Minutes of the Houston Planning Commission

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

February 06, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham          Arrived at 2:43 p.m. during item 95
Susan Alleman
Bill Baldwin
Antoine Bryant          Absent
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle     Arrived at 2:40 p.m. during item 95
Kevin Robins
Ileana Rodriguez
Ian Rosenberg           Arrived at 2:42 p.m. during item 95
Megan R. Sigler
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 JANUARY 23, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 23, 2020 Planning Commission meeting minutes.
   Motion: Mares       Second: Clark       Vote: Unanimous       Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Staff recommendation for item 70 was changed from approve to defer.

Items removed for separate consideration: 1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.
   Motion: Baldwin       Second: Jones       Vote: Unanimous       Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52, subject to the CPC 101 form conditions.
   Motion: Garza       Second: Alleman       Vote: Carried       Abstaining: Heisch and Sigler

C   PUBLIC HEARINGS

94 Afton Oaks Sec 7 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: Garza       Second: Clark       Vote: Unanimous       Abstaining: None
Speaker: Devonee Hays – opposed.

95 Bayou Woods Sec 2 partial replat no 4 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: Alleman       Vote: Unanimous       Abstaining: None
Speaker: Elizabeth Harris – undecided.

96 Evergreen Woods partial replat no 2 C3N 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: Porras-Purtle       Second: Sigler       Vote: Unanimous       Abstaining: None

97 Freeway Manor Sec 3 partial 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: Heisch       Vote: Unanimous       Abstaining: None

98 Houston Acreage Estates partial replat no 3 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: Clark       Vote: Unanimous       Abstaining: None
99 Memorial Green Sec 2 replat and extension C3N Approve
partial replat 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: Garza Second: Jones Vote: Carried Abstaining: Sigler
Speaker: Jeff Boute, applicant – supportive.

100 Park at Live Oak 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: Sigler Second: Clark Vote: Unanimous Abstaining: None

101 Ranch Country Sec 5 partial replat no 3 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: Jones Vote: Unanimous Abstaining: None

D VARIANCES

102 Allison Circle 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: Jones Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

103 Breen Reserve 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: Baldwin Second: Mares Vote: Unanimous Abstaining: None

Commissioner Heisch returned.

104 Cypresswood Drive Tract 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: Jones Second: Clark Vote: Unanimous Abstaining: None

105 Enterra at O'neil C2R Withdrawn

Items 106 and 107 were presented together at this time, and voted on separately.

106 Forest Village Sec 12 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: Clark Second: Nelson Vote: Unanimous Abstaining: None
107 Forest Village Sec 13 C3P 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: Heisch Second: Mares Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

108 Harris County Improvement District C2 Approve
no 13 Lift Station 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: Mares Second: Alleman Vote: Unanimous Abstaining: None

Commissioner Heisch returned.

109 Mykawa Business Park 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: Mares Second: Jones Vote: Unanimous Abstaining: None
Speakers: Jeff Boutee, applicant – supportive, Carmen Cavasos – undecided.

110 New Caney ISD High School no 3 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: Victor Second: Rosenberg Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

111 Reserves on Airport Sec 2 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: Mares Vote: Unanimous Abstaining: None

Commissioner Heisch returned.

112 Scott Street Lofts 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: Heisch Vote: Unanimous Abstaining: None
113    Spring Creek Forest  C3P  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: **Baldwin**   Second: **Mares**   Vote: **Unanimous**   Abstaining: **None**

E   SPECIAL EXCEPTIONS

Commissioner Heisch recused himself.

114   Breckenridge West GP  GP  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: **Alleman**   Second: **Clark**   Vote: **Unanimous**   Abstaining: **None**

115   Elyson Sec 30  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: **Jones**   Second: **Porras-Pirtle**   Vote: **Unanimous**   Abstaining: **None**

Commissioner Heisch returned.

F   RECONSIDERATION OF REQUIREMENTS

116   Porter Road Investments at US 59  C3P  Approve
Staff recommendation: Approve 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: **Clark**   Vote: **Unanimous**   Abstaining: **None**

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

G   EXTENSIONS OF APPROVAL
117   Garden Oaks Multifamily  EOAOA  Approve
118   Newer Heights Village  EOAOA  Approve
replat no 1
119   Porter Ranch Sec 2  EOAOA  Approve
120   Roland Road Katy  EOAOA  Approve
121   Rosemont Estates  EOAOA  Approve
122   Saint Elizabeth Place  EOAOA  Approve
123   Sam Houston Distribution Center  EOAOA  Approve
124   Sam Houston Distribution Center Detention Pond  EOAOA  Approve
125   Temple Terrace partial replat no 3  EOAOA  Approve
126   Trinity Lutheran Church North Annex  EOAOA  Approve
H  NAME CHANGES
127  Aquaworld Estates  NC  Approve
(prev. Aquaworld System)
128  Cavalry Hill Drive Street Dedication Sec 1  NC  Withdrawn
(prev. Calvary Hill Drive Street
Dedication Sec 1)

I  CERTIFICATES OF COMPLIANCE
129  19931 S Plantation Estates Dr.  COC  Approve
130  19709 Red Oaks N  COC  Approve
131  23169 Smith Road  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 117-131.
Commission action: Approved staff’s recommendation for items 117-131.
Motion: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

132  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: Alleman  Second: Sigler  Vote: Unanimous  Abstaining: None

133  2004 River Oaks Boulevard  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: Clark  Second: Jones  Vote: Unanimous  Abstaining: None

134  4002 Turnberry Circle  DPV  Approve
Staff recommendation: Approve the requested variance(s) to allow a 20’ side building line in lieu of
the ordinance-required 25’ building line along a major thoroughfare, Stella Link Road, and to
coordinate with Houston Public Works regarding existing sidewalks.
Commission action: Approved the requested variance(s) to allow a 20’ side building line in lieu of the
ordinance-required 25’ building line along a major thoroughfare, Stella Link Road, and to coordinate
with Houston Public Works regarding existing sidewalks.
Motion: Mares  Second: Baldwin  Vote: Unanimous  Abstaining: None

135  3903 W Main Street  DPV  Approve
Staff recommendation: Approve the requested variance(s) to allow a new addition to be built at a 15’
building line to align with existing structure, rather than the required 25’ building line, and to
coordinate with Houston Public Works on existing sidewalks.
Commission action: Approved the requested variance(s) to allow a new addition to be built at a 15’
building line to align with existing structure, rather than the required 25’ building line, and to
coordinate with Houston Public Works on existing sidewalks, and to remove the driveway and replace
curb along Wesleyan.
Motion: Mares  Second: Rosenberg  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 05, 2020 FOR:
   a. Houston Cao Dai Temple at Milroy
Staff recommendation: Establish a public hearing date of March 05, 2020 for item II a.
Commission action: Established a public hearing date of March 05, 2020 for item II a.
   Motion: Clark Second: Jones Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1001 FRIO STREET
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: Abraham Second: Clark Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS - MSLA 755
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MSLA 755 and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MSLA 755 and forwarded to City Council.
   Motion: Baldwin Second: Heisch Vote: Carried Abstaining: Clark
Speakers: Grant Sovereign, applicant, Chad Carollas, Thomas Conry and Mark Williamson – supportive.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:10 p.m.
   Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary