

Minutes of the Houston Planning Commission

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

February 20, 2020

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 Absent

Susan Alleman Absent

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Rodney Heisch Absent

Randall L. Jones

Lydia Mares Absent

Paul R. Nelson Left at 5:28 p.m. during item 146

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez Arrived at 2:32 p.m. during Director's Report

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for Absent

Commissioner James Noack

Rick Staigle for Absent

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 FEBRUARY 06, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 06, 2020 Planning Commission meeting minutes.

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

I. PUBLIC HEARING FOR THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES

Presentation was given by Muxian Fang, Planning and Development Department.

Speakers: Flora Moon, Dexter Handy, Randy Romman, James Llamas, Kevin Quist, Audrey Trotti, Frederick Fritz Glover, Dianne Reese, David Ceden, Randall Baxley and Oni Blair – supportive; Barbara McGuffey, Cindy Woods, Kathleen O’Reilley and Ruth Ann Skaff – opposed; Flora Moon, Sergio G. Morales, Elena Penso and Clarence Miller – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 102)

Items removed for separate consideration: **2, 8, 13 and 33.**

Staff recommendation: Approve staff’s recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff’s recommendation for items **2, 8, 13 and 33**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **2, 8, 13 and 33**, subject to the CPC 101 form conditions.

Motion: **Baldwin** Second: **Clark** Vote: **Carried** Abstaining: **Sigler**

C PUBLIC HEARINGS

103 Ashcreek 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Clarence Miller and John Barnef, applicants – supportive.

104 Craig Woods partial replat no 26 C3N Withdrawn

105 Evergreen Woods partial replat no 2 C3N Withdrawn

106 Houston Gardens 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: **Sigler** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

Speaker: Joyce Owens, applicant – supportive.

107 Pine Terrace 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: **Garza** Vote: **Unanimous** Abstaining: **None**

108 RB Gaut partial 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 notification requirements.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Carried** Abstaining: **Porras-Pirtle**
Speaker: Kathryn Koetting – opposed.

109 River Oaks Sec 9 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

110 Southgate partial replat no 3 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.
Motion: **Baldwin** Second: **Jones** Vote: **Carried** Opposed: **Clark, Garza, Nelson, Sigler**
Speakers: David White, applicant, Ben Bahorich and Michael Bouderer – supportive, Rebecca A. Bryant, Lee Bryant, Steve Lukingbeal, Melinda Clark and Minette Boesel – opposed.

111 Stoneworks Mansfield Park 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: **Clark** Vote: **Unanimous** Abstaining: **None**

112 Windmill Lakes Villas 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: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

113 Woodleigh partial replat no 2 and extension C3N Withdrawn

D VARIANCES

114 Avalon at Bridge Creek GP Approve
Staff recommendation: Grant the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, deny the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, denied the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

115 Brookdale Galleria 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: **Porras-Pirtle** Vote: **Carried** Opposed: **Jones, Tahir, Rosenberg**

116 Forest Village Sec 13 **C3P** **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**

117 HC MUD 43 Water Plant no 2 **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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 118 and 119 were taken together at this time.

118 Kickapoo Industrial Park GP **GP** **Approve**
119 Kickapoo Industrial Park Sec 1 **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: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

120 Modulate Motor Sports **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

121 New Caney ISD High School no 3 **C2R** **Defer**
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Baldwin** Vote: **Carried** Opposed: **Nelson**
Speakers: Kyle Molitor, applicant – supportive; Jessica Beemer, District E – opposed.

122 Parnell Havens **C2R** **Approve**
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 123 and 124 were taken together at this time.

123 Redimir Cypress Forest GP **GP** **Approve**
124 Redimir Cypress Forest Sec 1 **C2** **Approve**
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Sigler** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

125 Spring Creek Forest 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 126 and V were taken together at this time.

126 Twenty One Hundred Memorial C2 Defer
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE
 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: **Rosenberg** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

127 Valley Ranch Parkway 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

128 Werrington Park Sec 6 C3P Defer
 Staff recommendation: Defer the application for two weeks per Harris County Engineer's Office.
 Commission action: Deferred the application for two weeks per Harris County Engineer's Office.
 Motion: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

129 Los Pinos Sec 1 C3P 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**

130 Rosslyn Estates C2 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: **Tahir** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

131	Ashley Pointe Sec 11 partial replat no 1	EOA	Approve
132	Fairway North Logistics Park	EOA	Approve
133	Glencairn Civic Center	EOA	Approve
134	Harris County ESD No 5 Stroker Road	EOA	Approve
135	Huffmeister Crossing	EOA	Approve
136	Little Woodrows Timber Tech	EOA	Approve
137	Mani Investments	EOA	Approve

138	Merrylands Sec 2	EOA	Approve
139	Sarai Properties	EOA	Approve
140	Towne Lake Commercial Reserve at Barker Cypress	EOA	Approve
H NAME CHANGES			
141	Rancho Paraiso (prev. Rancho Grande)	NC	Approve
I CERTIFICATES OF COMPLIANCE			
142	26698 Spanish Oaks Lane	COC	Approve
143	18910 Iris Lane	COC	Approve
144	21023 Patricia Lane- 20962 Steven Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-144.

Commission action: Approved staff's recommendation for items 131-144.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145	3841 Meadow Lake Lane	DPV	Deny
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Victor** Second: **Nelson** Vote: **Carried** Opposed: **Jones, Rosenberg**

Speakers: Jeff Boutte, applicant and Arpan Gupta – supportive; Hien Pham, Houston Public Works.

146	2004 River Oaks Boulevard	DPV	Defer
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Staff recommendation: Deny the application.

Commission action: Deferred the application for two weeks.

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

Speakers: Jenifer Pool, applicant and Don Pattie – supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2020 FOR:

- a. Blueridge Sec 2 partial replat no 1
- b. Crestmont Park Sec 1 partial replat no 1
- c. East End on the Bayou Sec 3 replat no 1 and extension
- d. Neuen Manor partial replat no 17
- e. Pine Briar Addition partial replat no 1 and extension
- f. Terraces on Texas Avenue replat no 1
- g. Westheimer Gardens Extension partial replat no 10
- h. Westheimer Manor partial replat no 2

Staff recommendation: Establish a public hearing date of March 19, 2020 for item III a-h.

Commission action: Established a public hearing date of March 19, 2020 for item III a-h.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1001 FRIO STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.

Commission action: Granted the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.

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

Item V. was considered and acted upon earlier in the meeting with item 126.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF USENER STREET, NORTH AND SOUTH SIDES – MLS 760

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 Block of Usener Street, north and south sides, MLS 760, with a modified boundary, and forward to City Council.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Baldwin** Second: **Rosenberg** Vote: **Carried** Opposed: **Garza**

Speaker: Amy Benford, applicant – supportive.

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:23 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary