Minutes of the Houston Planning Commission

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

August 22, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Absent
Susan Alleman
Antoine Bryant Absent
Lisa Clark
Rodney Heisch
Randall L. Jones
Isabel Longoria Absent
Lydia Mares
Paul R. Nelson
Linda Porras-Pittle
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for Absent
Commissioner James Noack
Maggie Dalton for Left at 4:21 p.m. during item 122
The Honorable KP George
Lloyd Smith for
The Honorable Lina Hidalgo

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

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 AUGUST 01, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN PLANNING COMMISSION MINUTES
Commission action: Approved the August 01, 2019 Major Thoroughfare and Freeway Plan meeting minutes.
Motion: Mares Second: Clark Vote: Unanimous Abstaining: None

APPROVAL OF THE AUGUST 08, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 08, 2019 Planning Commission meeting minutes.
Motion: Porras-Pirtle Second: Mares Vote: Unanimous Abstaining: None

I. PRESENTATION ON NEW LEGISLATION AFFECTING PLANNING COMMISSION MEETINGS AND ACTIONS
Comments were given by Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)
Staff recommendations for items 13 and 14 were modified from approve to defer at applicant’s request.

Item(s) removed for separate consideration: 7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79.

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

Staff recommendation: Approve staff’s recommendation for items 7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79, subject to the CPC 101 form conditions.
Motion: Sigler Second: Mares Vote: Unanimous Recused: Alleman, Dalton, Heisch

C PUBLIC HEARINGS

102 El Dorado Clear Lake City Sec 14 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

103 Garden Acres partial replat no 4 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: Mares Vote: Unanimous Abstaining: None

104 Houstonian Homes on Edgewood 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: Garza Second: Clark Vote: Unanimous Abstaining: None
105 Long Point Acres partial replat no 4 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

106 Martinville partial replat no 1 and extension 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: Heisch Vote: Unanimous Abstaining: None

107 Melody Oaks partial replat no 21 C3N Withdrawn

108 Plainview Addition partial replat no 6 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

109 Take Five FM 2920 C3N Withdrawn

110 Westgrove Court partial replat no 4 C3N 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: Mares Second: Victor Vote: Carries Opposed: Rosenberg

111 Willow Meadows Sec 18 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: Jones Second: Clark Vote: Unanimous Abstaining: None

D VARIANCES

112 Anita Street Artist Lofts 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: Alleman Vote: Unanimous Abstaining: None

113 Arcade on Spencer C2R Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Sigler Vote: Carries Opposed: Jones, Rosenberg
Speakers: Chen Wang, applicant - supportive; Joe Myers, Houston Public Works.
Items 114 and 115 were taken together at this time.

114 Benders Creek GP GP Approve
115 Benders Creek Sec 1 C3P Deny/ Disapprove

Staff recommendation: Approve the general plan subject to the CPC 101 form conditions, deny the variance(s), and disapprove the Sec. 1 plat.
Commission action: Approved the general plan subject to the CPC 101 form conditions, denied the variance(s), and disapproved the Sec. 1 plat.
   Motion: Clark Second: Mares Vote: Unanimous Abstaining: None
Speakers: Steven Perez, applicant, Kathleen McKinley – supportive; Karen Surface, Phyllis Howell, Jesus Villalpeado, Veronica Hernandez, Stephanie Dennis – opposed; Joe Myers, Houston Public Works.

116 CBS Outdoor Studemont replat C2R Approve
   no 1 and extension

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: Alleman Second: Jones Vote: Unanimous Abstaining: None

117 Cherry Industrial Center 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: Dalton Vote: Unanimous Abstaining: None
Commissioner Heisch recused himself.

118 Groves Sec 36 C3R 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
Commissioner Heisch returned.

119 Gutierrez Plaza 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: Sigler Second: Alleman Vote: Unanimous Abstaining: None

120 Hass Center 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: Mares Vote: Unanimous Abstaining: None
Commissioner Heisch recused himself on items 121, 122, and 123.

Commissioner Dalton recused herself on items 121 and 122.

121  JDS Nursery 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: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

122  Lantana Sec 5
     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: Sigler  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Dalton left during item 122.

123  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: Clark  Second: Jones  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.

Items 124 and IV were taken together at this time.

124  PRH Preservation Hadley
     C2
Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2619 HADLEY STREET
   Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the plat subject to the conditions listed.
   Motion: Sigler  Second: Nelson  Vote: Unanimous  Abstaining: None

125  Redimer Cypress Forest
     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: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Commissioner Heisch recused himself.

126  River Oaks Green
     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: Jones  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.
127  Sanchez Addition on Becker Road  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

E  SPECIAL EXCEPTIONS

128  Towne Lake Sec 55  C3P  Approve
Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Mares  Second: Porras-Pirtle  Vote: Carries  Opposed: Jones, Nelson
Speaker: Chris Brown, applicant – supportive.

F  RECONSIDERATION OF REQUIREMENTS

129  Becker Meadows Wastewater Treatment Plant  C2R  Defer
Staff recommendation: Defer the applications for two weeks for revised information.
Commission action: Deferred the applications for two weeks for revised information.
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL
130  Auz Reserves  EOA  Approve
131  Avance Oakwood  EOA  Approve
132  District West Pacfin Tract  EOA  Approve
133  Imperial Forest Sec 4  EOA  Approve
134  Rose Meadow Farms Sec 2  EOA  Approve
135  TPS Business Park  EOA  Approve
136  Willowcreek Ranch Sec 10  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE
137  26335 Hunters Trail  COC  Approve
138  18581 Summer Hills  COC  Approve
139  18597 Huckleberry Lane  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 130-139.
Commission action: Approved staff's recommendation for items 130-139.
Motion: Heisch  Second: Garza  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE
K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140  5630 Reamer Street  
DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10’ garage building line along Potomac Drive, in lieu of the required 20’ garage building line.
Commission action: Granted the variance(s) and approved the development plat to allow a 10’ garage building line along Potomac Drive, in lieu of the required 20’ garage building line.
Motion: Garza  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

141  4002 Silverwood Drive  
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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

III.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2019 FOR:
   a.  Cal Run Estates in North Park
   b.  Lanier Place partial replat no 4
   c.  McFarland Court partial replat no 2 and extension
   d.  Oak Grove partial replat no 1 replat no 1
   e.  Rio Amending Plat no 1 partial replat no 1
   f.  Rosewood Estates Sec 2 partial replat no 2

Staff recommendation: Establish a public hearing date of September 19, 2019 for item III a-f.
Commission action: Established a public hearing date of September 19, 2019 for item III a-f.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

Item IV was considered earlier in the meeting.

V.  EXCUSE THE ABSENCE(S) OF COMMISSIONERS RODRIGUEZ AND STEIN
Commissioner Stein was present; no Commission action was required.
A motion was made to excuse the absence of Commissioner Rodriguez.
Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

VI.  PUBLIC COMMENT
NONE

XI.  ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:50 p.m.
Motion: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary