Minutes of the Houston Planning Commission

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

March 05, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham
Susan Alleman Absent
Bill Baldwin
Antoine Bryant Arrived at 2:54 p.m. during Item II, Walkable Places
Lisa Clark
Rodney Heisch
Randall L. Jones Absent
Lydia Mares Absent
Paul R. Nelson Absent
Linda Porras-Pirtle Absent
Kevin Rubins
Ileana Rodriguez Arrived at 2:36 p.m. during Director’s Report
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 3:28 p.m. during Item III, Walkable Places Pilot
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. David Fields, first City of Houston Chief Transportation Officer, was introduced.
APPROVAL OF THE FEBRUARY 20, 2020 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 20, 2020 Planning Commission meeting minutes.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

I. PUBLIC HEARING FOR THE PROPOSED CHAPTER 42 AMENDMENTS
Presentation was given by Dipti Mathur, Planning and Development Department.

II. CONSIDERATION OF PUBLIC COMMENTS ON THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES
Presentation was given by Muxian Fang, Planning and Development Department.
Speakers: Sandra Stevens and Cindy Woods – opposed.

III. PUBLIC HEARING FOR THE PROPOSED HOGAN/LORRAINE STREET, MIDTOWN, AND EMANCIPATION WALKABLE PLACE PILOT AREA PLANS
Presentation was given by Muxian Fang, Planning and Development Department.
Speakers: Lisa Brenskelle and Cathryn Martinez - supportive; Matthew Pruitt, Patrick Garrick and Lloyd Neal – undecided.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 69)
Items removed for separate consideration: 5, 7, 8, 9, 11 and 12.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 69 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 69 subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Baldwin  Vote: Unanimous  Abstaining: None

Staff recommendation: Approve staff’s recommendation for items 5, 7, 8, 9, 11 and 12, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 5, 7, 8, 9, 11 and 12, subject to the CPC 101 form conditions.
   Motion: Clark  Second: Garza  Vote: Carried  Abstaining: Heisch, Sigler

C   PUBLIC HEARINGS

70   Houston Cao Dai Temple at Milroy  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: Tahir  Second: Bryant  Vote: Unanimous  Abstaining: None

71   RB Gaut 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: Heisch  Second: Clark  Vote: Unanimous  Abstaining: None

72   Southgate partial replat no 3  C3N  Withdrawn
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: Baldwin Second: Bryant Vote: Unanimous Abstaining: None

D VARIANCES

74 Engelke Place C2R Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: Sigler Second: Garza Vote: Unanimous Abstaining: None

75 Modulate Motor Sports 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: Bryant Vote: Unanimous Abstaining: None

76 New Caney ISD High School no 3 C3R 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
Speaker: Kyle Molitor – supportive.

77 North Harris County Regional Water Authority Regional Pump Station 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: Bryant Second: Heisch Vote: Unanimous Abstaining: None

78 Residence at Oakmont 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: Garza Second: Abraham Vote: Unanimous Abstaining: None
Speaker: Mohammed Mosaffa - opposed.

79 Rustic Ranch C2 Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 standards.
Commission action: Deferred the application for two weeks per Chapter 42 standards.
Motion: Bryant Second: Rodriguez Vote: Unanimous Abstaining: None

80 TC Jester Place C1 Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None
Items 81 and VI were taken together at this time.

81 Twenty One Hundred Memorial C2 Approve
VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE
Staff recommendation: Grant the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.
Motion: Abraham Second: Robins Vote: Carried Opposed: Smith
Speakers: Kent Marsh, applicant, John Schreider and Ray Kuniansky – supportive; Paula Sitter and Danni Sabota – undecided.

E SPECIAL EXCEPTIONS

82 Werrington Park Sec 6 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: Bryant Second: Clark Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

83 Ellwood Texas Forge Houston C2 Approve
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

84 Los Pinos Sec 1 C3P Approve
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Bryant Second: Garza Vote: Unanimous Abstaining: None

Commissioner Heisch returned.

85 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: Baldwin Second: Bryant Vote: Unanimous Abstaining: None
Speaker: Muhammed Moustaffa – opposed.
Items G, H, and I were taken together at this time.

G  EXTENSIONS OF APPROVAL

86  Avex Tract Sec 31   EOA   Approve
87  Bammel Vista       EOA   Approve
88  Bellaire Boulevard Street Dedication Sec 2  EOA   Approve
89  Bridgeland Parkland Village Sec 37  EOA   Approve
90  Bridgeland Parkland Village Sec 41   EOA   Approve
91  Cypress Oaks North Sec 2   EOA   Approve
92  Gosling Office Park     EOA   Approve
93  Gosling Road Apartments  EOA   Approve
94  Newer Heights Manor     EOA   Approve
95  Timber Forest Drive Street Dedication Sec 5 EOA   Approve

H  NAME CHANGES

96  Groves Apartments      NC   Approve
(prev. Glade at Groves)

I  CERTIFICATES OF COMPLIANCE

97  20843 Briar Chase Drive COC     Approve
98  27560 Coach Light Lane   COC   Approve

Staff recommendation: Approve staff’s recommendation for items 86-98.
Commission action: Approved staff’s recommendation for items 86-98.

Motion: Clark      Second: Bryant   Vote: Carried   Abstaining: Heisch on items 86 and 96

J  ADMINISTRATIVE

NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

99  3711 Olympia Drive DPV   Approve
Staff recommendation: Approve the requested variance(s) to allow a 10’ building line for the detached two-story garage and a 10’ high wall along San Felipe.
Commission action: Approved the requested variance(s) to allow a 10’ building line for the detached two-story garage and a 10’ high wall along San Felipe.

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

100  2004 River Oaks Boulevard DPV Disapprove
Staff recommendation: Deny the application.
Commission action: Denied the application.

Motion: Garza      Second: Robins   Vote: Carried   Opposed: Smith
Speaker: Jenifer Pool, applicant and Don Pettie – supportive.

V.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 02, 2020 FOR:

a. Capital Greater Heights partial replat no 1
b. Craig Woods partial replat no 26

c. Laverne Springs partial replat no 1
d. Melody Oaks partial replat no 22  
e. Saint Charles Quarter  
f. Spring Branch Estates no 2 partial replat no 11  
g. Willow Trace Sec 1 partial replat no 1 and extension  
h. Woodleigh partial replat no 2 and extension  

Staff recommendation: Establish a public hearing date of April 02, 2020 for item V a-h.  
Commission action: Established a public hearing date of April 02, 2020 for item V a-h.  
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None  

Item VI. was considered and acted upon earlier in the meeting with item 81.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR STUDIO 6 LOCATED AT 14150 FAYRIDGE DRIVE  
Staff recommendation: Defer the application for two weeks for additional information.  
Commission action: Deferred the application for two weeks for additional information.  
Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None  

VIII. 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: 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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None  

IX. PUBLIC COMMENT  
NONE  

X. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT  
Commissioner Bryant was present; therefore, no Commission action was required.

XI. ADJOURNMENT  
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.  
Motion: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None  

Martha L. Stein, Chair  
Margaret Wallace Brown, Secretary