Minutes of the Houston Planning Commission

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

July 11, 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 Absent
Susan Alleman
Bill Baldwin
Antoine Bryant Arrived at 2:54 p.m. during
Lisa Clark
Rodney Heisch
Randall L. Jones
Isabel Longoria Arrived at 2:35 p.m. during Commissioner Smith’s announcement
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Arrived at 3:25 p.m. during item 68
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler Arrived at 2:34 p.m. during Commissioner Smith’s announcement
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for
Commissioner James Noack
Maggie Dalton for
The Honorable KP George
Loyd Smith for
The Honorable Lina Hidalgo

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

Executive Secretary
Margaret Wallace Brown, Interim Director, Planning and Development

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

Loyd Smith announced new information for Harris County Flood Control District regarding Interim Guidelines and Criteria for Atlas 14 Implementation.
APPROVAL OF THE JUNE 20, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 20, 2019 Planning Commission meeting minutes, as corrected.

Motion: Baldwin      Second: Clark      Vote: Unanimous      Abstaining: None

I. PRESENTATION OF THE PROPOSED WALKABLE PLACES ORDINANCE FRAMEWORK AND TRANSIT CORRIDOR ORDINANCE AMENDMENTS
Presentation given by Muxian Fang, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 64)

Item(s) removed for separate consideration: 1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 64 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 64 subject to the CPC 101 form conditions.

Motion: Tahir      Second: Longoria      Vote: Unanimous      Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36, subject to the CPC 101 form conditions.

Motion: Sigler      Second: Bryant      Vote: Unanimous      Recused: Alleman, Dalton and Heisch

C PUBLIC HEARINGS

65 Acre Villa 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: Garza      Second: Jones      Vote: Unanimous      Abstaining: None

66 Carverdale Sec 7 partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.

Motion: Baldwin      Second: Bryant      Vote: Unanimous      Abstaining: None

Commissioner Heisch recused himself.

67 Houston Ennis Multifamily 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: Bryant      Vote: Unanimous      Abstaining: None
Speakers: Stephanie Ingle and Robert Salazar – undecided.

Commissioner Heisch returned.
68 Sherwood Estates Sec 3 partial replat no 1  C3N  Approve
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Granted the variance(s) and approved the plat subject to dedication of the 10ft common area north of lots 1-10, block 1 of the proposed plat to the public for right-of-way purposes, continue with the 2ft dedication by plat and provide written approval from PWE Joint Referral and utility companies for the removal or relocation of easements prior to final plat submittal and the legal issue concerning the dedication of the common area be worked out with City Legal before the final plat is approved.
Motion: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s): Teresa Dutta – opposed; Omar Izfar, applicant, Jeri Spence and Darren Martin - supportive

69 Terrace Oaks partial replat no 2  C3N  Withdrawn

70 Wilcrest Garden  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

71 Woodleigh 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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Santiago Lee – undecided.

D VARIANCES

Commissioner Alleman recused herself.

72 Center for Pursuit  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: Longoria  Vote: Unanimous  Abstaining: None
Commissioner Alleman returned.

73 Enterra at Emancipation  C2  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: Bryant  Vote: Unanimous  Abstaining: None

74 Harris County MUD no 441 Water Plant no 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: Mares  Second: Nelson  Vote: Unanimous  Abstaining: None
75 Harris Fort Bend Counties MUD C3P Approve
no 3 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: Porras-Pirtle  Second: Mares  Vote: Unanimous  Abstaining: None

76 In and Out Fuel 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: Bryant  Vote: Unanimous  Abstaining: None

City Attorney Kim Mickelson stepped out and City Attorney Jenny Nguyen stepped in for her.

77 X Houston 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 applicant time to submit additional information.
  Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker(s): Bill Powell, Sandra Stevens, Larry Estes, Barbara Hiem, Dale Furrow, Sarah Edmonson and Julie Farr – opposed.

City Attorney Kim Mickelson returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

78 Balmoral Sec 19 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: Clark  Vote: Unanimous  Abstaining: None

79 Champions Oak GP GP 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: Mares  Second: Alleman  Vote: Unanimous  Abstaining: None

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

G EXTENSIONS OF APPROVAL
80 Bauer Trails partial replat no 1 EOA Approve
81 Hannoun Plaza EOA Approve
82 Lopez Mendoza Place EOA Approve
83 Morningside Place Sec 2 partial replat no 1 EOA Approve
H  NAME CHANGES
84  San Jacinto College Generation Park  NC  Approve
   replat no 1 and extension
   (prev. San Jacinto College Generation
   Park replat no 1)

I  CERTIFICATES OF COMPLIANCE
85  25815 Peach Creek Dr  COC  Approve
86  25801 Peach Creek Dr  COC  Approve
87  26191 Edmondson Dr.  COC  Approve
88  21163, 21165, 21167, 21169, 21171  COC  Approve
   Punkin St.
89  23732 Elmwood Dr.  COC  Approve
90  24307 Sanders Cemetery Rd.  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 80-90.
Commission action: Approved staff’s recommendation for items 80-90.
   Motion: Sigler  Second: Mares  Vote: Carries  Abstaining: Alleman item 84

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III.  ESTABLISH A PUBLIC HEARING DATE OF AUGUST 8, 2019 FOR:
a.  Benders Landing Estates Sec 6 partial replat no 1
b.  El Dorado Clear Lake City Sec 14 partial replat no 1
c.  Goldquest Group
d.  Granite Village Mobile Home Park
e.  Lindale Park Sec 6 partial replat no 1
f.  Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat
   no 1

Staff recommendation: Establish a public hearing date of August 8, 2019 for item III a-f.
Commission action: Established a public hearing date of July 25, 2019 for item III a-f.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

IV.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 6412 CALHOUN ROAD
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: Alleman  Vote: Unanimous  Abstaining: None

V.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 3275 SUMMER STREET
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: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s): Mike Van Dusen – opposed.
VI.  PUBLIC COMMENT
      NONE

VII.  ADJOURNMENT
      There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:26 p.m.
      Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

[Signatures]

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary