Minutes of the Houston Planning Commission

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

January 09, 2020
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 Arrived at 2:52 p.m. during item I
Susan Alleman Absent
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pittle
Kevin Robins
Ileana Rodriguez Arrived at 2:48 p.m. during item I
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:35 p.m. during item I
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 DECEMBER 19, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 19, 2019 Planning Commission meeting minutes.
   Motion: Bryant    Second: Mares    Vote: Unanimous    Abstaining: None

I. PRESENTATION OF THE PROPOSED UPDATES TO CHAPTER 42
Presentation was given by Dipti Mathur, Planning and Development Department.

II. PRESENTATION OF THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCE
Presentation was given by Muxian Fang, Planning and Development Department.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 95)
Item(s) removed for separate consideration: 10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70.
Item 20 was taken out of order to be considered with item 108.
Item 51 was taken out of order to be considered with item 117.

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 10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70, subject to the CPC 101 form conditions.
   Motion: Garza    Second: Porras-Purtle    Vote: Unanimous    Recused: Heisch

PUBLIC HEARINGS

96    Cotton Oaks Estates replat no 1    C3N
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the item to later in the meeting.
   Motion: Garza    Second: Clark    Vote: Unanimous    Abstaining: None
Speakers: Arthur Smalley, applicant – supportive; Sara Yeager – undecided.

97    David Crockett Second Replat 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: Sigler    Second: Bryant    Vote: Unanimous    Abstaining: None
98  East End on the Bayou Sec 3 replat 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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None
Speaker: Tony Padua, applicant – supportive.

99  Gaywood 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: Porras-Pirtle  Second: Heisch  Vote: Unanimous  Abstaining: None

100 Livingston Estates 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: Rodriguez  Vote: Unanimous  Abstaining: None

101 Oaks of Lakewood Village Sec 1 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: Jones  Vote: Unanimous  Abstaining: None

102 Oaks of Lakewood Village Sec 2 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: Mares  Second: Rodriguez  Vote: Unanimous  Abstaining: None

103 Pin Oak Village 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: Garza  Second: Sigler  Vote: Carries  Opposed: Mares
Speaker: Fred Ormiston – opposed.

104 Royal Oaks Landing 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: Heisch  Vote: Unanimous  Abstaining: None

105 Ruburfield Subdivision no 66 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: Mares  Vote: Unanimous  Abstaining: None
106  Southgate partial replat no 3       C3N  Withdrawn
107  Woodleigh partial replat no 2 and extension C3N  Withdrawn

D  VARIANCES

108  Bergamo Vista Lift Station       C2  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: Jones  Second: Garza  Vote: Unanimous  Abstaining: None

Item 20 was taken out of order at this time.

20  Katy Legacy GP       GP  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  Opposed: Nelson, Porras-Pirtle, Smith

Speaker: Rick Haddock, applicant – supportive.

109  Broadstone Eado       C2  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: Sigler  Second: Rodriguez  Vote: Unanimous  Abstaining: None

110  Double Oak Commons GP       GP  Defer
Staff recommendation: Grant some variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
    Motion: Smith  Second: Bryant  Vote: Unanimous  Abstaining: None

111  Elgin Smith       C2R  Withdrawn

112  Enterra at Oneil       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: Garza  Vote: Unanimous  Abstaining: None

113  Ezzi Signs       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: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Heisch recused himself.
114  Groves GP  
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: Jones  Vote: Unanimous  Abstaining: None

115  Harris County Improvement District  no 13 water 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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None

116  Indian Hills Road Tract  
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: Nelson  Second: Victor  Vote: Unanimous  Abstaining: None

Commissioner Heisch returned.

117  Marvida GP  
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: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

Item 51 was taken out of order at this time.

51  West Road Street Dedication Sec 2  
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: Porras-Prtle  Vote: Unanimous  Abstaining: None

118  Svensson Estate  
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

Commissioner Heisch recused himself.

Items 119 and 120 were taken together at this time.

119  Winward Sec 4  
120  Winward Sec 5  
C3P  
Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.

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

Commissioner Heisch returned.

Item 96 was continued at this time.

96  Cotton Oaks Estates 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: Garza    Second: Tahir    Vote: Unanimous    Abstaining: None
Speakers: Yeager – opposed; Arva Howard, Legal Department.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

121  CCR Racing  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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

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

G  EXTENSIONS OF APPROVAL

122  Balmoral Park Lakes East  EOA  Approve
Detention Reserve
123  Blucarwash Cypress Station  EOA  Approve
124  Brookwood Forest Sec 7  EOA  Approve
125  Custom Stone Supply and US Concrete  EOA  Approve
126  Enclave at Westpark Meadows Townhomes  EOA  Approve
127  Firecraft BBQ  EOA  Approve
128  Martinez Manor  EOA  Approve
129  Shops at Avalon  EOA  Approve

H  NAME CHANGES

130  Sendero Tract Sec 10 (prev. Sendero Sec 10) NC  Approve

I  CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff’s recommendation for items 122-130.
Commission action: Approved staff’s recommendation for items 122-130.

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

J  ADMINISTRATIVE
NONE
DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131 2715 Mills Branch Drive          DPV          Deny
Staff recommendation: Deny the variance(s) to allow direct driveway access to Mills Branch Drive, a
major thoroughfare, for a single-family residence.
Commission action: Denied the variance(s) to allow direct driveway access to Mills Branch Drive, a
major thoroughfare, for a single-family residence.
Motion: Clark          Second: Mares  Vote: Unanimous  Abstaining: None
Speakers: Manuel Lopez, applicant, Michael Huizdos - supportive; Richard Smith, Houston Public
Works.

Items V and 132 were taken together at this time.

V  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
    LOCATED AT 2301 UNIVERSITY BLVD

132 2301 University Boulevard          DPV          Defer
Staff recommendation: Defer the applications for two weeks at applicant's request.
Commission action: Deferred the applications for two weeks at applicant's request.
Motion: Garza          Second: Tahir  Vote: Unanimous  Abstaining: None
Speaker: Yvonne Sada – opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 06, 2020 FOR:
   a. Afton Oaks Sec 7 partial replat no 1
   b. Bayou Woods Sec 2 partial replat no 4 and extension
   c. Evergreen Woods partial replat no 2
   d. Freeway Manor Sec 3 partial replat no 1 and extension
   e. Houston Acreage Estates partial replat no 3
   f. Memorial Green Sec 2 replat and extension partial replat no 2
   g. Park at Live Oak replat no 1 and extension
   h. Ranch Country Sec 5 partial replat no 3
Staff recommendation: Establish a public hearing date of February 06, 2020 for item IV a-h.
Commission action: Established a public hearing date of February 06, 2020 for item IV a-h.
Motion: Bryant          Second: Garza  Vote: Unanimous  Abstaining: None

VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM AND RODRIGUEZ
Commissioners Abraham and Rodriguez were present; therefore, no action was necessary.

VII. PUBLIC COMMENT
    NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the
meeting at 5:03 p.m.
Motion: Clark          Second: Abraham  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary