Minutes of the Houston Planning Commission

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

October 03, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Absent
Susan Alleman
Antoine Bryant Arrived at 2:45 p.m. during item 45
Left at 4:10 p.m. during item 205
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares Arrived at 2:33 p.m. during Director’s Report
Paul R. Nelson Left at 4:05 p.m. during item 182
Linda Porras-Pirtle Arrived at 3:35 p.m. during item 170
Ileana Rodriguez Arrived at 2:35 p.m. during Platting Activity
Left at 4:31 p.m. during item VI
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:34 p.m. during Director’s Report
Meera D. Victor
Scott Cain for Absent
Commissioner James Noack
Rick Staigle 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 Department.
APPROVAL OF THE SEPTEMBER 05, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 05, 2019 Planning Commission meeting minutes.
   Motion: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

Commissioner Tahir mourned the loss of Deputy Sandeep Dhalwal.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 147)

Item(s) removed for separate consideration: 15, 20, 21, 22, 23, 25, 26, 27, 40, 45, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139.

Staff recommendation: Approve staff’s recommendations for item(s) 1 -147 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 147 subject to the CPC 101 form conditions.
   Motion: Garza   Second: Rosenberg   Vote: Unanimous   Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 15, 20, 21, 22, 23, 25, 26, 27, 40, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 15, 20, 21, 22, 23, 25, 26, 27, 40, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139, subject to the CPC 101 form conditions.
   Motion: Sigler   Second: Mares   Vote: Unanimous   Recused: Alleman, Heisch

A motion was made by Commissioner Garza, seconded by Commissioner Alleman, to reconsider item 141. Motion carried unanimously.

45 Gratitude Garden    C2    Defer
Staff recommendation: Defer the application for legal review.
Commission action: Deferred the application for legal review.
   Motion: Clark   Second: Jones   Vote: Unanimous   Abstaining: None
Speaker: Dixie Friend, applicant - supportive.

141 Studewood Shops    C2R    Defer
Staff recommendation: Defer the application at the applicant’s request.
Commission action: Deferred the application at the applicant’s request.
   Motion: Bryant   Second: Alleman   Vote: Unanimous   Abstaining: None
Speaker: Mark Williamson - opposed.

Since the last Planning Commission was cancelled due to weather conditions, public hearings were deferred on September 19, and opened today.

C PUBLIC HEARINGS

148 Avondale Square partial replat no 2    C3N    Defer
Staff recommendation: Defer the application for two weeks per Council Member Stardig’s request.
Commission action: Deferred the application for two weeks per Council Member Stardig’s request.
   Motion: Alleman   Second: Jones   Vote: Unanimous   Abstaining: None
149 Emancipation Reserve C3N Withdrawn

150 Grand Vista Sec 17 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: Mares Second: Bryant Vote: Unanimous Abstaining: None

151 Lanier Place 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: Heisch Second: Clark Vote: Unanimous Abstaining: None

152 McFarland Court partial replat no 2 and extension 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: Bryant Second: Sigler Vote: Unanimous Abstaining: None

153 Melody Oaks partial replat no 21 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

154 Oak Grove partial replat no 1 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: Bryant Vote: Unanimous Abstaining: None

155 Rio Amending Plat no 1 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: Jones Second: Mares Vote: Carries Opposed: Rosenberg

156 Riverside Terrace Sec 11 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: Garza Second: Heisch Vote: Unanimous Abstaining: None

157 Rosewood Estates Sec 2 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: Garza Second: Alleman Vote: Carries Opposed: Bryant

158 Sherwood Estates Sec 3 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: Clark Second: Jones Vote: Unanimous Abstaining: None
159 Stone Lake 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: Mares Second: Jones Vote: Carries Abstaining: Sigler
Speaker: Mark Schubert - supportive.

160 Summer Heights Villas 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: Garza Second: Sigler Vote: Carries Opposed: Rosenberg
Speaker: Amanda Sheard - opposed.

D VARIANCES

161 Bergamo Vista GP GP Defer
Staff recommendation: Defer the application for two weeks for further study and review and at Harris County’s request.
Commission action: Deferred the application for two weeks for further study and review and at Harris County’s request.

Motion: Mares Second: Alleman Vote: Unanimous Abstaining: None
Commissioner Heisch recused himself.

162 Cypresswood Drive Tract 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: Garza Second: Bryant Vote: Unanimous Abstaining: None
Commissioner Heisch returned.

163 Floyd Street Cottages 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: Nelson Second: Jones Vote: Unanimous Abstaining: None

164 Graeter Combined Descendants Trust replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.

Motion: Garza Second: Mares Vote: Unanimous Abstaining: None
165 Harris County MUD no 62  
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: Bryant  Second: Heisch  Vote: Unanimous  Abstaining: None

166 Harris County MUD no 449  
Water Plant no 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: Bryant  Vote: Unanimous  Abstaining: None

Items 167 and 168 were taken together at this time.

167 Industrial at 1960 GP  
GP  
Defer  
168 Industrial at 1960 Sec 1  
C3P  
Defer  
Staff recommendation: Defer the applications for two weeks for further study and review.  
Commission action: Deferred the applications for two weeks for further study and review.  
  Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

169 Ion Garage  
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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

170 Krishnalaya  
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: Jones  Second: Bryant  Vote: Unanimous  Abstaining: None  
Speakers: Doug Smith - supportive; Alvin Beck - opposed.

