Minutes of the Houston Planning Commission

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

January 23, 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 Absent
Susan Alleman
Antoine Bryant Arrived at 2:34 p.m. during item I
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:32 pm during Director’s Report
Kevin Robins
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:31 pm during Director’s Report
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 JANUARY 09, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 09, 2020 Planning Commission meeting minutes.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2020 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEES REPORT
Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.
Staff recommendation: Accept recommendation per staff report of the January 2020 Semi-Annual Water/Wastewater Impact Fees and forward to City Council.
Commission action: Accepted recommendation per staff report of the January 2020 Semi-Annual Water/Wastewater Impact Fees and forwarded to City Council.
Motion: Nelson Second: Jones Vote: Unanimous Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2020 DRAINAGE IMPACT FEE REPORT
Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.
Staff recommendation: Accept recommendation per staff report of the January 2020 Drainage Impact Fees and forward to City Council.
Commission action: Accepted recommendation per staff report of the January 2020 Drainage Impact Fees and forwarded to City Council.
Motion: Nelson Second: Heisch Vote: Unanimous Abstaining: None

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

IV. PRESENTATION OF THE PROPOSED WALKABLE PLACE PILOT AREA PLANS
Presentation was given by Muxian Fang, Planning and Development Department.

V. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)
Item(s) removed for separate consideration: 2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63, subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Mares Vote: Carried Abstaining: Clark and Heisch

C PUBLIC HEARINGS

79 Gaywood 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: Alleman Second: Clark Vote: Unanimous Abstaining: None
80 Glenhaven Estates 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: Bryant Second: Mares Vote: Unanimous Abstaining: None

81 Newport Country Club Estates 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: Jones Second: Bryant Vote: Unanimous Abstaining: None

82 Newport Sec 7 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: Alleman Vote: Unanimous Abstaining: None

83 Old River Terrace Sec 2 partial replat no 2 and extension C3N Withdrawn

D VARIANCES

84 Allison Circle C3R 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: Garza Second: Clark Vote: Unanimous Abstaining: None

85 Bergamo Vista Lift Station 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: Clark Vote: Unanimous Abstaining: None

86 Double Oak Commons GP GP Approve
Staff recommendation: Grant variance to not provide a north south public street and deny variance to not provide an east west public street, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted variance to not provide a north south public street and denied variance to not provide an east west public street, and approved the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Mares Vote: Unanimous Abstaining: None

87 Elgin Smith 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: Sigler Vote: Unanimous Abstaining: None
Enterra at Oneil
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: Jones  Second: Heisch  Vote: Unanimous  Abstaining: None

Items 89 and 90 were taken together at this time.

89  Forest Village Sec 12  C3P  Defer
90  Forest Village Sec 13  C3P  Defer
Staff recommendation: Defer the applications for two weeks for further study and review.
Commission action: Deferred the applications for two weeks for further study and review.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

IDI Northwest Houston Distribution Center
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

Items 92, 93, and 94 were taken together at this time.

92  McAlister Opportunity Fund 2012 GP  GP  Approve
93  McAlister Opportunity Fund 2012 Sec 1  C2  Approve
94  Baethe Road Street Dedication Sec 1  SP  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: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Christopher Browne, applicant - supportive.

Minero GP
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Smith  Second: Clark  Vote: Unanimous  Abstaining: None

Items 96 and 97 were taken together at this time, but voted on separately.

Commissioner Heisch recused himself.

96. Reserves on Airport Sec 1 replat no 1 and extension  C3R  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
Reserves on Airport Sec 2

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: Clark Second: Garza Vote: Unanimous Abstaining: None
Speaker: Richard Lee – opposed.

Commissioner Heisch returned.

Royal Brook at Kingwood Mills Branch Reserve

Staff recommendation: Grant the variance(s) and special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.

Motion: Jones Second: Alleman Vote: Unanimous Abstaining: None

Scott Street Lofts

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: Clark Second: Mares Vote: Unanimous Abstaining: None

SPECIAL EXCEPTIONS

West Road Extension and Reserve replat no 1

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

RECONSIDERATION OF REQUIREMENTS

Lutheran Vista

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: Mares Second: Nelson Vote: Unanimous Abstaining: None

Porter Road Investments at US 59

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: Jones Second: Rosenberg Vote: Unanimous Abstaining: None

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

EXTENSIONS OF APPROVAL

BT Max2 Holdings LLC

EOA

Approve
104  Coventry Sec 3 partial replat no 1 and extension  EOA  Approve
105  Devonshire Place partial replat no 1  EOA  Approve
106  Domain Heights  EOA  Approve
107  Elyson Reserves Sec 2  EOA  Approve
108  Jersey Acres Addition partial replat no 1  EOA  Approve
109  Marketplace 249 Reserve Sec 1  EOA  Approve
110  Pecan Estates Sec 1  EOA  Approve
111  Tomball ISD Educational Campus  EOA  Approve
112  Vargas Reserve on Westpark Drive  EOA  Approve

H  NAME CHANGES
113  Smart Living Allen Genoa  NC  Approve
(prev. Smart Living at Allen Genoa)

I  CERTIFICATES OF COMPLIANCE
114  23129 E Community Dr  COC  Approve
115  18588 Wisp Willow Way  COC  Approve
116  23376 Ivy Ridge  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 103-115.
Commission action: Approved staff’s recommendation for items 103-116.
Motion: Sigler       Second: Garza     Vote: Carried     Abstaining: Heisch from 107

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117  3841 Meadow Lake Lane  DPV  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: Garza       Second: Porras-Pirtle    Vote: Unanimous     Abstaining: None

118  2301 University Boulevard  DPV  Withdrawn

VI.  ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 20, 2020 FOR:
a.  Ashcreek partial replat no 1  
b.  Craig Woods partial replat no 26  
c.  Houston Gardens partial replat no 1  
d.  Pine Terrace partial replat no 2  
e.  RB Gaut partial replat no 1  
f.  River Oaks Sec 9 partial replat no 1  
g.  Southgate partial replat no 3  
h.  Stoneworks Mansfield Park  
i.  Windmill Lakes Villas replat no 1  
j.  Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of February 20, 2020 for item VI a-j.
Commission action: Established a public hearing date of February 20, 2020 for item VI a-j.
Motion: Alleman       Second: Rosenberg    Vote: Unanimous     Abstaining: None
VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2301 UNIVERSITY BLVD
Withdrawn

VIII. PUBLIC COMMENT
Commissioner Clark commented about adequate parking on item 88.

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:52 p.m.
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary