Minutes of the Houston Planning Commission

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

July 25, 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 Absent
Lisa Clark
Rodney Heisch
Randall L. Jones
Isabel Longoria Left at 6:12 p.m. during Item 150
Lydia Mares Left at 6:50 p.m. during Item VI
Paul R. Nelson
Linda Porras-Purtle
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler Arrived at 2:38 p.m. during Item III, Consent and Replats
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.
APPROVAL OF THE JULY 11, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 11, 2019 Planning Commission meeting minutes, as corrected.
   Motion: Clark          Second: Garza          Vote: Unanimous    Abstaining: None

I. PRESENTATION AND CONSIDERATION OF THE JULY 2019 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEE REPORT
Presentation given by Deidre VanLangen, Houston Public Works.
Commission action: Considered the July 2019 Semi-Annual Water/Wastewater Impact Fee Report, and forwarded it to City Council.
   Motion: Nelson         Second: Baldwin       Vote: Unanimous    Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JULY 2019 DRAINAGE IMPACT FEE REPORT
Presentation given by Deidre VanLangen, Houston Public Works.
Commission action: Considered the July 2019 Drainage Impact Fee Report, and forwarded it to City Council.
   Motion: Nelson         Second: Heisch         Vote: Unanimous    Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 110)
Item(s) removed for separate consideration: 6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75.

   Staff recommendation: Approve staff’s recommendations for item(s) 1 - 110 subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for item(s) 1 - 110 subject to the CPC 101 form conditions.
   Motion: Jones          Second: Clark          Vote: Unanimous    Abstaining: None

   Staff recommendation: Approve staff’s recommendation for items 6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75, subject to the CPC 101 form conditions.
   Commission action: Approved staff’s recommendations for items 6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75, subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle   Second: Mares          Vote: Carries        Recused: Alleman, Dalton, Heisch, Sigler

C PUBLIC HEARINGS

111  Acre Villa partial replat no 1    C3N        Disapprove
   Staff recommendation: Disapprove the plat.
   Commission action: Disapproved the plat.
   Motion: Mares          Second: Clark          Vote: Unanimous    Abstaining: None

112  Austinville 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 applicant time to submit additional information.
   Motion: Garza          Second: Baldwin        Vote: Carries        Abstaining: Heisch
113  Broad Oaks partial replat no 11      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: Unanimous  Abstaining: None
Speaker(s): Katie Brown – opposed; Joe Myers, Houston Public Works.

114  Eagle Landing Townhomes      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

Commissioner Heisch recused himself.

115  Fondren Southwest Northfield Sec 7    C3N  Approve
and Sec 8 partial replat no 2
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: Jones  Vote: Carries  Opposed: Longoria

Commissioner Heisch returned.

116  Houstonian Homes on Edgewood replat no 1      C3N  Withdrawn

117  Modern at Alber      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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

118  Saddle Creek Farms 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: Mares  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 119 and 120 were taken together at this time.

119  Benders Creek GP      GP  Defer
120  Benders Creek Sec 1      C3P  Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the applications for two weeks to give applicant time to submit additional information
Motion: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s): Margaret Byron – opposed.

121  City of Houston Katy Addicks Well no 11      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: Nelson  Vote: Carries  Abstaining: Heisch
122  Enterra at Emancipation  
C2  
Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deny the variance(s) and disapproved the plat, based on infeasible or unusual conditions.
Motion: Baldwin  Second: Longoria  Vote: Carries  Opposed: Clark, Jones, Heisch, Porras-Pirtle, Rosenberg
Speaker(s): Mary Villareal, applicant, Michael Van – supportive; Ali Muhammad, Tracy Wigfall, Dolores Rodgers, Alicia Neal, Assata Richards, Dawn J. Malone, Cofi Tahareko and Jason Hyman - opposed.

123  Northcrest Industrial  
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: Garza  Second: Longoria  Vote: Unanimous  Abstaining: None

124  River Oaks Green  
C2R  
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: Rosenberg  Second: Clark  Vote: Unanimous  Abstaining: Heisch

125  X Houston  
C2R  
Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deny the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

126  Zube Business 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: Garza  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

127  Champions Oak GP  
GP  
Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
Motion: Mares  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Items 128 and V were taken together at this time.

128 Grand Park Haven C2R Approve
V CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6412 CALHOUN ROAD
Staff recommendation: Grant the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.
Commission action: Granted the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.
Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None
Speaker(s): Peter Freedman – supportive; Sheryl Garner – undecided.

129 Pine Grove Sec 1 C3P Approve
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

130 Reserve in Memorial Sec 1 C3R Approve
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin Second: Clark Vote: Carries Abstaining: Jones
Speaker(s): Sr. Mary Peters, r.c. – supportive.

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

G EXTENSIONS OF APPROVAL
131 Alpine Development LLC EOA Approve
132 Artiga Reserve EOA Approve
133 Atascocita Business Park partial replat no 1 EOA Approve
134 Bauer Landing Sec 9 EOA Approve
135 Beaumont Place Street Dedication Sec 1 EOA Approve
136 Becker Enclave EOA Approve
137 Carnegie Oaks at Westmoreland Sec 2 EOA Approve
138 Cypress Academy Kuykendahl EOA Approve
139 Hardy Spring Crossing replat no 1 EOA Approve
140 Hidden Meadow Sec 11 EOA Approve
141 Main Buffalo Retail EOA Approve
142 Momentum Exterior Systems EOA Approve
143 Remington Creek Ranch Sec 6 EOA Approve
144 Shadyvilla Addition no 1 Annex EOA Approve
145 Slate Heights EOA Approve
146 Woodland Lakes Sec 5 EOA Approve
147 Woodland Lakes Sec 6 EOA Approve
H  NAME CHANGES
148 Becker Meadows Sec 1 NC Approve
(prev. Schultz Sec 1)
149 PGSBRVB LLC (prev. PGSBRVD LLC) NC Approve
150 Stuebner Hollow NC Approve
(prev. Villages of Stuebner Hollow GP)

I  CERTIFICATES OF COMPLIANCE
151 23892 White Oak Court COC Approve
152 22500 Roberts Cemetery Road COC Approve
153 21379 W Wallis Drive COC Approve
154 25845 Peach Drive COC Approve
155 26782 Coach Light Street COC Approve

Staff recommendation: Approve staff’s recommendation for items 131-155.
Commission action: Approved staff’s recommendation for items 131-155.
Motion: Alleman Second: Mares Vote: Carries Abstaining: Heisch
(from items 146 and 147)

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156 1501 Ennis Street DPV Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 6’3” building line in lieu of the required 10’ building line along Bell Street, with the condition that the applicant provide a 5’ sidewalk along both abutting right of ways.
Commission action: Granted the development plat with variance(s) to allow a 6’3” building line in lieu of the required 10’ building line along Bell Street, with the condition that the applicant provide a 5’ sidewalk along both abutting right of ways.
Motion: Baldwin Second: Jones Vote: Unanimous Abstaining: None

157 1604 W. Bellfort Avenue DPV Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 0’ building line in lieu of the required 25’ building line along West Bellfort.
Commission action: Granted the development plat with variance(s) to allow a 0’ building line in lieu of the required 25’ building line along West Bellfort.
Motion: Mares Second: Alleman Vote: Unanimous Abstaining: None

158 2033 Wroxton Road DPV Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 10’ garage building line along Wilton Street.
Commission action: Granted the development plat with variance(s) to allow a 10’ garage building line along Wilton Street.
Motion: Garza Second: Clark Vote: Carries Opposed: Baldwin, Mares, Rodriguez, Rosenberg

Speaker(s): Jennifer Pool, applicant – supportive.
IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2019 FOR:
   a. Garden Acres partial replat no 4
   b. Houstonian Homes on Edgewood replat no 1
   c. Long Point Acres partial replat no 4
   d. Martinville partial replat no 1 and extension
   e. Melody Oaks partial replat no 21
   f. Plainview Addition partial replat no 6
   g. Take Five FM 2920
   h. Westgrove Court partial replat no 4
   i. Willow Meadows Sec 18 partial replat no 2

Staff recommendation: Establish a public hearing date of August 22, 2019 for item IV a-i.
Commission action: Established a public hearing date of August 22, 2019 for item IV a-i.
   Motion: Mares  Second: Garza  Vote: Unanimous  Abstaining: None

Item V was taken and acted upon earlier in the meeting, with Item 128.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3275 SUMMER STREET

Staff recommendation: Grant the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.
Commission action: Granted the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.
   Motion: Baldwin  Second: Jones  Vote: Unanimous  Abstaining: None
Speaker(s): Mary Lou Henry, applicant, Tom Bacon and Matt Shafiezadeh – supportive; Jeff Braune, David Kelley and Amy Connley – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1012 WESTHEIMER ROAD

Staff recommendation: Defer the application for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide revised information.
   Motion: Sigler  Second: Rodriguez  Vote: Carries  Abstaining: Longoria

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2400-2500 BLOCK OF ROSEWOOD STREET, NORTH AND SOUTH SIDES, BETWEEN EMANCIPATION AVENUE AND LIVE OAK STREET

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forwarded to City Council.
   Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONER ABRAHAM
A motion was made to excuse the absence(s) of Commissioner Abraham.
   Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
X. PUBLIC COMMENT
Commissioner Baldwin commended staff.

XI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:52 p.m.

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

[Signatures]
Martha L. Stein, Chair
Margaret Wallace Brown, Secretary