Items 171 and 172 were taken together at this time.

171 Kuykendahl Tract GP  
GP  
Approve  
172 Augusta Pines Senior Living  
C2  
Approve  
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.  
  Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Heisch recused himself.

173  **Landmark Industries Tracts GP**  
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: **Carries**  
Opposed: **Mares**  
Commissioner Heisch returned.

174  **Montgomery County Emergency Services District No 8 Fire Station No 1**  
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: **Clark**  
Vote: **Unanimous**  
Abstaining: None

175  **Oak Village Plaza**  
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: **Bryant**  
Vote: **Unanimous**  
Abstaining: None  
Speakers: Juanie Gonzalez, Edgar Robles and Elizabeth Rocha - supportive.

176  **Parkway Market**  
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: **Staigle**  
Second: **Clark**  
Vote: **Unanimous**  
Abstaining: None

177  **Point Heights**  
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: **Alleman**  
Vote: **Unanimous**  
Abstaining: None

178  **Rivas Premium**  
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: **Victor**  
Vote: **Unanimous**  
Abstaining: None
Sprint Tidwell GP
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: Heisch  Vote: Unanimous  Abstaining: None

Vigavi Cypress GP
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

E  SPECIAL EXCEPTIONS

Windrow 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: Jones  Second: Sigler  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

Cypresswood Landing Sec 1
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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Ram Airtex South
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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

Becker Meadows Sec 1  EOA  Approve
Bob Reserve at Harrisburg  EOA  Approve
Bridgeland Parkland Village Sec 34  EOA  Approve
Clay Commerce Park  EOA  Approve
Commerce Park Reserve at Clay  EOA  Approve
Katy Crossing Sec 4  EOA  Approve
Lyons Grove  EOA  Approve
Newport Sec 4 partial replat no 2  EOA  Approve
Paige Polk  EOA  Approve
193  Pleasant Grove  EOA  Approve
194  Rose Meadow Farms Sec 3  EOA  Approve
195  Shadow Creek at Augusta Pines  EOA  Approve
      partial replat no 1
196  Sherman Brady  EOA  Approve
197  Timbergrove Green  EOA  Approve
198  Washington Center Reserve  EOA  Approve
199  Wertheim Corner  EOA  Approve

H  NAME CHANGES
200  Candela GP (prev. JDS Nursery Tract GP)  NC  Approve
201  Colquitt Richmond Landing replat no 1 and extension (prev. Colquitt Richmond Landing partial replat no 1 and extension)

I  CERTIFICATES OF COMPLIANCE
202  1301 Northpark Dr  COC  Approve
203  21035 Thomas St  COC  Approve
204  26275 Shadow Lane  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 184-204.
Commission action: Approved staff’s recommendation for items 184-204.
Motion: Garza  Second: Bryant  Vote: Carries  Abstaining: Heisch on items 186 and 200

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

205  3002 Norhill Boulevard  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13’ garage building line along Euclid Street.
Commission action: Granted the variance(s) and approved the development plat to allow a 13’ garage building line along Euclid Street.
Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

206  12627 Pinerock Lane  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10’ building line along Hallie Drive.
Commission action: Granted the variance(s) and approved the development plat to allow a 10’ building line along Hallie Drive.
Motion: Alleman  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

207  602 Studewood Street  DPV  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: Sigler  Vote: Unanimous  Abstaining: None
Speaker: Craig Garcia, applicant – supportive.
II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 31, 2019 FOR:
   a. Allendale Townsite Sec A partial replat no 4
   b. Allendale Townsite Sec A partial replat no 5
   c. Allendale Townsite Sec A partial replat no 6
   d. Clearcroft replat no 1
   e. Emancipation Reserve
   f. Neuen Manor partial replat no 14
   g. Neuen Manor partial replat no 15
   h. Tetracon Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of October 31, 2019 for item II a-h.
Commission action: Established a public hearing date of October 31, 2019 for item II a-h.
   Motion: Garza       Second: Rosenberg   Vote: Unanimous   Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE Approve
FOR A PROPERTY LOCATED AT 3735 DREXEL DRIVE
Staff recommendation: Grant the off-street parking variance to provide 29 parking spaces in lieu of the required 40.
Commission action: Granted the off-street parking variance to provide 29 parking spaces in lieu of the required 40.
   Motion: Jones       Second: Rosenberg   Vote: Unanimous   Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE Approve
FOR A PROPERTY LOCATED AT 7903 SOUTH LOOP EAST
Staff recommendation: Grant the off-street parking variance to provide 120 parking spaces in lieu of the required 182.
Commission action: Granted the off-street parking variance to provide 120 parking spaces in lieu of the required 182.
   Motion: Mares       Second: Clark       Vote: Unanimous   Abstaining: None
Speakers: Omar Izfar, applicant and Sel Thint – supportive; Joe Myers, Houston Public Works.

V. EXCUSE THE ABSENCE(S) OF COMMISSIONER MARES
Commissioner Mares was present; no Commission action was required.

VI. PUBLIC COMMENT
The Chair thanked staff for their work around Tropical Storm Imelda.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:33 p.m.
   Motion: Garza       Second: Clark       Vote: Unanimous   Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary