

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

November 14, 2019

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Antoine Bryant

Arrived at 2:47 p.m. during item 94

Lisa Clark

Arrived at 2:39 p.m. during III

Rodney Heisch

Randall L. Jones

Lydia Mares

Left at 4:38 p.m. during item 118

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Arrived at 2:38 p.m. during III

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Left at 4:25 p.m. during item 109

Zafar Tahir

Absent

Meera D. Victor

Absent

Scott Cain for

Absent

Commissioner James Noack

Rick Staigle for

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

DIRECTOR'S REPORT

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

APPROVAL OF THE OCTOBER 31, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 31, 2019 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION OF THE 2020 PLANNING COMMISSION MEETING DATES

Presentation was given by Hector Rodriguez, Planning and Development Department.

Commission action: Approved the 2020 Planning Commission meeting dates.

Motion: **Sigler**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE 2020 CHAPTER 26 SUBMITTAL DATES

Presentation was given by Hector Rodriguez, Planning and Development Department

Commission action: Approved the 2020 Chapter 26 submittal dates.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Item(s) removed for separate consideration: **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **Heisch and Alleman**

C PUBLIC HEARINGS

91 Amhurst Sec 2 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: **Clark**

Vote: **Unanimous**

Abstaining: **None**

92 Clearcroft 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: **Pores-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

93 David Crockett Second Replat partial replat no 5

C3N

Withdrawn

94 Draco Spring Manufacturing Company

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: **Clark**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s) Bonnie Fountain – opposed; Sergio Chavarria, applicant – supportive.

95 East End on the Bayou Sec 3 replat no 1 and extension C3N Withdrawn

96 Long Point Acres 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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

97 Neuen Manor partial replat no 15 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: **Heisch** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

98 Northampton Sec 3 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

99 Riverside Terrace Sec 1 partial replat no 5 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

100 Riverside Terrace Sec 11 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

101 Tetracon 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

102 Yaupon Grove partial replat no 1 C3N Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

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

Speaker(s): Phuc Pham and Thomas Tan Nguyen - opposed

D VARIANCES

103 Aldine Pines GP GP Approve

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

104 Becker Road Tract 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: **Smith**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

105 Columbia Parkview

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: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Todd Kramers and Mark Williamson – opposed.

Commissioner Alleman recused herself.

106 Generation Park West Sec 5

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: **Jones**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Alleman returned.

107 Harlem Road Reserves

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

108 Holcombe Heights North

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: **Clark**

Vote: **Carries**

Opposing: **Bryant and Mares**

Speaker(s): Theodore Shibut, Charles Albrecht, Grant Sovereign, Kari Kaalstal, Carrie Jean

knight, Kayleh Burke, Kasia McComick, Erica Nevas, Adam Amar, Ross McDonald, Sarah Bezek, Paulina Sergot, Pauline Schloesser, Marie Louise Crozat, Jonathon Lindsey, Mark Williamson and Kate Lynn – opposed; Omar Izfar, applicant – supportive.

Commissioner Abraham recused himself.

109 Ion Garage

C2R

Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Abraham returned.

110 Lockwood Court **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**

Commissioner Heisch recused himself.

Items 111 and 112 were taken together at this time.

111 McMahon Circle GP **GP** **Approve**
112 McMahon Circle Sec 1 **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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

113 Northwest Harris County MUD **C3P** **Approve**
no 12 Water Plant no 2
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: **Heisch** Vote: **Unanimous** Abstaining: **None**

114 Spurling Estates **C3P** **Withdrawn**

115 Valencia Court **C2R** **Defer**
Staff recommendation: Defer the application for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for three weeks to give the applicant time to submit revised information.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Heisch recused himself.

116 Breckenridge West Sec 7 **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

117 Lakeview Retreat Sec 6 **C3P** **Approve**
 Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions
 Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

118 Shaw Road Commercial **C2** **Defer**
 Staff recommendation: Defer the application for three weeks per Harris County's request.
 Commission action: Deferred the application for three weeks per Harris County's request.
 Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

119	Benignus Acres replat partial replat no 1 and extension	EOA	Approve
120	Briar Hollow Place Apartments	EOA	Approve
121	Bridgeland Parkland Village Sec 27	EOA	Approve
122	Holly Homes replat no 1	EOA	Approve
123	Katy Manor South Sec 1	EOA	Approve
124	Katy Manor South Sec 2	EOA	Approve
125	Lakemont Waste Water Treatment Plant	EOA	Approve
126	Lantana Sec 4	EOA	Approve
127	New Forest Parkway Street Dedication Sec 1	EOA	Approve
128	Newport Sec 10 partial replat no 1	EOA	Approve
129	Wayside Village Sec 4	EOA	Approve
130	Westgreen Boulevard Street Dedication Sec 5	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

131	20202 Roadway Ln	COC	Approve
132	26050 Hunters Trail	COC	Approve
133	0 FM 2920	COC	Approve
134	25299 Lamar Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 119-134.
 Commission action: Approved staff's recommendation for items 119-134.

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Heisch on items 119, 120 and 121**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

135 4002 Falkirk Lane **DPV** **Approve**
Staff recommendation: Approve the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.
Commission action: Approved the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

136 6010 Rose Street **DPV** **Approve**
Staff recommendation: Approve the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.
Commission action: Approved the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.
Motion: **Alleman** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

137 5345 Schumacher Lane **DPV** **Approve**
Staff recommendation: Approve the requested variance(s) to allow the new attached garage to be built in the same location as the existing garage as platted on the 10' building line facing Yorktown Dr. as shown on the subdivision plat of 1954, instead of the 20' garage building line along Yorktown Dr. (local street) per chapter 42-156.
Commission action: Approved the requested variance(s) to allow the new attached garage to be built in the same location as the existing garage as platted on the 10' building line facing Yorktown Dr. as shown on the subdivision plat of 1954, instead of the 20' garage building line along Yorktown Dr. (local street) per chapter 42-156..
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

138 456 West 24th Street **DPV** **Deny**
Staff recommendation: Deny the requested variance(s).
Commission action: Denied the requested variance(s).
Motion: **Rosenberg** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
Speaker: Jenifer Pool, applicant – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2019 FOR:

- a. Pin Oak Village Sec 3 partial replat no 1
- b. Ranch Country Sec 4 partial replat no 1
- c. Ranch Country Sec 5 partial replat no 1
- d. Ranch County Sec 5 partial replat no 2
- e. Ranch Country Sec 5 partial replat no 3
- f. Ruburfield Subdivision no 66 partial replat no 1
- g. Southgate partial replat no 3
- h. Southampton Place partial replat no 3

Staff recommendation: Establish a public hearing date of December 19, 2019 for item IV a-h.

Commission action: Established a public hearing date of December 19, 2019 for item IV a-h.

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

V. PUBLIC COMMENT NONE

VI. EXCUSE THE ABSENCE OF COMMISSIONER RODRIGUEZ

Commissioner Rodriguez was present; therefore, no Commission action was taken.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:56 p.m.

Motion: **Clark**

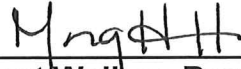
Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary