Minutes of the Houston Planning Commission

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

October 17, 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 2:38 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Left at 4:45 p.m. during item 118
Susan Alleman Absent
Antoine Bryant Absent
Lisa Clark
Rodney Heisch Absent
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Absent
Ileana Rodriguez Absent
Ian Rosenberg Arrived at 3:02 p.m. during item 102
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Scott Cain for
  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, Director, Planning and Development

DIRECTOR'S REPORT
The Director’s Report was given by Mike Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE OCTOBER 03, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 03, 2019 Planning Commission meeting minutes.
   Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 95)
Item(s) removed for separate consideration: 1, 2, 3, 14, 63, 64, 65 and 93.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 1, 2, 3, 14, 63, 64, and 65, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 2, 3, 14, 63, 64, and 65, subject to the CPC 101 form conditions.
   Motion: Mares  Second: Clark  Vote: Unanimous  Recused: Sigler

Item 93 was presented at this time.

93 Studewood Shops  C2R  Defer
Staff recommendation: Defer the application at applicant’s request.
Commission action: Deferred the application at applicant’s request.
   Motion: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker: Chad Carollo – opposed.

C  PUBLIC HEARINGS

96 Arlington Columbia Court 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: Garza  Vote: Unanimous  Abstaining: None

97 Avondale Square partial replat no 2  C3N  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: Garza  Vote: Unanimous  Abstaining: None

98 Cal Run Estates in North Park  C3N  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
Speaker: Michele Stanton – opposed.
99 Development on Edison Street replat no 1 C3N
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: Garza  Vote: Unanimous  Abstaining: None

100 Development on McKee Street replat no 1 C3N
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: Unanimous  Abstaining: None

101 Durham Heights C3N
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
Speaker: Genaro Ivahn – undecided.

102 Glenhaven Estates Sec 2 partial replat no 3 C3N
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: Garza  Vote: Unanimous  Abstaining: None

103 Houston Skyscraper Shadows Sec 3 partial replat no 1 C3N
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
Speaker: Josephine Romero – opposed.

104 Larkspur Crossing C3N
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: Garza  Vote: Unanimous  Abstaining: None

105 Lindale Park Sec 6 partial replat no 1 C3N
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None

106 MacGregors Blodgett Park Sec 3 partial replat no 1 C3N
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: Garza  Vote: Unanimous  Abstaining: None

107 Riverside Terrace Sec 1 partial replat no 5 C3N
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
108  Take Five FM 2920  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: Smith  Vote: Unanimous  Abstaining: None

109  West Lane Annex partial replat no 6  C3N  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: Rosenberg  Second: Abraham  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 110 and 111 were taken together at this time.

110 Allard GP  GP  Approve
111 Allard Sec 1  C3P  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: Jones  Second: Mares  Vote: Unanimous  Abstaining: None

112 Becker Road Tract GP  GP  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: Smith  Second: Clark  Vote: Unanimous  Abstaining: None

113 Bergamo Vista 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: Clark  Second: Garza  Vote: Carries  Opposed: Abraham, Jones, Mares, Smith, Tahir, Victor

Speakers: Matt Stoops, applicant and John Grounds - supportive.

114 Columbia Parkview  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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None
Speakers: Michelle Morgan and Jane Kramers – opposed.

115 Cypresswood Drive Tract  C3P  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: Mares  Second: Abraham  Vote: Unanimous  Abstaining: None
116 Darwiche Property 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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

117 Graeter Combined Descendants Trust 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

118 Holcombe Heights North  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: Mares  Second: Clark  Vote: Carries  Opposed: Rosenberg
Speakers: Omar Izfar, applicant, Marily Jimenez, Javier Perez, Simon Ha, Elizabeth Fahey and Jesse Levine – supportive; Kasia McCormick, Paulina Sergot, Michael McLeod and Mark Williamson – opposed.

Items 119 and 120 were taken together at this time.

119 Industrial at 1960 GP  GP  Defer
120 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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None

121 Ion Garage  C2R  Withdrawn

122 Montrose Collective Building West  C2R  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: Garza  Vote: Unanimous  Abstaining: None

123 Sprint Tidwell 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: Smith  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker: Thomas Stroh - supportive.

124 Spurling Estates  C2  Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

125  Arcade on Spencer  C2R  Approve
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: Jones  Second: Clark  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

126  East Polk District  EOA  Approve
127  KMK Development Office Park  EOA  Approve
128  Lakes at Creekside Sec 6  EOA  Approve
129  Normandy Retail Center  EOA  Approve
130  Treviso Gardens Sec 5  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

131  25921 Peach Drive  COC  Approve
132  26780 Lantern Lane  COC  Approve
133  19927 S. Plantation Estates Drive  COC  Approve
134  19875 N Plantation Estates Drive  COC  Approve
135  18874 Iris Lane  COC  Approve
136  9146 Simmons Street  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 126-136.
Commission action: Approved staff’s recommendation for items 126-136.
  Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137  6201 Overbrook Lane  DPV  Approve
Staff recommendation: Grant the variance(s) to allow a 10’ garage building line along Briarhurst Drive.
Commission action: Granted the variance(s) to allow a 10’ garage building line along Briarhurst Drive.
  Motion: Garza  Second: Jones  Vote: Unanimous  Abstaining: None
138 602 Studewood Street

DPV

Deny

Staff recommendation: Deny the application.
Commission action: Denied the application.

Motion: Rosenberg    Second: Mares    Vote: Unanimous    Abstaining: None.
Speakers: Ken Bridge, applicant and Craig Garcia – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 14, 2019 FOR:
   a. Amhurst Sec 2 partial replat no 2
   b. David Crockett Second Replat partial replat no 5
   c. Draco Spring Manufacturing Company
   d. East End on the Bayou Sec 3 replat no 1 and extension
   e. Long Point Acres partial replat no 5
   f. Northampton Sec 3 partial replat no 1
   g. Riverside Terrace Sec 11 partial replat no 2
   h. Yaupon Grove partial replat no 1

Staff recommendation: Establish a public hearing date of November 14, 2019 for item II a-h.
Commission action: Established a public hearing date of November 14, 2019 for item II a-h.

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

III. PUBLIC COMMENT
Joe Myers of Houston Public Works commented that this is his last Planning Commission meeting.

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:50 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary