Minutes of the Houston Planning Commission

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

December 05, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Absent
Susan Alleman
Antoine Bryant Arrived at 2:49 p.m. during item 61
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:32 p.m. during the Director’s Report
Kevin Robins Absent
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:55 p.m. during item 89
Meera D. Victor Absent
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 NOVEMBER 14, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 14, 2019 Planning Commission meeting minutes.
Motion: Clark  Second: Jones  Vote: Unanimous  Abstaining: None

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

Items 41, 42 and 61 removed for separate consideration in order to hear from speakers.

Item(s) removed for separate consideration: 4, 15, 20, 21, 22, 36, 37, 45 and 83.

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: Jones  Second: Alleman  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 4, 15, 20, 21, 22, 36, 37, 45 and 83, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 15, 20, 21, 22, 36, 37, 45 and 83, subject to the CPC 101 form conditions.
Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: Heisch

Items 41 and 42 were taken together at this time.

41  Woodland Lakes Sec 5  C3P  Approve
42  Woodland Lakes Sec 6  C3P  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  Abstaining: Heisch
Speakers: Peggy Herman - opposed; Jennifer Curtis, applicant – supportive.

61  Mid Studewood Properties  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: Unanimous  Abstaining: None
Speaker: Mark Williamson - opposed.

C  PUBLIC HEARINGS

87  Bayou Woods Sec 2 partial replat no 3 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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

88  Forest Oaks Addition partial replat and extension 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: Porres-Pirtle  Second: Jones  Vote: Unanimous  Abstaining: None
89  Foster Place partial plat 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: Garza  Second: Heisch  Vote: Unanimous  Abstaining: None

90  Houston Acreage Estates partial plat 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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

91  Neuen Manor partial plat no 16  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: Mares  Vote: Unanimous  Abstaining: None
Commissioner Heisch recused.

92  Parkway at Eldridge Sec 1 partial plat no 1 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

93  Yaupon Grove partial plat no 1  C3N  Withdrawn

D  VARIANCES

Items 94 and 95 were taken together at this time.

94  Bridgeland Parkland Village Sec 49  C3P  Defer
95  Bridgeland Parkland Village Sec 54  C3P  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
    Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None
Commissioner Heisch returned.

96  Darby Vista  C2  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
    Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Jewel Reece and Bruno Desidero – opposed.
97 Estates at Jacquelyn
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: Garza Second: Mares Vote: Unanimous Abstaining: None

98 Grand Trails 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: Bryant Vote: Unanimous Abstaining: None

99 Harris County MUD no 477 Wastewater Treatment 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: Mares Second: Heisch Vote: Unanimous Abstaining: None

100 Ion Garage
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: Clark Vote: Carries Opposed: Bryant
Speaker(s): Ryan Lavasseur, applicant, Mary Lou Henry, George Levan, Pastor Steve Wells, Matt Strickland and Jim Honey – Supportive; Carl Davis, Jesse Givens, Dr Evans Shabazz, Dominique Hinson, Kody Lyons, Erin Toberman and Mary Filley – opposed; Dolores Rodgers – undecided.

101 Rhodes Meadow Business Park
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

102 Sciaaca Road Reserve
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: Garza Vote: Unanimous Abstaining: None
103  Smart Living at Allen Genoa C2R Defer
Staff recommendation: Defer the application for two weeks to give the Legal Department time to review the deed restrictions.
Commission action: Deferred the application for two weeks to give the Legal Department time to review the deed restrictions.
  Motion: Porras-Pirtle  Second: Sigler  Vote: Unanimous  Abstaining: None
Speaker: DeRoy Emmons – opposed.

104  Valencia 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: Mares  Second: Jones  Vote: Unanimous  Abstaining: None

105  Willow Creek District 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: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

106  Wycliffe Heights C3R Defer
Staff recommendation: Defer the application for two weeks per Council Member Stardig for further study and review.
Commission action: Deferred the application for two weeks per Council Member Stardig for further study and review.
  Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker – Ann Givens.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

107  Reserve at Nursery Road C2 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: Nelson  Vote: Unanimous  Abstaining: None

108  Shaw Road Commercial C2 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
Items G, H, and I were taken together at this time.

**G  EXTENSIONS OF APPROVAL**

109  Autozone Store no TX5111  
    EOA  
    Approve

110  Autozone Store TX6192  
    EOA  
    Approve

111  Corner at Bammel North  
    EOA  
    Approve

112  FCCU Copperfield  
    EOA  
    Approve

113  Grand Mission Reserves  
    EOA  
    Approve

114  Legends at Gleannloch Sec 1  
    EOA  
    Approve
    partial replat no 1

115  Long Meadow Farms Sec 46  
    EOA  
    Approve

116  Old Greenhouse Road Business Park  
    EOA  
    Approve

117  Prestonwood Storage  
    EOA  
    Approve

118  Reserves on Aldine Westfield  
    EOA  
    Approve

119  Spears Idea School  
    EOA  
    Approve

120  Taj Residences  
    EOA  
    Approve

**H  NAME CHANGES**

NONE

**I  CERTIFICATES OF COMPLIANCE**

121  25170 Needham Road  
    COC  
    Approve

122  26365 Hanna Road  
    COC  
    Approve

123  24090 Butterfly Lane  
    COC  
    Approve

Staff recommendation: Approve staff's recommendation for items 109-123.
Commission action: Approved staff's recommendation for items 109-123.
Motion: Porras-Pirtle  Second: Alleman  Vote: Carries  Abstaining: Heisch on 114

**J  ADMINISTRATIVE**

NONE

**K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Commissioner Heisch recused.

124  580 N. Shepherd Drive  
    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: Rosenberg  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.

125  121 St. Emanuel Street  
    DPV  
    Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: Mares  Second: Garza  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 9, 2020 FOR:
   a. Cotton Oaks Estates replat no 1
   b. David Crockett Second Replat partial replat no 5
   c. Gaywood partial replat no 1
   d. Livingston Estates partial replat no 1
   e. Oaks of Lakewood Village Sec 1 replat no 1
   f. Oaks of Lakewood Village Sec 2 replat no 1
   g. East End on the Bayou Sec 3 replat no 1 and extension
   h. Royal Oaks Landing replat no 1
   i. Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of January 9, 2020 for item II a-i.
Commission action: Established a public hearing date of January 9, 2020 for item II a-i.
   Motion: Clark          Second: Mares          Vote: Unanimous          Abstaining: None

III. PUBLIC COMMENT

Larry Freeman from Sheila Jackson Lee's Office spoke regarding her support of the Third Ward Economic Development Committee.
Mark Williamson asked if land use records are available for the Minimum Lot Size Blocks that are being overlaid within the Minimum Lot Size Areas.
Thomas Kirn thanked the Commission for their service and staff for their dedication and announced his moved to the Public Works Transportation and Drainage Department and looking forward to possibly working with the department in the future on drainage issues.

IV. EXCUSE THE ABSENCE OF COMMISSIONER VICTOR
A motion was made to excuse the absence of Commissioner Victor.
   Motion: Bryant          Second: Clark          Vote: Unanimous          Abstaining: None

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.
   Motion: Bryant          Second: Mares          Vote: Unanimous          Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary