Minutes of the Houston Planning Commission

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

November 14, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham
Susan Alleman
Antoine Bryant  Arrived at 2:47 p.m. during item 94
Lisa Clark  Arrived at 2:39 p.m. during III
Rodney Heisch
Randall L. Jones
Lydia Mares  Left at 4:38 p.m. during item 118
Paul R. Nelson
Linda Porras-Pirtle
Kevin Robins  Arrived at 2:38 p.m. during III
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler  Left at 4:25 p.m. during item 109
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 Margaret Wallace Brown, Director, Planning and Development Department.
APPROVAL OF THE OCTOBER 31, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 31, 2019 Planning Commission meeting minutes.
   Motion: Garza      Second: Heisch   Vote: Unanimous      Abstaining: None

I. PRESENTATION AND CONSIDERATION OF THE 2020 PLANNING COMMISSION MEETING DATES
Presentation was given by Hector Rodriguez, Planning and Development Department.
Commission action: Approved the 2020 Planning Commission meeting dates.
   Motion: Sigler      Second: Mares    Vote: Unanimous      Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE 2020 CHAPTER 26 SUBMITTAL DATES
Presentation was given by Hector Rodriguez, Planning and Development Department
Commission action: Approved the 2020 Chapter 26 submittal dates.
   Motion: Garza      Second: Alleman   Vote: Unanimous      Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)
Item(s) removed for separate consideration: 7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 90 subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle  Second: Jones  Vote: Unanimous      Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 7, 8, 9, 11, 19, 20, 21, 27, 28, 50 and 68, subject to the CPC 101 form conditions.
   Motion: Garza      Second: Mares    Vote: Unanimous      Abstaining: Heisch and Alleman

C  PUBLIC HEARINGS

91  Amhurst 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: Mares      Second: Clark    Vote: Unanimous      Abstaining: None

92  Clearcroft 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

93  David Crockett Second Replat partial replat no 5  C3N  Withdrawn

94  Draco Spring Manufacturing Company  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: Mares    Vote: Unanimous      Abstaining: None
95  East End on the Bayou Sec 3 replat no 1 and extension          C3N          Withdrawn

96  Long Point Acres 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: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

97  Neuen Manor partial replat no 15          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: Bryant  Vote: Unanimous  Abstaining: None

98  Northampton Sec 3 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: Nelson  Vote: Unanimous  Abstaining: None

99  Riverside Terrace Sec 1 partial replat no 5          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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

100  Riverside Terrace Sec 11 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: Mares  Vote: Unanimous  Abstaining: None

101  Teracon 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: Porras-Pirtle  Second: Jones  Vote: Unanimous  Abstaining: None

102  Yaupon Grove partial replat no 1          C3N          Defer
Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
  Motion: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None
Speaker(s): Phuc Pham and Thomas Tan Nguyen - opposed

D  VARIANCES

103  Aldine Pines GP          GP          Approve
Staff recommendation: Grant and deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted and denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Heisch recused himself.

104  Becker Road 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: Smith  Second: Jones  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.

105  Columbia Parkview  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Todd Kramers and Mark Williamson – opposed.

Commissioner Alleman recused herself.

106  Generation Park West Sec 5  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: Jones  Second: Mares  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

107  Harlem Road Reserves  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

108  Holcombe Heights North  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: Clark  Vote: Carries  Opposing: Bryant and Mares
Speaker(s): Theodore Shibut, Charles Albrecht, Grant Sovereign, Kari Kaalstal, Carrie Jean knight, Kayle Burke, Kasia McComick, Erica Nevas, Adam Amar, Ross McDonald, Sarah Bezak, Paulina Sergot, Pauline Schloesser, Marie Louise Crozat, Jonathon Lindsey, Mark Williamson and Kate Lynn – opposed; Omar Izfar, applicant – supportive.
Commissioner Abraham recused himself.

109  Ion Garage  C2R  Defer
Staff recommendation: Defer the application for three weeks per the applicant’s request.
Commission action: Deferred the application for three weeks per the applicant’s request.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioner Abraham returned.

110 Lockwood Court 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: Mares Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

Items 111 and 112 were taken together at this time.

111 McMahon Circle GP GP Approve
112 McMahon Circle Sec 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: Porras-Pirtle Second: Garza Vote: Unanimous Abstaining: None

Commissioner Heisch returned.

113 Northwest Harris County MUD C3P Approve
   no 12 Water Plant no 2
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

114 Spurling Estates C3P Withdrawn

115 Valencia Court C2R Defer
Staff recommendation: Defer the application for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for three weeks to give the applicant time to submit revised information.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS

Commissioner Heisch recused himself.

116 Breckenridge West Sec 7 C3P Approve
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: Garza Second: Clark Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS
117  Lakeview Retreat Sec 6       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: Bryant     Second: Alleman     Vote: Unanimous     Abstaining: None

Commissioner Heisch returned.

118  Shaw Road Commercial       C2       Defer
Staff recommendation: Defer the application for three weeks per Harris County’s request.
Commission action: Deferred the application for three weeks per Harris County’s request.
   Motion: Bryant     Second: Clark     Vote: Unanimous     Abstaining: None

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

G  EXTENSIONS OF APPROVAL
119  Benignus Acres replat partial replat no 1 and extension
120  Briar Hollow Place Apartments
121  Bridgeland Parkland Village Sec 27
122  Holly Homes replat no 1
123  Katy Manor South Sec 1
124  Katy Manor South Sec 2
125  Lakemont Waste Water Treatment Plant
126  Lantana Sec 4
127  New Forest Parkway Street Dedication Sec 1
128  Newport Sec 10 partial replat no 1
129  Wayside Village Sec 4
130  Westgreen Boulevard Street Dedication Sec 5

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE
131  20202 Roadway Ln       COC       Approve
132  26050 Hunters Trail    COC       Approve
133  0 FM 2920             COC       Approve
134  25299 Lamar Lane       COC       Approve

Staff recommendation: Approve staff’s recommendation for items 119-134.
Commission action: Approved staff’s recommendation for items 119-134.
   Motion: Bryant     Second: Alleman     Vote: Carries     Abstaining: Heisch on items 119, 120, and 121

J  ADMINISTRATIVE
NONE
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

135 4002 Falkirk Lane
Staff recommendation: Approve the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.
Commission action: Approved the requested variance(s) to maintain the platted 20' Building Line on Stella Link instead of requested 25' building line for a major thoroughfare.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

136 6010 Rose Street
Staff recommendation: Approve the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.
Commission action: Approved the requested variance(s) to allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a residential addition.
Motion: Alleman Second: Rodriguez Vote: Unanimous Abstaining: None

137 5345 Schumacher Lane
Staff recommendation: Approve the requested variance(s) to allow the new attached garage to be built in the same location as the existing garage as platted on the 10' building line facing Yorktown Dr. as shown on the subdivision plat of 1954, instead of the 20' garage building line along Yorktown Dr. (local street) per chapter 42-156.
Commission action: Approved the requested variance(s) to allow the new attached garage to be built in the same location as the existing garage as platted on the 10' building line facing Yorktown Dr. as shown on the subdivision plat of 1954, instead of the 20' garage building line along Yorktown Dr. (local street) per chapter 42-156.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

138 456 West 24th Street
Staff recommendation: Deny the requested variance(s).
Commission action: Denied the requested variance(s).
Motion: Rosenberg Second: Rodriguez Vote: Unanimous Abstaining: None
Speaker: Jenifer Pool, applicant – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 19, 2019 FOR:
a. Pin Oak Village Sec 3 partial replat no 1
b. Ranch Country Sec 4 partial replat no 1
c. Ranch Country Sec 5 partial replat no 1
d. Ranch Country Sec 5 partial replat no 2
e. Ranch Country Sec 5 partial replat no 3
f. Ruburfield Subdivision no 66 partial replat no 1
g. Southgate partial replat no 3
h. Southampton Place partial replat no 3
Staff recommendation: Establish a public hearing date of December 19, 2019 for item IV a-h.
Commission action: Established a public hearing date of December 19, 2019 for item IV a-h.
Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

V. PUBLIC COMMENT
NONE

VI. EXCUSE THE ABSENCE OF COMMISSIONER RODRIGUEZ
Commissioner Rodriguez was present; therefore, no Commission action was taken.
VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:56 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary