Minutes of the Houston Planning Commission

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

December 19, 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
Lisa Clark
Rodney Heisch Absent
Randall L. Jones Absent
Lydia Mares
Paul R. Nelson Absent
Linda Porras-Pirtle
Kevin Robins
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler Arrived at 2:34 p.m. during Director’s Report
Zafar Tahir
Meera D. Victor
Scott Cain for
Commissioner James Noack
Rick Staigle for Absent
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 DECEMBER 05, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 05, 2019 Planning Commission meeting minutes.

Motion: Porras-Pirtle   Second: Bryant   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Item(s) removed for separate consideration: 4, 5, 6, 15 and 23.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items 4, 5, 6, 15 and 23, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 4, 5, 6, 15 and 23, subject to the CPC 101 form conditions.

Motion: Mares   Second: Garza   Vote: Carries   Abstaining: Alleman, Sigler

C   PUBLIC HEARINGS

104 Pin Oak Village Sec 3 partial replat no 1   C3N   Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for three weeks for further study and review.

Motion: Smith   Second: Victor   Vote: Carries   Opposed: Clark
Speakers: Jeff Boutlee, applicant – supportive, Fred Ormiston – opposed.

105 Ranch Country Sec 4 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: Bryant   Second: Alleman   Vote: Unanimous   Abstaining: None

106 Ranch Country Sec 5 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: Alleman   Second: Mares   Vote: Unanimous   Abstaining: None

107 Ranch Country Sec 5 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: Bryant   Second: Mares   Vote: Unanimous   Abstaining: None

108 Ranch Country Sec 5 partial replat no 3   C3N   Withdrawn
109 Ruburfie Subdivison no 66 partial replat no 1  
Staff recommendation: Defer the application for three weeks for further study and review.  
Commission action: Deferred the application for three weeks for further study and review.  
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

110 Southampton Place partial replat no 3  
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: Sigler  Vote: Unanimous  Abstaining: None

111 Southgate partial replat no 3  
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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None
Speakers: Jenny Beech – supportive; Michael Bonderer – opposed.

VARIANCES

112 AMCAL Midtown  
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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: Rosenberg

Items 113 and 114 were taken together at this time.

113 Bridgeland Parkland Village Sec 49  
114 Bridgeland Parkland Village Sec 54  
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: Smith  Second: Alleman  Vote: Unanimous  Abstaining: None

115 Broadstone Eado  
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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

116 Darby Vista  
Withdrawn

117 East River Baptist Church  
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: Cain  Vote: Unanimous  Abstaining: None

118 Elgin Smith  
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: Alleman  Vote: Unanimous  Abstaining: None

119 Groves GP  GP  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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

120 Indian Hills Road Tract  C3P  Defer
Staff recommendation: Defer the application for three weeks per the Harris County Engineer’s office.
Commission action: Deferred the application for three weeks per the Harris County Engineer’s office.

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

121 Marvida GP  GP  Defer
Staff recommendation: Defer the application for three weeks per Harris County Engineer’s office.
Commission action: Deferred the application for three weeks per Harris County Engineer’s office.

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

122 Rancho Grande  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

123 Smart Living at Allen Genoa  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: Alleman  Vote: Unanimous  Abstaining: None

124 Svensson Estate  C2  Defer
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.

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

125 Vantage At Tomball  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: Bryant  Vote: Unanimous  Abstaining: None

Items 126 and 127 were taken together at this time.

126 Winward Sec 4  C3P  Defer
127 Winward Sec 5  C3P  Defer
Staff recommendation: Defer the applications for three weeks per the applicant’s request.
Commission action: Deferred the applications for three weeks per the applicant’s request.
Motion: Mares  Second: Garza  Vote: Unanimous  Abstaining: None

128 Wycliffe Heights  C3R  Withdrawn

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

129  Park Vista at El Tesoro Sec 1  C3R  Approve
Staff recommendation: Grant the reconsideration of requirements with special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with special exception(s) and approved the plat subject to the CPC 101 form conditions
Motion: Alleman  Second: Mares  Vote: Unanimous  Abstaining: Garza

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

G  EXTENSIONS OF APPROVAL
130 Becker Fields Sec 2  EOA  Approve
131 Bodhan Reserve  EOA  Approve
132 Buffalo Bayou Park  EOA  Approve
133 First 290 Industrial  EOA  Approve
134 Green Pines Tip  EOA  Approve
135 Louetta Storage  EOA  Approve
136 MP Highway 290 Business Center  EOA  Approve
137 Stavinoha Acres  EOA  Approve
138 Telge Road Business Park  EOA  Approve
139 Tidwell C Store Inc  EOA  Approve
140 Westfield Ranch Sec 5  EOA  Approve

H  NAME CHANGES
141 Winward GP (prev. Avex Tract GP)  NC  Approve

I  CERTIFICATES OF COMPLIANCE
142 23793 Ford Road  COC  Approve
143 25072 Needham Rd  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 130-143.
Commission action: Approved staff’s recommendation for items 130-143.
Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

144 580 N. Shepherd Drive  DPV  Withdrawn
Staff recommendation: Grant the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting.
Commission action: Granted the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting.

Motion: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None
Speakers: Alex Woods, Keith Gendel - supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2020 FOR:
   a. Glenhaven Estates Sec 1 partial replat no 1
   b. Newport Country Club Estates Sec 1 partial replat no 1
   c. Newport Sec 7 partial replat no 5
   d. Old River Terrace Sec 2 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of January 23, 2020 for item II a-d.
Commission action: Established a public hearing date of January 23, 2020 for item II a-d.

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

III. PUBLIC COMMENT
NONE

IV. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:35 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary