

Minutes of the Houston Planning Commission

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

August 20, 2020

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

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 3:47 p.m. after item II C; Left at 6:12 p.m. after item 115

Kevin Robins

Ileana Rodriguez

Arrived at 3:07 p.m. during item II B

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:44 p.m. before item II A

Meera D. Victor

Absent

Scott Cain for

Left at 6:12 p.m. after item 115

Commissioner James Noack

Maggie Dalton for

Left at 4:22 p.m. during item 109

The Honorable KP George

Loyd Smith

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 AUGUST 6, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 6, 2020 Planning Commission meeting minutes.

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

2020 Major Thoroughfare and Freeway Plan Amendments Requests Public Hearing and Recommendation Meeting

I. Introduction and Terminology – Sharon Moses-Burnside, City of Houston

II. Major Thoroughfare Deferred Amendment Request

A. (E.) Russell Drive

Presenter: Peter Eccles, City of Houston Planning and Development Department.

Staff recommendation: Approve to designate portions of Vick Drive, Post Oak Lane and Strickland Drive as Minor Collector streets on the Major Thoroughfare and Freeway Plan, and forward to City Council.

Commission action: Approved to designate portions of Vick Drive, Post Oak Lane and Strickland Drive as Minor Collector streets on the Major Thoroughfare and Freeway Plan, and forwarded to City Council.

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

B. (F.) Street A (Pecan Estates)

Presenter: Peter Eccles, City of Houston Planning and Development Department.

Staff recommendation: Approve realignment of Minor Collector Street A along Hurta Road on the Major Thoroughfare and Freeway Plan, and forward to City Council.

Commission action: Approved realignment of Minor Collector Street A along Hurta Road on the Major Thoroughfare and Freeway Plan, and forwarded to City Council.

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

Speakers: Camile Tobin and Sharon Cotton – position not stated; Joel Facus, Lisa Ellender, Marcus Arnold and Cynthia Nail – opposed.

C. (G.) South Wayside

Presenter: Melissa Beeler, City of Houston Planning and Development Department.

Staff recommendation: Maintain a Major Thoroughfare alignment for South Wayside while the Department studies the alignment for this area, which means either deny the deletion request or approve the alternative 500-ft radius alignment with either 100' right-of-way (ROW) width or 80' ROW width.

Commission action: Approve the alternative to realign Major Thoroughfare South Wayside Drive to Martindale and Carson Road via a 500-ft radius alignment with 100' ROW, and forwarded to City Council.

Motion: **Alleman** Second: **Bryant** Vote: **Carried** Abstaining: **Heisch**
Speakers: Patti Knudson Joiner – supportive; Tracy Stephens – position not stated.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 106)

Items removed for separate consideration: **1, 8, 9, 10, 15, 16, 18, 22, 23, 24, 25, 26, 37, 38, 48, 56, 62 and 68.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 106 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 106 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **1, 8, 9, 10, 15, 16, 22, 23, 24, 25, 26, 37, 38, 48, 56, 62 and 68**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **11, 8, 9, 10, 15, 16, 22, 23, 24, 25, 26, 37, 38, 48, 56, 62 and 68**, subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Recusing: **Alleman Dalton and Heisch**

18. Crossing at the Commons of Lake Houston GP GP 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**

Speaker: Josh Stoll, Dan Fisher, Amanda McGee, Lauren James – position not stated; Desiree Westcott – opposed; Thomas Bennet, Jenna Pokuda, Mr. Jacks and Diane Ellis' comments were read by staff; Jennifer Curtis, applicant – supportive.

C PUBLIC HEARINGS

107 Almeda Genoa Place 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: **Baldwin** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

108 Alpha Team Manor 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Nancy Scott – position not stated.

109 Briargate Sec 10 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: **Carried** Opposing: **Bryant**

Speakers: Council Member Castex-Tatum; Mary Ross, Joyce Allen and Dolores Collins – opposed.

Item 109 was reconsidered after item 147.

110 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: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

111 Dian Street 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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Judy Oelke, Lauren James, Doug Palega, Stephanie Kioussis, Brian Strong, Andrew Badera, Mary Frontiera and Krisan Seguette – opposed; Kevin Strickland, Brie Barnes, Dixie Friend - comments read by staff; Mikalla Hodges, applicant and Jervon Harris – supportive; Curtis Prater, Sara Amelunke – position not stated; Arva Howard, Legal Department.

At 5:07 p.m., Commissioner Rosenberg stepped away from the meeting.

112 Fondren Southwest Northfield Sec 7 and 8 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: **Garza** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch**

Speakers: George Hanks – position not stated; Steven Petak – opposing; Karen Jones - comments read by staff; Stephanie Hamilton, applicant – supportive.

At 5:39 p.m., Chair Martha L. Stein stepped away from the meeting and Vice Chair M. Sonny Garza presided over the meeting.

113 Home Owned Estates Sec 5 partial replat no 1 C3N Defer

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

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

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

114 Honeycomb Ridge 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speakers: Dawn Witt, James DePriest, Jeanette Groves, Elizabeth Essery and Anine Pedersen – opposed.

115 Houstons Skyscraper Shadows Sec 2 partial replat no 5 C3N Defer

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

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

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

Speaker: Lee Gonzales – opposed; Kim Mickelson and Arva Howard, Legal Department; Leroy Mills – position not stated.

At 6:12 p.m., Commissioner Rosenberg returned, Commissioners Cain and Porras-Pirtle departed.

At 6:13 p.m., Vice Chair M. Sonny Garza took roll call to verify quorum, with the following Commissioners audible and in attendance: Garza, Abraham, Alleman, Baldwin, Clark, Heisch, Jones, Mares, Nelson, Robins, Rodriguez, Rosenberg, Sigler, Smith, Wallace Brown.

Vice Chair verified that the following Commissioners were not audible or in attendance at this time: Stein, Bryant, Porras-Pirtle, Tahir, Victor, Dalton, Cain.

116 Long Point Acres partial replat no 7 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

117 Martinez Gardens 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Council Member Carolyn Evans-Shabazz; Emil Haddad, applicant – supportive; Arva Howard, Legal Department.

118 Nueces Park Place Sec 1 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**

At 6:28 p.m., Chair Martha L. Stein returned.

119 Peek Entrepreneurs replat no 1 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

120 Pinemont Villas partial replat no 1 C3N Approve
Sec 2 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Mr. Pablo - comments read by staff; Alberto Ramirez – opposed; Mary Villareal, applicant – supportive.

121 Spring Oaks replat no 1 partial replat no 4 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: **Clark** Vote: **Unanimous** Abstaining: **None**

122 Wrenwood partial replat no 1 **C3N** **Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Ann Givens – opposed; Rick Grothues, applicant – supportive.

D VARIANCES

Items 123, 126 and 128 were taken together at this time.

123 American Tower Victor **C2** **Defer**
126 Katy Legacy Sec 2 **C3P** **Defer**
128 Nichols Luxury Living **C2R** **Defer**

Staff recommendation: Defer the applications for two weeks to give the applicants time to submit additional information.

Commission action: Deferred the applications for two weeks to give the applicants time to submit additional information.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Chester Washington - position not stated for item 128.

124 Gosling Road Apartments replat no 1 **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, with vehicular access denied to Bayonne Dr.

Motion: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Mikalla Hodges, applicant – supportive.

125 Independence Heights partial replat no 1 **C2R** **Withdrawn**

Item 126 was taken earlier with items 123 and 128.

127 Magnolia Park Sec 2 partial replat no 5 **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: **Sigler** Vote: **Unanimous** Abstaining: **None**

Item 128 was taken earlier with items 123 and 126.

129 West Little York Commerce Park **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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

130 Wholesale Electric Warehouse replat no 1 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
 NONE**

F RECONSIDERATION OF REQUIREMENTS

131 Beckendorff Place C3F 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: **Jones** Vote: **Unanimous** Abstaining: **None**

132 Dunham Pointe Model Court Sec 1 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: **Garza** Vote: **Unanimous** Recusing: **Heisch**

133 Tuscan Terrace Drive and Holderreith Road Street Dedication and Reserves C3P Approve
 Staff recommendation: Grant the reconsideration of requirement with special exception(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: **Jones** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

134 North Singh Mart	EOA	Approve
135 Pleasant Green Baptist Church	EOA	Approve
136 Porter Ranch Sec 3	EOA	Approve
137 Robins Landing Sec 1	EOA	Approve
138 Union Park West	EOA	Approve

H NAME CHANGES

139 Citadel on Elgin (prev. Change Happens Elderly)	NC	Approve
140 Country Colony Sec 7 (prev. Royal Brook at Kingwood Sec 15)	NC	Approve
141 Rosehill Meadows GP (prev. Decker Prairie GP)	NC	Approve

I CERTIFICATES OF COMPLIANCE

142	20135 Live Oak South	COC	Approve
143	26531 Blackberry Lane	COC	Approve
144	26307 Peach Creek Drive	COC	Approve
145	26762 Lantern Lane	COC	Approve
146	26419 Blackberry Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 134-146.

Commission action: Approved staff's recommendation for items 134-146.

Motion: **Baldwin** Second: **Nelson** Vote: **Carried** Abstaining: **Heisch 137 & 141**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147	1136 Woodland Street	DPV	Approve
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Staff recommendation: Grant and approve the development plat to allow a reduced building line of 20' along Studewood Street.

Commission action: Granted and approved the development plat to allow a reduced building line of 20' along Studewood Street.

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

Motion by Commissioner Baldwin, seconded by Commissioner Mares, to reconsider item 109 due to violations of deed restrictions. Motion carried unanimously.

109	Briargate Sec 10 partial replat no 1	C3N	Disapprove
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Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

The Chair opened and closed the public hearing; no speakers were present.

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 17, 2020 FOR:

- a. Augusta Addition partial replat no 4
- b. Craig Woods partial replat no 28
- c. Idleloch partial replat no 1
- d. Jones Estates
- e. Lindale Park Sec 6 partial replat no 2
- f. Thomas Place partial replat no 1
- g. Westheimer Gardens partial replat no 5
- h. Williams on Commerce and Canal
- i. Willowcreek Ranch Sec 10 partial replat no 1
- j. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Staff recommendation: Establish a public hearing date of September 17, 2020 for item IV a-j.

Commission action: Established a public hearing date of September 17, 2020 for item IV a-j.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 3209 MONTROSE BOUEVARD

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks

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

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:21 p.m.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary