve
128  Development at FM 2920  EOA  Approve
129  East River Sec 1  EOA  Approve
130  East River Sec 2  EOA  Approve
131  Greens Road Street Dedication Sec 3  EOA  Approve
132  Hiram Center  EOA  Approve
133  Katy Lakes Sec 3  EOA  Approve
134  Niko Nikos Restaurant partial replat no 1  EOA  Approve
135  Waterview Town Center Movie Theater  EOA  Approve
136  Wayside Village Sec 9  EOA  Approve
137  Wayside Village Sec 12  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE
138  27216 Royal Coach  COC  Approve
139  21088 South St  COC  Approve
140  25389 Red Bird Ln  COC  Approve
141  991 Northpark Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 120-140.
Commission action: Approved staff’s recommendation for items 120-140.

Motion: Bryant  Second: Porras-Pirtle  Vote: Carried  Abstaining: Alleman 127
Heisch 124-126, 129 and 130, Sigler 129 and 130
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

142  5230 Redstart Street  DPV  Defer
Staff recommendation: Defer the application for two weeks per Council Member Castex-Tatum’s request.
Commission action: Deferred the application for two weeks per Council Member Castex-Tatum’s request.
Motion: Garza  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Justin Hill, owner – supportive; Cindy Chapman – opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2020 FOR:
a. Acre Villa of Park Place partial replat no 1
b. Braburn Terrace Sec 1 partial replat no 2
c. Craig Woods partial replat no 27
d. Enchanted Oaks Sec 2 partial replat no 1 and extension
e. Long Point Acres partial replat no 6
f. Washington Terrace partial replat no 6
g. Washington Terrace partial replat no 7
h. Washington Terrace partial replat no 8
Staff recommendation: Establish a public hearing date of June 11, 2020 for item IV a-h.
Commission action: Established a public hearing date of June 11, 2020 for item IV a-h.
Motion: Sigler  Second: Nelson  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 4620 CENTER STREET
Staff recommendation: Deny the off-street parking variance.
Commission action: Denied the off-street parking variance.
Motion: Mares  Second: Nelson  Vote: Carried  Abstaining: None
Roll call vote: Commissioners Garza, Alleman, Bryant, Clark, Heisch, Jones, Mares, Nelson, Porras-Pirtle, Robins, Sigler and Victor voting for the motion and Abraham, Baldwin, Rodriguez, Rosenberg, Tahir, and Smith voting against the motion.
Speakers: Devin Robinson, applicant and Melissa Buhrig – supportive; Jeff Shkolnick – opposed.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:22 p.m.
Motion: Clark  Second: Jones  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary