Minutes of the Houston Planning Commission

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

May 28, 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 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham                       Arrived at 2:38 p.m. during Director's Report
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle                   Left at 5:08 p.m. before item 99
Kevin Robins
Ileana Rodriguez                    Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir                          Arrived at 2:38 p.m. during Director's Report
Meera D. Victor
Scott Cain for
      Commissioner James Ncack
Maggie Dalton for
      The Honorable KP George
Loyd Smith                           Absent
      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. 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 MAY 14, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the May 14, 2020 Planning Commission meeting minutes.
   Motion: Clark   Second: Tahir   Vote: Unanimous   Abstaining: None

I. PRESENTATION OF PUBLIC COMMENTS OF CHAPTER 42 AMENDMENTS
   Presentation was given by Dipti Mathur, Planning and Development Department.

II. CONSIDERATION OF THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES
   Presentation was given by Muxian Fang, Planning and Development Department

Commission Baldwin made a motion, seconded by Commissioner Rosenberg, to amend section 40-555 sidewalks standards and section 40-556 modification of standards in the proposed sidewalk ordinance. Motion passed unanimously.

Commissioner Mares rejoined meeting at 3:33 p.m.

Staff recommendation: Accept the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forward to City Council.
Commission action: Accepted the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forwarded to City Council.
   Motion: Baldwin   Second: Nelson   Vote: Unanimous   Abstaining: None
   Motion passed unanimously with a roll call vote, Commissioners Garza, Abraham, Alleman, Baldwin, Bryant, Clark, Heisch, Jones, Mares, Robins, Nelson, Porras-Pirtle, Rosenberg, Sigler, Tahir, Victor, Smith and Cain voting in favor.

Speakers: Council Member David Robinson, Council Member Sally Alcorn, Council Member Carolyn Evans-Shabazz; Sean Murphy, Jack Miller, Hussain Nathoo, Andrew Kerr, Carlos Espinoza Y Sanchez, and Neal Ehardt – supportive; Ruth Skaff, Dale Furrow, Sandra Stevens, Kathleen O’Reilly, Pam Campbell and Carolyn Sumners – opposed; Lucretia Allen – no position stated; Cindy and Deborah Moran’s comments were read by staff.

III. CONSIDERATION OF THE PROPOSED HOGAN, MIDTOWN, EMANCIPATION WALKABLE PLACE PILOT AREA PLANS
   Presentation was given by Muxian Fang, Planning and Development Department

Staff recommendation: Accept the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forward to City Council.
Commission action: Accepted the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forwarded to City Council.
   Motion: Baldwin   Second: Bryant   Vote: Unanimous   Abstaining: None

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 92)

Staff recommendation for item 79 was changed from defer to approve.
Items removed for separate consideration: 1, 11, 12 and 16.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.
   Motion: Victor   Second: Porras-Pirtle   Vote: Unanimous   Abstaining: None
16. Elyson Sec 32  C3P  Approve
Speaker: Jennifer Curtis – opposed.
Recommendation for item 16 was changed from defer to approve per the request of Harris County.

Staff recommendation: Approve staff’s recommendation for items 1, 11, 12 and 16, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for 1, 11, 12 and 16, subject to the CPC 101 form conditions.
  Motion: Smith  Second: Clark  Vote: Carried  Abstaining: Heisch and Sigler

C  PUBLIC HEARINGS

93 Augusta Addition partial replat no 2  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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

94 Brundage Woods 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: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None

95 Cypress Creek Plaza partial replat no 1  C3N  Withdrawn

96 Echo Leaf  C3N  Defer
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deny the application for two weeks to give the applicant time to meet with staff to resolve the issues regarding the project.
  Motion: Mares  Second: Tahir  Vote: Carried  Abstaining: None
Motion carried with a roll call vote, Commissioners Garza, Alleman, Clark, Jones, Robins, Sigler voting against; Commissioners Abraham, Baldwin, Bryant, Heisch, Mares, Nelson, Porras-Pirtle, Rosenberg, Victor, Smith and Cain voting in favor.
Speaker: Christopher Browne, applicant – supportive.

97 Melbourne Place Sec 1 partial replat no 2  C3N  Withdrawn

98 Melbourne Place Sec 1 partial replat no 3  C3N  Withdrawn

99 Neuen Manor partial replat no 18  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: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None

100 Oak Forest of La Sierra 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: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Patricia Noble and Michelle Vargas – position not stated; Alex Sohrabkhani, Emmanuel Amadasun, Kellie Walther and Hope Sampson – opposed.
101  South Main Estates 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: Jones Second: Garza Vote: Unanimous Abstaining: None

102  Spring Oaks replat no 1 partial replat no 4 C3N Disapprove

Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

Motion: Baldwin Second: Sigler Vote: Unanimous Abstaining: None

103  Washington Terrace partial replat no 5 C3N Disapprove

Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

Motion: Mares Second: Jones Vote: Unanimous Abstaining: None
Speaker: Patricia Noble, applicant – supportive.

104  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: Mares Second: Alleman Vote: Unanimous Abstaining: None

D  VARIANCES

105  Bass Enclave C2R Deny

Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

Commissioner Heisch left the meeting at 5:35 p.m.

106  Elyson 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 form conditions.

Motion: Jones Second: Bryant Vote: Unanimous Recused: Heisch

Commissioner Heisch returned at 5:39 p.m.

107  Houston Heights partial replat no 27 C2R 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: Mares Vote: Unanimous Abstaining: None

108  Houston Texas Fire Fighters C2R Withdrawn

Federal Credit Union North
109 Oakview Farms Sec 2 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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

110 Paloma Estates 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Joyce Owens, applicant – supportive.

Commissioner Clark left the meeting at 5:51 p.m.

111 West Ontario Management LLC 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: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

112 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: Jones  Second: Bryant  Vote: Unanimous  Abstaining: None

113 East Heights at Airline 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: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

Commissioner Clark returned at 6:00 p.m.

114 Heritage Senior Residence C2 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: Jones  Vote: Unanimous  Abstaining: None

115 Yellowstone Academy Campus 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: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: Sigler
Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL
116 Becker Meadows Sec 3 EOA Approve
117 Becker Meadows Sec 4 EOA Approve
118 Casitas at Lake Houston EOA Approve
119 Luthe Properties EOA Approve
120 Pinecrest Center Sec 2 EOA Approve
121 Pinecrest Center Sec 1 EOA Approve
122 Pinto Business Park Drainage EOA Approve
  Detention Sec 2
123 Pinto Business Park Drainage EOA Approve
  Detention Sec 1
124 River Oaks Green EOA Approve
125 Senterra Richmond EOA Approve
126 Sorrento EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
127 26307 Hunters Trail COC Approve
128 20647 Ravenwood Court COC Approve
Staff recommendation: Approve staff’s recommendation for items 116-128.
Commission action: Approved staff’s recommendation for items 116-128.
  Motion: Bryant  Second: Clark  Vote: Carried  Abstaining: Heisch 118,
  122, 123 and 124

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
129 4804 Gano Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10’ building
line along Cavalcade Street, in lieu of the required 25’ building line for a new duplex.
Commission action: Granted the variance(s) and approved the development plat to allow a 10’
building line along Cavalcade Street, in lieu of the required 25’ building line for a new duplex.
  Motion: Baldwin  Second: Victor  Vote: Unanimous  Abstaining: None

130 5230 Redstart Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced
garage building line variance of 10’, instead of the ordinance required 20’ garage building line, along
Endicott Lane.
Commission action: Granted the variance(s) and approved the development plat to allow a reduced
garage building line variance of 10’, instead of the ordinance required 20’ garage building line, along
Endicott Lane.
  Motion: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None

131 2015 Stevens Street DPV 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2020 FOR:
   a. Braeburn Terrace Sec 1 partial replat no 3
   b. Bridges on Lake Houston Sec 9 partial replat no 1
   c. Cresmerre Place partial replat no 3
   d. Davidson Heights
   e. Feldman Court partial replat no 1
   f. Francis Oak Larding
   g. Glendower Court partial replat no 4
   h. Hickory Ridge partial replat no 1
   i. Hyde Park partial replat no 10 REMOVED
   j. Langston Place Sec 1 partial replat no 1
   k. Marvin Gardens partial replat no 1
   l. Newport Sec 6 partial replat no 2
   m. North Norhill partial replat no 3
   n. Riverside Terrace Sec 6 partial replat no 2
   o. Sunset Plaza Meadows replat no 1
   p. Usener Addition partial replat no 2
   q. Victoria Court replat no 1
   r. Wells Addition partial replat no 1
   s. Westheimer Gardens Extension partial replat no 10
   t. Westmore Reserve
   u. Whitney Place West partial replat no 1

Staff recommendation: Establish a public hearing date of June 25, 2020 for item V a-h and j-u.
Commission action: Established a public hearing date of June 25, 2020 for item V a-h and j-u.
      Motion: Mares    Second: Garza    Vote: Unanimous    Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1348 HEIGHTS BOULEVARD

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: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None
Speakers: Rob Hubbert's comments were read by staff; Matthew Bennett – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 620 W. 27TH STREET

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: Baldwin    Second: Alleman    Vote: Unanimous    Abstaining: None
Speaker: David Coker – opposed.

VIII. PUBLIC COMMENT
      NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:28 p.m.
      Motion: Nelson    Second: Clark    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary