Minutes of the Houston Planning Commission

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

February 20, 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 Absent
Bill Baldwin
Antoine Bryant Absent
Lisa Clark
Rodney Heisch Absent
Randall L. Jones
Lydia Mares Absent
Paul R. Nelson Left at 5:28 p.m. during item 146
Linda Porras-Pirtle
Kevin Robins
Ileana Rodriguez Arrived at 2:32 p.m. during Director's Report
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
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 FEBRUARY 06, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 06, 2020 Planning Commission meeting minutes.
  Motion: Clark    Second: Jones    Vote: Unanimous    Abstaining: None

I. PUBLIC HEARING FOR THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES
Presentation was given by Muxian Fang, Planning and Development Department.
Speakers: Flora Moon, Dexter Handy, Randy Romman, James Llamas, Kevin Quist, Audrey Trotti,
Frederick Fritz Glover, Dianne Reese, David Cedeno, Randall Baxley and Oni Blair – supportive;
Barbara McGuffey, Cindy Woods, Kathleen O’Reilley and Ruth Ann Skaff – opposed; Flora Moon,
Sergio G. Morales, Elena Penso and Clarence Miller – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 102)
Items removed for separate consideration: 2, 8, 13 and 33.

Staff recommendation: Approve staff’s recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 – 102 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle    Second: Clark    Vote: Unanimous    Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 2, 8, 13 and 33, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 8, 13 and 33, subject to the CPC 101 form conditions.
  Motion: Baldwin    Second: Clark    Vote: Carried    Abstaining: Sigler

C. PUBLIC HEARINGS

103  Ashcreek 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: Garza    Vote: Unanimous    Abstaining: None
Speakers: Clarence Miller and John Barnef, applicants – supportive.

104  Craig Woods partial replat no 26  C3N  Withdrawn

105  Evergreen Woods partial replat no 2  C3N  Withdrawn

106  Houston Gardens 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: Sigler    Second: Rodriguez    Vote: Unanimous    Abstaining: None
Speaker: Joyce Owens, applicant – supportive.

107  Pine Terrace 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: Clark    Second: Garza    Vote: Unanimous    Abstaining: None
108  RB Gaut partial replat no 1                  C3N              Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for notification requirements.
   Motion: Baldwin    Second: Rosenberg    Vote: Carried    Abstaining: Porras-Pirtle
Speaker: Kathryn Koetting – opposed.

109  River Oaks Sec 9 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: Clark      Second: Jones        Vote: Unanimous   Abstaining: None

110  Southgate partial replat no 3             C3N              Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
   Motion: Baldwin    Second: Jones        Vote: Carried     Abstaining: None, Clark
   Opposed: Garza, Nelson, Sigler
Speakers: David White, applicant, Ben Bahorich and Michael Bouderer – supportive, Rebecca A.
Bryant, Lee Bryant, Steve Lukingbeal, Melinda Clark and Minette Boesel – opposed.

111  Stoneworks Mansfield Park                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: Garza      Second: Clark        Vote: Unanimous    Abstaining: None

112  Windmill Lakes Villas 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: Porras-Pirtle Vote: Unanimous    Abstaining: None

113  Woodleigh partial replat no 2            C3N              Withdrawn
and extension

D    VARIANCES

114  Avalon at Bridge Creek GP                GP              Approve
Staff recommendation: Grant the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, deny the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance #2 to allow intersection spacing between Westgreen Rd and an internal collector street and the special exception, denied the variance #1 to allow intersection spacing between West Rd and future Miramesa Dr, and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza      Second: Rosenberg    Vote: Unanimous    Abstaining: None

115  Brookdale Galleria                      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: Garza      Second: Porras-Pirtle Vote: Carried     Opposed: Jones,
   Tahir, Rosenberg
116  Forest Village Sec 13  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: Unanimous  Abstaining: None

117  HC MUD 43 Water Plant no 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: Jones  Second: Garza  Vote: Unanimous  Abstaining: None

Items 118 and 119 were taken together at this time.

118  Kickapoo Industrial Park GP  GP  Approve
119  Kickapoo Industrial Park Sec 1  C2R  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: Porras-Pirtle  Second: Sigler  Vote: Unanimous  Abstaining: None

120  Modulate Motor Sports  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

121  New Caney ISD High School no 3  C2R  Defer
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks for further study and review.
   Motion: Garza  Second: Baldwin  Vote: Carried  Opposed: Nelson

122  Parnell Havens  C2R  Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Items 123 and 124 were taken together at this time.

