

## Minutes of the Houston Planning Commission

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

**August 6, 2020**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/2Pd7UpG>  
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 Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle Absent

Kevin Robins

Ileana Rodriguez

Ian Rosenberg Arrived at 2:43 p.m. during items A and B

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for Absent

The Honorable KP George

Loyd Smith

Left at 3:55 p.m. before item 102

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.

### DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

**APPROVAL OF THE JULY 16, 2020 MAJOR THOROUGHFARE AND FREEWAY PLAN  
RECOMMENDATION MEETING MINUTES**

Commission action: Approved the July 16, 2020 Major Thoroughfare and Freeway Plan Recommendation meeting minutes.

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

**APPROVAL OF THE JULY 23, 2020 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 23, 2020 Planning Commission meeting minutes as amended.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)**

Items removed for separate consideration: **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53.**

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: **Mares**                      Vote: **Unanimous**                      Abstaining: **None**

Staff recommendation: Approve staff’s recommendation for items **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for **2, 8, 9, 10, 13, 19, 27, 28, 39 and 53**, subject to the CPC 101 form conditions.

Motion: **Clark**                      Second: **Garza**                      Vote: **Unanimous**                      Recusing: **Alleman, and Heisch**

**C PUBLIC HEARINGS**

**88 Agua Estates Commercial                      C3N                      Withdrawn**

**89 Alameda Genoa Place partial replat no 2                      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: **Alleman**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**90 Atwood Villas partial replat no 2                      C3N                      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: **Sigler**                      Second: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

**91 Briargate Sec 10 partial replat no 1                      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: **Clark**                      Second: **Victor**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers: Council Member Castex-Tatum; Joyce Allen – opposed.

**92 Foster Place partial replat no 5 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**

**93 Hyde Park partial replat no 9 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**  
Speakers: Kim Mickelson and Arva Howard, Legal Department; Barry Baumgarten, Mrs. Whitworth – opposed; Mary Villareal, applicant – supportive.

**94 Hyde Park 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: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speakers: Barry Baumgarten and Mrs. Whitworth – position not stated; Ken Carey's and Robert Carter's comments were read by staff; Dave Strickland, applicant – supportive.

**95 Lakes at Cypress Hill 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**96 Northgrove Sec 5 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: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**97 Nueces Park Place Sec 1 replat no 1 C3N Defer**  
Staff recommendation: Defer the application for two weeks per Harris County's request.  
Commission action: Deferred the application for two weeks per Harris County's request.  
Motion: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**98 Stogner partial replat no 2 C3N 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**

## **D VARIANCES**

**99 American Tower Victor 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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

At 3:45 p.m. Commissioner Tahir stepped away from the meeting.

**100 Independence Heights partial replat no 1 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**101 Magnolia Park Sec 2 partial replat no 5 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**102 Navigation Mill 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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**103 Wholesale Electric Warehouse replat no 1 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: **Bryant** 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**

<b>104</b>	<b>Becker Meadows Wastewater Treatment Plant</b>	<b>EOA</b>	<b>Approve</b>
<b>105</b>	<b>Birnam Wood Sec 5 partial replat no 1 and extension</b>	<b>EOA</b>	<b>Approve</b>
<b>106</b>	<b>Bissonnet Trade Center</b>	<b>EOA</b>	<b>Approve</b>
<b>107</b>	<b>Cherry Industrial Center</b>	<b>EOA</b>	<b>Approve</b>
<b>108</b>	<b>Copper Ridge at Indian Trails Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>109</b>	<b>Copper Ridge at Indian Trails Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>110</b>	<b>Cypresswood Landing Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>111</b>	<b>Faith Tabernacle</b>	<b>EOA</b>	<b>Approve</b>
<b>112</b>	<b>Huffman Place</b>	<b>EOA</b>	<b>Approve</b>
<b>113</b>	<b>Lakewood Pines Sec 11</b>	<b>EOA</b>	<b>Approve</b>
<b>114</b>	<b>Seamist Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>115</b>	<b>Vibhava Village</b>	<b>EOA</b>	<b>Approve</b>
<b>116</b>	<b>Woodland Lakes Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>117</b>	<b>Woodland Lakes Sec 4</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

**118 27811 N Ossineke Drive COC Approve**

Staff recommendation: Approve staff's recommendation for items 104-118.

Commission action: Approved staff's recommendation for items 104-118.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**119 3116 Columbia DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 3-foot building line on Columbia Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 3-foot building line on Columbia Street.

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

**120 3854 Durness Way DPV Deny**

Staff recommendation: Deny the variance.

Commission action: Denied the variance.

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

Speakers: Blake Watts, applicant – supportive.

**II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2020 FOR:**

- a. Blue Bonnet Estates partial replat no 3
- b. Joy Development School replat no 1
- c. Lamar Terrace partial replat no 9
- d. Meadow Creek Village Sec 1 partial replat no 2
- e. Southland Place partial replat no 3
- f. Willowcreek Ranch Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of September 3, 2020 for item II a-f.

Commission action: Established a public hearing date of September 3, 2020 for item II a-f.

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

At 4:15 p.m. Commissioner Tahir returned.

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1914  
SUMMER STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 2 off-street parking spaces in lieu of the ordinance-required 3 parking spaces for the addition of a secondary dwelling unit to a single-family residential lot.

Commission action: Granted the off-street parking variance to allow 2 off-street parking spaces in lieu of the ordinance-required 3 parking spaces for the addition of a secondary dwelling unit to a single-family residential lot and approve with the additional condition to increase the sidewalk width up to not more than 6', if appropriate, when making the connection.

Motion: **Garza**      Second: **Nelson**      Vote: **Carried**      Opposing: **None**  
Speakers: Paul Benz and Roberto Gonzalez – opposed; Robert Fiederlein, applicant – supportive.

**IV. PUBLIC COMMENT**  
**NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:28 p.m.

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

  
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Martha L. Stein, Chair

  
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Margaret Wallace Brown, Secretary