Minutes of the Houston Planning Commission

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

August 08, 2019
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair Absent
M. Sonny Garza, Vice Chair
David Abraham
Susan Alleman
Bill Baldwin Absent
Antoine Bryant Arrived at 2:52 p.m. during item 101
Lisa Clark
Rodney Heisch Absent
Randall L. Jones
Isabel Longoria
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:51 p.m. during item 101
Ileana Rodriguez Left at 4:58 p.m. after item 116
Ian Rosenberg Left at 4:30 p.m. during items 108 and 109
Megan R. Sigler
Zafar Tahir Absent
Meera D. Victor Absent
Mark Mooney for Commissioner James Noack
Maggie Dalton for The Honorable KP George
Loyd Smith for The Honorable Lina Hidalgo Arrived at 2:35 p.m. during Director's Report

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 Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE JULY 25, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 25, 2019 Planning Commission meeting minutes, as corrected.
   Motion: Clark          Second: Jones    Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Item(s) removed for separate consideration: 21, 23, and 25.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.
   Motion: Jones          Second: Mares    Vote: Unanimous   Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 21, 23 and 25, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 21, 23 and 25, subject to the CPC 101 form conditions.
   Motion: Sigler         Second: Mares    Vote: Unanimous    Recused: Alleman, Dalton

C PUBLIC HEARINGS

100 Austinville 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: Smith         Second: Clark     Vote: Unanimous  Abstaining: None
Speaker: Ralph Lopez, applicant – supportive; Cornelius Keus, undecided.

101 Benders Landing Estates Sec 6 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: Clark         Second: Rosenberg Vote: Carries    Opposed: Abraham, Bryant, Mares, Smith
Speakers: James Kelly, applicant, Misty Perrine, supportive.

102 El Dorado Clear Lake City Sec 14 partial replat no 1   C3N   Defer
Staff recommendation: Defer the application for two weeks per the Parks Department.
Commission action: Deferred the application for two weeks per the Parks Department.
   Motion: Bryant        Second: Mares     Vote: Unanimous  Abstaining: None
103 Goldquest Group 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: Sigler Second: Alleman Vote: Unanimous Abstaining: None

104 Granite Village Mobile Home Park 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: Alleman Vote: Unanimous Abstaining: None

105 Lindale Park Sec 6 partial replat no 1 C3N Withdrawn

106 Willowcreek Ranch Sec 1 partial replat no 2 C3N Approve
    and Willowcreek Ranch Sec 4 partial replat no 1
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: Porras-Pirtle Vote: Unanimous Abstaining: None

D VARIANCES

107 Arcade on Spencer 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: Alleman Second: Rosenberg Vote: Unanimous Abstaining: None

Items 108 and 109 were taken together at this time.

108 Benders Creek GP GP Defer
109 Benders Creek Sec 1 C3P Defer
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Deferred the applications for two weeks for more information.
    Motion: Smith Second: Mares Vote: Unanimous Abstaining: None
Speakers: Steven Perez, applicant – supportive; Charles Welch, Tonja Dennis, Jerry Dennis, Steven McKinley, Tom Bedinnus, Tonya Dennis, Jerry Dennis, Steven McKinley, Shelby Dennis, Kenneth Chouest, Paula McKinley, Dudley Hernandez, Carlos Hernandez, Keith Surface - opposed.

110 City of Houston Katy Addicks Well no 11 C2 Withdrawn

111 Espinoza Acres 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: Mares Vote: Unanimous Abstaining: None
112 Gutierrez Plaza  
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: Jones  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

113 Hass Center  
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: Mares  
Second: Longoria  
Vote: Unanimous  
Abstaining: None

114 Marina Place  
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: Clark  
Vote: Carries  
Opposed: Longoria

115 Mesa Drive IOV  
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: Jones  
Second: Mares  
Vote: Unanimous  
Abstaining: None  
Speaker: Kevin Sadlemyer, applicant – supportive; Cheryl Graves, opposed.

116 Morris Villas  
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: Jones  
Second: Nelson  
Vote: Carries  
Opposed: Longoria  
Speakers: Jesse Givens, applicant, Sylvia Castillo – supportive.

117 Northcrest Industrial  
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: Abraham  
Vote: Unanimous  
Abstaining: None

118 Penn City Road Reserve  
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: Jones  
Second: Mares  
Vote: Unanimous  
Abstaining: None

119 Pinto Business Park Drainage Detention Sec 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: Mares  
Second: Clark  
Vote: Unanimous  
Abstaining: None
Items 120 and III were taken together at this time.

120  PRH Preservation Hadley  C2  Defer
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2619 HADLEY STREET
Staff recommendation: Defer the applications for two weeks for revised information.
Commission action: Deferred the applications for two weeks for revised information.
  Motion: Alleman  Second: Longoria  Vote: Unanimous  Abstaining: None

121  Redmer Cypress Forest  C2  Defer
Staff recommendation: Defer the application for two weeks per the Harris County Engineering Department.
Commission action: Deferred the application for two weeks per the Harris County Engineering Department.
  Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

122  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: Longoria  Second: Mares  Vote: Unanimous  Abstaining: None

123  South Belt Logistics Park  C3R  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: Mares  Vote: Unanimous  Abstaining: None

124  Summer Park  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

125  West Harris County MUD No 6 Wastewater Treatment Plant  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: Jones  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Items 126 and 127 were taken together at this time.

126  Braemar Village GP  GP  Approve
127  Braemar Village Sec 1  C3R  Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

128 Raven Meadows GP
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: Clark Second: Bryant Vote: Unanimous Abstaining: None

129 Towne Lake Sec 55
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: Longoria Second: Abraham Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

130 Champions Oak GP
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: Jones Second: Nelson Vote: Unanimous Abstaining: None

131 Hebron Church
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: Alleman Second: Clark Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL
132 Grove Landing EOA Approve
133 Kuykendahl Evam Place replat EOA Approve no 1 and extension
134 Westgreen Developments Sec 1 EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
135 20032 South Live Oak St. COC Approve
136 26763 Royal Coach Ln. COC Approve
137 26767 Royal Coach Ln. COC Approve

Staff recommendation: Approve staff’s recommendation for items 132-137.
Commission action: Approved staff’s recommendation for items 132-137.
Motion: Mares Second: Bryant Vote: Unanimous Abstaining: None
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138 2401 Elmen Street

DPV Approve
Staff recommendation: Deny the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport.
Commission action: Granted the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport; with an additional condition that the fence and gate are moved out of the public right-of-way.
Motion: Clark Second: Nelson Vote: Carries Opposed: Mares
Speaker: Colleen Barnett, applicant – supportive.

139 1702 De Milo Drive

DPV Approve
Staff recommendation: Grant the development plat with variance(s) subject to the conditions listed per staff report.
Commission action: Granted the development plat with variance(s) subject to the conditions listed per staff report.
Motion: Bryant Second: Jones Vote: Carries Opposed: Mares, Smith

140 5630 Reamer Street

DPV 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: Sigler Second: Bryant Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 05, 2019 FOR:
   a. Acre Villa partial replat no 2
   b. Brookhaven Addition partial replat no 1
   c. Cypress Creek Landing Sec 1 partial replat no 1
   d. Northgrove Sec 5 partial replat no 1
   e. Nottingham Forest Sec 3 partial replat no 1
   f. Stone Lake partial replat no 2
   g. Westgrove Court partial replat no 2
   h. Westgrove Court partial replat no 3

Staff recommendation: Establish a public hearing date of September 05, 2019 for item II a-h.
Commission action: Established a public hearing date of September 05, 2019 for item II a-h.
Motion: Mares Second: Clark Vote: Unanimous Abstaining: None

Item III was considered earlier in the meeting.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4900 JACKWOOD STREET

Withdrawn
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1012 WESTHEIMER ROAD
Deny
Staff recommendation: Grant the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building, subject to conditions.
Commission action: Denied the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building.
Motion: Mares Second: Abraham Vote: Carries Abstaining: Longoria
Speaker: Evan DuVall, applicant, Sara Mouzi – supportive; Lindsay Lanagan, opposed.

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAM AND BRYANT
Commissioners Abraham and Bryant were present; no Commission action was required.

X. PUBLIC COMMENT
Vice Chair Garza commented that Commissioner Baldwin has resigned from the Planning Commission and is running for City Council.

XI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 6:10 p.m.
Motion: Bryant Second: Nelson Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice Chair

Michael Kramer, Secretary