123  Redimir Cypress Forest GP  GP  Approve
124  Redimir Cypress Forest Sec 1  C2  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: Rodriguez  Vote: Unanimous  Abstaining: None
125  Spring Creek Forest  C3P  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: Smith  Second: Clark  Vote: Unanimous  Abstaining: None

Items 126 and V were taken together at this time.

126  Twenty One Hundred Memorial  C2  Defer
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE
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: Rosenberg  Second: Baldwin  Vote: Unanimous  Abstaining: None

127  Valley Ranch Parkway Reserves  C3P  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: Garza  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

128  Werrington Park Sec 6  C3P  Defer
Staff recommendation: Defer the application for two weeks per Harris County Engineer’s Office.
Commission action: Deferred the application for two weeks per Harris County Engineer’s Office.
Motion: Garza  Second: Victor  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

129  Los Pinos Sec 1  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: Clark  Second: Jones  Vote: Unanimous  Abstaining: None

130  Rosslyn Estates  C2  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: Tahir  Second: Rodriguez  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL
131  Ashley Pointe Sec 11 partial replat no 1  EOA  Approve
132  Fairway North Logistics Park  EOA  Approve
133  Glencairn Civic Center  EOA  Approve
134  Harris County ESD No 5 Stroker Road  EOA  Approve
135  Huffmeister Crossing  EOA  Approve
136  Little Woodrows Timber Tech  EOA  Approve
137  Mani Investments  EOA  Approve
138 Merrylands Sec 2 EOA Approve
139 Sarai Properties EOA Approve
140 Towne Lake Commercial Reserve at Barker Cypress EOA Approve

H NAME CHANGES
141 Rancho Paraiso NC Approve (prev. Rancho Grande)

I CERTIFICATES OF COMPLIANCE
142 26698 Spanish Oaks Lane COC Approve
143 18910 Iris Lane COC Approve
144 21023 Patricia Lane-20962 Steven Street COC Approve

Staff recommendation: Approve staff’s recommendation for items 131-144.
Commission action: Approved staff’s recommendation for items 131-144.
Motion: Garza Second: Sigler Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

145 3841 Meadow Lake Lane DPV Deny
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: Victor Second: Nelson Vote: Carried Opposed: Jones, Rosenberg
Speakers: Jeff Boutte, applicant and Arpan Gupta – supportive; Hien Pham, Houston Public Works.

146 2004 River Oaks Boulevard DPV Defer
Staff recommendation: Deny the application.
Commission action: Deferred the application for two weeks.
Motion: Garza Second: Jones Vote: Unanimous Abstaining: None
Speakers: Jenifer Pool, applicant and Don Pattie – supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2020 FOR:
   a. Blueridge Sec 2 partial replat no 1
   b. Crestmont Park Sec 1 partial replat no 1
   c. East End on the Bayou Sec 3 replat no 1 and extension
   d. Neuen Manor partial replat no 17
   e. Pine Briar Addition partial replat no 1 and extension
   f. Terraces on Texas Avenue replat no 1
   g. Westheimer Gardens Extension partial replat no 10
   h. Westheimer Manor partial replat no 2
Staff recommendation: Establish a public hearing date of March 19, 2020 for item III a-h.
Commission action: Established a public hearing date of March 19, 2020 for item III a-h.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1001 FRIO STREET
Staff recommendation: Grant the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.
Commission action: Granted the off-street parking variance(s) to allow 139 off-street vehicle parking spaces and 72 bicycle spaces in lieu of the ordinance-required 146 vehicle parking spaces and 64 bicycle spaces.
Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None

Item V. was considered and acted upon earlier in the meeting with item 126.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF USENER STREET, NORTH AND SOUTH SIDES – MLS 760
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 Block of Usener Street, north and south sides, MLS 760, with a modified boundary, and forward to City Council.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Baldwin Second: Rosenberg Vote: Carried Opposed: Garza
Speaker: Amy Benford, applicant – supportive.

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:23 p.m.
Motion: Clark Second: Rosenberg Vote: Unanimous Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary