

Minutes of the Houston Planning Commission

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

September 3, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/2G0GJ00>
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 2:40 p.m. before item I

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Arrived at 2:40 p.m. before item I

Lisa Clark

Rodney Heisch

Randall L. Jones

Arrived at 2:34 p.m. during Director's Report

Lydia Mares

Paul R. Nelson

Arrived at 2:50 p.m. during item 17

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:43 p.m. during item 1

Megan R. Sigler

Zafar Tahir

Arrived at 2:34 p.m. during Director's Report

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith

Left at 4:13 p.m. after item 109

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. Actions must be audible.

DIRECTOR'S REPORT

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

APPROVAL OF THE AUGUST 20, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 20, 2020 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Items removed for separate consideration: **3, 4, 5, 9, 10, 11, 12, 13, 17, 19, 21, 22, 24, 42, 48, 71 and 92.**

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **3, 4, 5, 9, 10, 11, 12, 13, 19, 21, 22, 24, 42, 48 and 92**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for **3, 4, 5, 9, 10, 11, 12, 13, 19, 21, 22, 24, 42, 48 and 92**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Porras-Pirtle** Vote: **Unanimous** Recusing: **Dalton and Heisch**

17. Crossing at the Commons of Lake Houston GP GP 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Commissioner Adrian Garcia and Mayor ProTem Dave Martin – position not stated; Dan Fisher – opposed; Jennifer Curtis, applicant – supportive.

Vice Chair Garza began chairing the meeting at 3:22 p.m.

Chair Stein returned at 3:23 p.m. and resumed chairing the meeting.

71. Eado Station Point 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Speaker: Sandra Flowers – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

104 Blue Bonnet Estates 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

105 Brookhaven Addition replat no 1 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

106 Home Owned Estates Sec 5 C3N Approve
partial replat no 1

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**

107 Honeycomb Ridge 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: **Garza** Second: **Cain** Vote: **Unanimous** Abstaining: **None**

Speakers: Rita McClure, Dawn Witt, - no position stated; James dePriest, applicant-supportive.

108 Houstons Skyscraper Shadows Sec 2 C3N Approve
partial replat no 5

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: **Robins** Vote: **Unanimous** Abstaining: **None**

Speakers: Lee Gonzales – no position stated; Arva Howard, Legal Department.

109 Joy Development School replat no 1 C3N Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for two weeks for further study and review and to give the applicant time to meet with the community.

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

Speakers: Michael Sigman, Douglas Davis, James Deckelman, James Grotta – opposed; Shara Bumgarner, Ohn Nguyen, applicant, Jeff Boutee – supportive.

110 Lamar Terrace 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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Francis Fong – no position stated.

111 Meadow Creek Village Sec 1 C3N Approve
partial replat no 2

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Mr. Gonzales, applicant – supportive; Elizabeth Perez – opposed.

112 Peek Entrepreneurs replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks for further review of the deed restrictions.

Commission action: Deferred the application for two weeks for further review of the deed restrictions.

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

113 Southland Place 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

114 Willowcreek Ranch Sec 9 partial replat no 1 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: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

115 Aldine Westfield Crossing 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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

116 American Tower Victor C2 Withdrawn

117 Commons at Ella Forest 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: **Jones** Vote: **Unanimous** Abstaining: **None**

Items 118 and 19 were taken together at this time.

118 Cypress Oaks North GP GP Approve
19 Cypress Oaks North Sec 3 C3P Approve

Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.

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

119 Dangs Estates C3P 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

120 Katy Legacy Sec 2 C3P Withdrawn

121 Marvida Lift 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

122 Nichols Luxury Living

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: **Mares**

Vote: **Unanimous**

Abstaining: **None**

123 Valley Ranch GP

GP

Defer

Staff recommendation: Grant the variance(s) 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 submit additional information.

Motion: **Abraham**

Second: **Garza**

Vote: **Carried**

Abstaining: **Heisch**

124 York Runnels Villas

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: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

E SPECIAL EXCEPTIONS

125 Avalon at Bridge Creek Sec 2

C3P

Approve

Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Smith**

Second: **Clark**

Vote: **Carried**

Abstaining: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

**126 Cypress Fairbanks ISD
Holbrook Elementary**

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: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

127 Mustang

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: John Guajardo – no position stated.

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

G EXTENSIONS OF APPROVAL

128	Becker Fields Sec 1	EOA	Approve
129	East River Hirsch Reserve	EOA	Approve
130	Fisher Street Terrace	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATION OF COMPLIANCE

131	23275 Micke	COC	Approve
132	20917 Old Sorters Road	COC	Approve

Staff recommendation: Approve staff's recommendation for items 128-132.

Commission action: Approved staff's recommendation for items 128-132.

Motion: **Baldwin** Second: **Victor** Vote: **Carried** Abstaining: **Heisch and Sigler, 129**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

133	835 Al Gregg Street	DPV	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: **Heisch** Vote: **Unanimous** Abstaining: **None**

134	142 Haversham Drive	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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 135 and III were taken together at this time.

135	3209 Montrose Boulevard	DPV	Defer
III	3209 Montrose Boulevard	PV	Defer

Staff recommendation: Defer the applications for two weeks for further study and review.
Commission action: Deferred the applications for two weeks for further study and review.
Motion: **Nelson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 1, 2020

- a. Ashley Pointe Sec 15 partial replat no 1
- b. Briargate Sec 10 partial replat no 1
- c. Newport Sec 2 partial replat no 1
- d. Taj Residences partial replat no 1
- e. Wrenwood partial replat no 1

Staff recommendation: Establish a public hearing date of October 1, 2020 for item II a-e.

Commission action: Established a public hearing date of October 1, 2020 for item II a-e.

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

Item II.b, Briargate Sec 10 partial replat no 1, which was being established for a public hearing date of October 1, 2020 today, was deleted from the agenda and not considered by the Commission. Kim Mickelson of the Legal Department advised Commission that the Legal Department had made a determination that the plat was deemed approved by operation of law.

Item III was heard earlier in the meeting with item 135.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2600-2700 BLOCK OF EAGLE STREET, NORTH SIDE – MLS 767

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 2600-2700 block of Eagle Street, north side – MLS 767, and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 2600-2700 block of Eagle Street, north side – MLS 767, and forwarded to City Council.

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

Speakers: Crystal Beasley, Tara Viser and John Pietch – supportive.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:39 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary