Minutes of the Houston Planning Commission

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

July 23, 2020
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/2ZBbAHR
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 2:55 p.m. during items A & B
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	Left at 5:02 p.m. after item 111
Ian Rosenberg	
Megan R. Sigler	Left at 4:26 p.m. during item 102
Zafar Tahir	
Meera D. Victor	
Scott Cain for Commissioner James Noack	Left at 5:07 p.m. after item 113
Maggie Dalton for The Honorable KP George	Left at 4:14 p.m. after item 97
Loyd Smith The Honorable Lina Hidalgo	Absent

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud

Executive Secretary
Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT
NONE

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

APPROVAL OF THE JULY 9, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 9, 2020 Planning Commission meeting minutes.
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION AND CONSIDERATION OF THE JULY 2020 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEE REPORT
Presentation given by Deidre VanLangen, Houston Public Works.
Commission action: Considered the July 2020 Semi-Annual Water/Wastewater Impact Fee Report and forwarded it to City Council.
Motion: **Nelson** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JULY 2020 DRAINAGE IMPACT FEE REPORT
Presentation given by Deidre VanLangen, Houston Public Works.
Commission action: Considered the July 2020 Drainage Impact Fee Report and forwarded it to City Council.
Motion: **Nelson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Staff recommendation for item **61** was changed from Defer to Approve.

Items removed for separate consideration: **16, 17, 22, 25, 43 and 50.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **16, 17, 22, 25, 43 and 50,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for **16, 17, 22, 25, 43 and 50,** subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Abraham** Vote: **Unanimous** Recusing: **Alleman, Dalton, and Heisch**

C PUBLIC HEARINGS

87 Agua Estates Commercial 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Elizabeth Carrera, applicant – supportive; Patsy Taylor – position not stated; Council Member Castex-Tatum.

88 Atwood villas partial replat no 2 C3N 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**

89 Augusta Addition 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

90 Bayou Oaks 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

91 Blossom Hotel and Suites replat no 2 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: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

92 Blue Bonnet Estates partial replat no 3 C3N Withdrawn

93 Braeburn Terrace Sec 1 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: **Garza** Second: **Clark** Vote: **Carried** Opposing: **Abraham and Mares**
Speakers: Janice Walden, Candice Ayala and Doug Phillips – position not stated. Ngan Nyuyen with Council Member Kamin's office.

94 Briargate Sec 10 partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.
Commission action: Deferred the application for two weeks per Council Member Kamin's request.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Castex-Tatum; Joyce Allen – position not stated.

95 Hardy Terrace 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: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Robin Paoli – opposed; Martin Warer – no position stated. Ms. Martinez's comments were read by staff.

96 Hyde Park partial replat no 9 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.
Commission action: Deferred the application for two weeks per Council Member Kamin's request.
Motion: **Nelson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Bartt Thompson, Barry Baumgarten, Tom Whitworth, Mrs. Whitworth and Michael McCann – opposed.

97 Hyde Park partial replat no 10 C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Kamin's and Alcorn's request.
Commission action: Deferred the application for two weeks per Council Member Kamin's and Alcorn's request.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Dave Strickland and Michael McCann – opposed; Bartt Thompson, Barry Baumgarten, Tom Whitworth, Mrs. Whitworth – position not stated.

98 Melbourne Place Sec 1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

99 Melbourne Place Sec 1 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

100 Saxxon Park C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Dori Boone – supportive.

101 Stogner partial replat no 2 C3N Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Baldwin** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

102 Washington Terrace partial replat no 5 C3N Withdrawn

103 West Bend Sec 1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speakers: Zeta Robertson – position not stated.

At 4:35 p.m. Commissioner Porras-Pirtle stepped away from the meeting.

104 Westfield Sec 4 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Ms. West – opposed; Nick Nicoletti – position not stated.

At 4:45 p.m. Commissioner Porras-Pirtle returned.

105	**Whitney Place West partial replat no 1**	**C3N**	**Withdrawn**
106	**Willowcreek Ranch Sec 9 partial replat no 1**	**C3N**	**Withdrawn**

D VARIANCES

Item 107 and 108 were taken together at this time.

107	**Bellfort Farms GP**	**GP**	**Approve**
108	**Bellfort Farms Sec 1**	**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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

109	**Development at Telge South**	**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: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 4:54 p.m. Commissioner Tahir stepped away from the meeting.

110	**GBP Business Park**	**C2**	**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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

111	**Harris County MUD 165 Wastewater Treatment Plant no 2**	**C2**	**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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 5:02 p.m. Commissioner Tahir returned.

112	**Independence Heights partial replat no 1**	**C2R**	**Defer**

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

113 Navigation Mill **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: **Jones** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

114 Emerald Meadows 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: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speakers: James Lawrence – position not stated; Katy Harris, applicant – supportive.

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

G EXTENSIONS OF APPROVAL

115	**Century Court**	**EOA**	**Approve**
116	**Cypress Station Townhomes**	**EOA**	**Approve**
117	**Northcrest Industrial**	**EOA**	**Approve**
118	**South Heights Reserve at White Oak**	**EOA**	**Approve**
119	**Tavola Sec 23**	**EOA**	**Approve**
120	**Tavola Sec 27**	**EOA**	**Approve**
121	**Wayside Village Detention Reserve**	**EOA**	**Approve**
122	**Yalamanchili Complex**	**EOA**	**Approve**

H NAME CHANGES
123 Elyson Boulevard Street Dedication Sec 2 **NC** **Approve**
(prev. Elyson Boulevard Street Dedcation Sec 2)

I CERTIFICATES OF COMPLIANCE
NONE
Staff recommendation: Approve staff's recommendation for items 115-123.
Commission action: Approved staff's recommendation for items 115-123.
Motion: **Garza** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 119, 120 and 123**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

124 5119 Airport Boulevard DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13.5' building line along Airport Boulevard, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

Commission action: Granted the variance(s) and approved the development plat to allow a 13.5' building line along Airport Boulevard, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

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

125 4501 Garrow Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat (1) to allow a 2.6' building line along Garrow Street, in lieu of the ordinance required 10' building line. (2) to allow a 1.1' building line along Super Street, in lieu of the ordinance required 10' building line and (3) to encroach into the visibility triangle with a new single-family residence.

Commission action: Granted the variance(s) and approved the development plat (1) to allow a 2.6' building line along Garrow Street, in lieu of the ordinance required 10' building line. (2) to allow a 1.1' building line along Super Street, in lieu of the ordinance required 10' building line and (3) to encroach into the visibility triangle with a new single-family residence and with the additional conditions: to remove the fence along the public right of ways, to provide skirting for the crawl space of the residence and to move the existing front stairs if possible, at the discretion of planning department's staff.

Motion: **Rosenberg** Second: **Garza** Vote: **Carried** Opposed: **Jones and Porras-Pirtle**

Speakers: Victor Sanchez, Jeff Boutte, applicant, and Edwin Moturi – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 20, 2020 FOR:

a. Alpha Team Manor replat no 1
b. Brookhaven Addition replat no 1 partial replat no 1
c. Dian Street Villas
d. Fondren Southwest Northfield Sec 7 and 8 partial replat no 2
e. Home Owned Estates Sec 5 partial replat no 1
f. Honeycomb Ridge replat no 2
g. Houstons Skyscraper Shadows Sec 2 partial replat no 5
h. Long Point Acres partial replat no 7
i. Martinez Gardens replat no 1
j. Peek Entrepreneurs replat no 1
k. Pinemont Villas partial replat no 1
l. Spring Oaks replat no 1 partial replat no 4
m. Wrenwood partial replat no 1

Staff recommendation: Establish a public hearing date of August 20, 2020 for item IV a-m.

Commission action: Established a public hearing date of August 20, 2020 for item IV a-m.

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

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

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 3820 WILCREST DRIVE

Staff recommendation: Grant the off-street parking variance(s) to allow 45 off-street vehicle parking spaces, and 21 bicycle spaces in lieu of the ordinance-required 48 vehicle parking spaces for the proposed A-3 (gym) building.

Commission action: Granted the off-street parking variance to allow 45 off-street vehicle parking spaces, and 21 bicycle spaces in lieu of the ordinance-required 48 vehicle parking spaces for the proposed A-3 (gym) building.

Motion: **Garza** Second: **Jones** Vote: **Carried** Opposing: **Porras-Pirtle, Robins and Rosenberg**

Speakers: Martyn Hill and Nancy Mai – opposed; Jackie Rye, applicant – supportive.

VII. CONSIDERATION OF A LANDSCAPE VARIANCE FOR PROPERTY LOCATED AT 600 LOUISIANA STREET

Staff recommendation: Grant the Landscape Plan variance(s).

Commission action: Granted the Landscape Plan variance(s).

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

Speaker: Christie Gollwitzer, applicant – supportive.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER ILEANA RODRIGUEZ

Commissioner Rodriguez was present; therefore, no action was necessary.

IX. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:56 p.m.

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

Martha L. Stein

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary