Minutes of the Houston Planning Commission

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

October 31, 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 Arrived at 2:39 p.m. during Item I
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson Absent
Linda Porras-Purtle
Kevin Robins
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler Absent
Zafar Tahir Arrived at 2:59 p.m. during item 105
Left at 3:55 p.m. during item 117 Absent

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 Margaret Wallace Brown, Director, Planning and Development Department.
APPROVAL OF THE OCTOBER 17, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 17, 2019 Planning Commission meeting minutes.
  Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 96)
Item(s) removed for separate consideration: 12, 25, 67, 68, 75 and 95.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.
  Motion: Porras-Prtle  Second: Garza  Vote: Carries  Abstaining: Robins

Staff recommendation: Approve staff’s recommendation for items 12, 25, 67, 68, 75 and 95, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 12, 25, 67, 68, 75 and 95, subject to the CPC 101 form conditions.
  Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: Robins
  Recused: Heisch

C  PUBLIC HEARINGS

97  Allendale Townsite Sec A 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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

98  Allendale Townsite Sec A partial replat no 5  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

99  Allendale Townsite Sec A 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: Mares  Vote: Unanimous  Abstaining: None

Michael Kramer sat in for Margaret Wallace Brown as Secretary.

100  Avondale Square 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: Rosenberg  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Heisch recused himself.

101  Cal Run Estates in North Park  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: Bryant    Vote: Unanimous    Abstaining: None

Commissioner Heisch returned.

102  Clearcroft replat no 1  C3N  Defer
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
   Motion: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None

103  Emancipation Reserve  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: Mares    Vote: Unanimous    Abstaining: None

104  Lindale Park Sec 6 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: Porras-Pirtle    Second: Alleman    Vote: Unanimous    Abstaining: None

105  MacGregors Blodgett Park Sec 3  C3N  Approve
   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: Clark    Second: Heisch    Vote: Carries    Opposed: Rosenberg
Speakers: Joyce Owens, applicant – supportive; Sandra Stevens, Barbara McGuffey and Kathleen O’Reilly – opposed.

106  Neuen Manor partial replat no 14  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: Bryant    Vote: Unanimous    Abstaining: None

107  Neuen Manor partial replat no 15  C3N  Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
   Motion: Mares    Second: Bryant    Vote: Unanimous    Abstaining: None

108  Riverside Terrace Sec 1 partial replat no 5  C3N  Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
   Motion: Mares    Second: Garza    Vote: Unanimous    Abstaining: None
109  Tetracon Sec 1 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: Bryant  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

110  West Lane Annex 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: Bryant  Vote: Unanimous  Abstaining: None

D  VARIANCES

111  Aldine Pines GP GP Defer
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: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Heisch recused himself.

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: Mares  Second: Smith  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.
Margaret Wallace Brown returned as Secretary.

113  Columbia Parkview C2R Defer
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks to give the developer and adjacent
property owners time to meet.
  Motion: Clark  Second: Rosenberg  Vote: Carries  Opposed: Bryant, Garza, Mares, Smith

Speakers: Omar Izfar, applicant – supportive; Gardner Boulmay, Lindsey Lindsay, Jonathan Lindsay,
Donna Bennett and Mark Williamson – opposed.

Commissioner Heisch recused himself.

114  Cypresswood Drive Tract 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

115  Darwiche Property 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: Mares  Vote: Unanimous  Abstaining: None
Commissioner Heisch returned.

116  Fort Bend County MUD No 24 Wastewater  C2  Approve
       Treatment Plant 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: Mares  Second: Heisch  Vote: Unanimous  Abstaining: None

117  Holcombe Heights North  C2R  Defer
Staff recommendation: Defer the application for two weeks for additional information required.
Commission action: Deferred the application for two weeks for additional information required.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Omar Izfar, applicant – supportive; Greg Foley, Amy Conley, Chris McNeely, Mark Williamson and Kara Trail – opposed; Kain Nguyen, Houston Public Works.

Items 118 and 119 were taken together at this time.

118  Industrial at 1960 GP  GP  Approve
119  Industrial at 1960 Sec 1  C3P  Approve
Staff recommendation: Deny the variance and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats as submitted.
Motion: Smith  Second: Clark  Vote: Carries  Opposed: Mares, Rosenberg
Speakers: Carlos Espinoza y Sanchez, applicant, Dianna Johnson, Scott Turner, Ronnie Wills and Maxwell Duwaji – supportive.

120  Lockwood Court  C2R  Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: Alleman  Second: Heisch  Vote: Unanimous  Abstaining: None

121  Spurling Estates  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

122  Cypresswood Point Sec 11  C3P  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL
123 American Fortune EOA Approve
124 Grand National EOA Approve
125 Grand Oaks Sec 9 EOA Approve
126 Grand Parkway Phase 2 partial replat no 1 EOA Approve
127 Seaboard Controls replat no 1 EOA Approve
   and extension
128 Villages at Tour 18 Sec 3 EOA Approve
129 Winfield Lakes North Sec 5 EOA Approve

H NAME CHANGES
130 Oak Village Shopping Center NC Approve
   (prev. Oak Village Plaza)

I CERTIFICATES OF COMPLIANCE
131 21531 Dallas St. COC Approve
132 20128 Plantation Creek Dr. COC Approve
133 18464 Wisp Willow Way COC Approve
134 19857 FM 1485 COC Approve
135 26223 Pine Lane COC Approve
136 1406 Grove Street COC Approve

Staff recommendation: Approve staff's recommendation for items 123-136.
Commission action: Approved staff's recommendation for items 123-136.
   Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
137 7803 Meadow Lake Lane DPV Approve
   Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage
   building line in lieu of the 20' building line along a local street, Stoneybrook Drive.
   Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage
   building line in lieu of the 20' building line along a local street, Stoneybrook Drive.
   Motion: Garza Second: Heisch Vote: Unanimous Abstaining: None

138 456 West 24th Street DPV Defer
   Staff recommendation: Defer the application.
   Commission action: Deferred the application.
   Motion: Alleman Second: Bryant Vote: Unanimous Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 05, 2019 FOR:
   a. Bayou Woods Sec 2 partial replat no 3 and extension
   b. Forest Oaks Addition partial replat and extension partial replat no 2
   c. Foster Place partial replat no 4
   d. Houston Acreage Estates partial replat no 2
   e. Neuen Manor partial replat no 14
   f. Parkway at Eldridge Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of December 05, 2019 for item III a-f.
Commission action: Established a public hearing date of December 05, 2019 for item III a-f.
   Motion: Clark          Second: Heisch        Vote: Unanimous        Abstaining: None

IV. PUBLIC COMMENT
   NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the
meeting at 5:09 p.m.
   Motion: Garza          Second: Mares        Vote: Unanimous        Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary