Minutes of the Houston Planning Commission

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

September 5, 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 Arrived at 2:48 p.m. during item II
Susan Alleman
Antoine Bryant Absent
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares Absent
Paul R. Nelson
Linda Porras-Pirtle
Ileana Rodriguez Absent
Ian Rosenberg Absent
Megan R. Sigler
Zafar Tahir Absent
Meera D. Victor
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. 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 22, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 22, 2019 Planning Commission meeting minutes.
Motion: Clark Second: Heisch Vote: Unanimous Abstaining: None
APPROVAL OF THE AUGUST 29, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN PLANNING COMMISSION MINUTES

Commission action: Approved the August 29, 2019 Major Thoroughfare and Freeway Plan meeting minutes.

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

I. PRESENTATION ON NEW LEGISLATION AFFECTING PLANNING COMMISSION MEETINGS AND ACTIONS

Comments were given by Kim Mickelson, Legal Department. Based on new State open meetings requirements, action such as deferrals are to not take place until after any public speakers.

Commissioner Heisch recused himself.

II. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUEST, ACRES HOMES, CARVER, AND CEBRA

Staff recommendation: Approve the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

Commission action: Approved the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

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

 Speakers: Andrew Lang, Tracy Youngblood, applicants – supportive.

Commissioner Heisch returned.

III. CONSIDERATION TO FORWARD THE APPROVED CHANGES TO THE 2018 MTFP TO CITY COUNCIL FOR ADOPTION AS THE 2019 MTFP MAP

Staff recommendation: Forward the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Commission Action: Forwarded the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Item(s) removed for separate consideration: 4, 5, 8, 9, 10, 11, 12 and 59.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Motion: Victor  Second: Jones  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 4, 5, 8, 9, 10, 11, 12 and 59, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items 4, 5, 8, 9, 10, 11, 12 and 59, subject to the CPC 101 form conditions.

Motion: Sigler  Second: Porras-Purtle  Vote: Unanimous  Recused: Heisch
C  PUBLIC HEARINGS

87  Acre Villa partial replat no 2  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: Jones  Second: Heisch  Vote: Unanimous  Abstaining: None
Speaker: Ramiro Romu – opposed.

88  Brookhaven Addition 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: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Berniece Davis, opposed.

89  Cypress Creek Landing Sec 1 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: Porras-Pirtle  Vote: Unanimous  Abstaining: None

90  Garden 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: Clark  Second: Heisch  Vote: Unanimous  Abstaining: None

91  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: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None

92  Northgrove Sec 5 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: Alleman  Vote: Unanimous  Abstaining: None

93  Nottingham Forest Sec 3 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: Heisch  Second: Garza  Vote: Unanimous  Abstaining: None

94  Stone Lake partial replat no 2  C3N  Defer
Staff recommendation: Defer the application for two weeks per the Harris County Engineer’s Department.
Commission action: Deferred the application for two weeks per the Harris County Engineer’s Department.
Motion: Smith  Second: Alleman  Vote: Unanimous  Abstaining: None
95 Westgrove Court partial replat no 2  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: Garza  Second: Jones    Vote: Unanimous    Abstaining: None

96 Westgrove Court partial replat no 3  C3N  Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application until later in the meeting to give the Legal Department time to review new information.
   Motion: Alleman  Second: Jones    Vote: Unanimous    Abstaining: None
Speaker: Shawn Jackson – opposed, Arva Howard, Legal.

D VARIANCES

97 Anita Street Artist Lofts  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

98 Eado Navigation replat no 1  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: Garza  Second: Heisch    Vote: Unanimous    Abstaining: None

99 Gutierrez Plaza  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: Sigler    Vote: Unanimous    Abstaining: None

100 Harris County MUD no 449 Water Plant no 2  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: Victor    Vote: Unanimous    Abstaining: None
Commissioner Alleman recused herself.

101 Kipp Texas Houston Florence Road  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: Heisch    Vote: Unanimous    Abstaining: None
Commissioner Alleman returned.
102 Kyle Aviation

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: Abraham   Second: Clark   Vote: Unanimous   Abstaining: None

Commissioner Heisch recused himself.

103 Lantana Sec 5

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: Clark   Vote: Unanimous   Abstaining: None

104 Penn City Road Reserve

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: Jones   Vote: Unanimous   Abstaining: None

Commissioner Heisch returned.

The Commission reconsidered item 96 at this time.

96 Westgrove Court partial replat no 3

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: Nelson   Second: Clark   Vote: Unanimous   Abstaining: None

Speaker: Arva Howard, Legal Department.

105 Redimer Cypress Forest

C2   Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

106 Becker Meadows Wastewater Treatment Plant

Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Sigler   Second: Victor   Vote: Unanimous   Abstaining: None

Commissioner Heisch recused himself.
107  Grand Vista Sec 23 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: Garza Second: Jones Vote: Unanimous Abstaining: None
Commissioner Heisch returned.

108  Hardy 88 Commerce Park C2R 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: Sigler Second: Porras-Pirtle Vote: Unanimous Abstaining: None

109  Migues Casa C2R 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: Garza Second: Heisch Vote: Unanimous Abstaining: None

110  Sabic Americas Campus Bluebonnet 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: Smith Second: Garza Vote: Unanimous Abstaining: None

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

G  EXTENSIONS OF APPROVAL
111  Aarohi West Road EOA Approve
112  Centerpoint Energy Magnolia Point Reserve EOA Approve
113  Crosby Park Village EOA Approve
114  Harris County Emergency Services District no 7 EOA Approve
115  Montrose Garden EOA Approve
116  Theall Equity Holdings LLC EOA Approve
117  Woodridge Baptist North Campus EOA Approve

H  NAME CHANGES
118  Marisol GP (prev. Raven Meadows GP) NC Approve

I  CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff’s recommendation for items 111-118.
Commission action: Approved staff’s recommendation for items 111-118.
   Motion: Clark Second: Porras-Pirtle Vote: Unanimous Abstaining: None
K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119  3002 Norhill Boulevard  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: Abraham  Second: Garza  Vote: Unanimous  Abstaining: None

120  12627 Pinerock Lane  DPV  Defer
Staff recommendation: Defer the application for two weeks at applicant’s request.
Commission action: Deferred the application for two weeks at applicant’s request.
    Motion: Alleman  Second: Jones  Vote: Unanimous  Abstaining: None

121  4002 Silverwood Drive  DPV  Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 13' garage building line
in lieu of the ordinance-required 25' building line along Stella Link Road.
Commission action: Granted the development plat with variance(s) to allow a 13' garage building line
in lieu of the ordinance-required 25' building line along Stella Link Road.
    Motion: Garza  Second: Jones  Vote: Unanimous  Abstaining: None

V.  ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 03, 2019 FOR:
   a.  Avondale Square partial replat no 2
   b.  Emancipation Reserve
   c.  Grand Vista Sec 17 partial replat no 1
   d.  Melody Oaks partial replat no 21
   e.  Riverside Terrace Sec 11 partial replat no 1
   f.  Sherwood Estates Sec 3 partial replat no 2
   g.  Summer Heights Villas partial replat no 1

Staff recommendation: Establish a public hearing date of October 03, 2019 for item V a-g.
Commission action: Established a public hearing date of October 03, 2019 for item V a-g.
    Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 3735 DREXEL DRIVE
Staff recommendation: Deferred the application for additional information.
Commission action: Deferred the application for additional information.
    Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 7803 SOUTH LOOP EAST
Staff recommendation: Deferred the application for notification information.
Commission action: Deferred the application for notification information.
    Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None
VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS- MLSA 749

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forward to City Council with a modified boundary.

Commission action: Approved the consideration of the Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forwarded it to City Council with a modified boundary.

Motion: Clark Second: Abraham Vote: Carries Opposed: Garza, Heisch, Smith, Victor


IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAHAM AND RODRIGUEZ

Commissioner Abraham was present; no Commission action was required.

Motion: Sigler Second: Alleman Vote: Unanimous Abstaining: None

X. PUBLIC COMMENT

NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:20 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary