

Minutes of the Houston Planning Commission

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

September 5, 2019

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 Arrived at 2:48 p.m. during item II

Susan Alleman

Antoine Bryant Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares Absent

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez Absent

Ian Rosenberg Absent

Megan R. Sigler

Zafar Tahir Absent

Meera D. Victor

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Absent

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, Interim Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Interim Director, Planning and Development Department.

APPROVAL OF THE AUGUST 22, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 22, 2019 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

**APPROVAL OF THE AUGUST 29, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN
PLANNING COMMISSION MINUTES**

Commission action: Approved the August 29, 2019 Major Thoroughfare and Freeway Plan meeting minutes.

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

**I. PRESENTATION ON NEW LEGISLATION AFFECTING PLANNING COMMISSION MEETINGS
AND ACTIONS**

Comments were given by Kim Mickelson, Legal Department. Based on new State open meetings requirements, action such as deferrals are to not take place until after any public speakers.

Commissioner Heisch recused himself.

**II. CONSIDERATION OF MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT
REQUEST, ACRES HOMES, CARVER, AND CEBRA**

Staff recommendation: Approve the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

Commission action: Approved the deletion of Cebra Street from Druid Street to Mansfield Street and addition of Carver Road (from Druid Street to DeSoto Street) and Cebra Street (from Mansfield to DeSoto Street) as Major Collectors (MJ-4-80).

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speakers: Andrew Lang, Tracy Youngblood, applicants – supportive.

Commissioner Heisch returned.

**III. CONSIDERATION TO FORWARD THE APPROVED CHANGES TO THE 2018 MTFP TO CITY
COUNCIL FOR ADOPTION AS THE 2019 MTFP MAP**

Staff recommendation: Forward the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Commission Action: Forwarded the approved changes to the 2018 Major Thoroughfare and Freeway Plan (MTFP) to City Council for adoption as the 2019 MTFP.

Motion: **Garza** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Item(s) removed for separate consideration: **4, 5, 8, 9, 10, 11, 12 and 59.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 86 subject to the CPC 101 form conditions.

Motion: **Victor** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 8, 9, 10, 11, 12 and 59**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 8, 9, 10, 11, 12 and 59**, subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Recused: **Heisch**

C PUBLIC HEARINGS

- 87 Acre Villa partial replat no 2 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: Ramiro Romu – opposed.
- 88 Brookhaven Addition 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Berniece Davis, opposed.
- 89 Cypress Creek Landing 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 90 Garden Acres partial replat no 4 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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 91 Martinville partial replat no 1 and extension 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 92 Northgrove Sec 5 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 93 Nottingham Forest Sec 3 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 94 Stone Lake partial replat no 2 C3N Defer**
Staff recommendation: Defer the application for two weeks per the Harris County Engineer's Department.
Commission action: Deferred the application for two weeks per the Harris County Engineer's Department.
Motion: **Smith** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

95 Westgrove Court partial replat no 2 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: **Jones** Vote: **Unanimous** Abstaining: **None**³

96 Westgrove Court partial replat no 3 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application until later in the meeting to give the Legal Department time to review new information.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Shawn Jackson – opposed, Arva Howard, Legal.

D VARIANCES

97 Anita Street Artist 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: **Garza** Vote: **Unanimous** Abstaining: **None**

98 Eado Navigation replat no 1 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

99 Gutierrez Plaza 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

100 Harris County MUD no 449 Water Plant no 2 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

101 Kipp Texas Houston Florence Road 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: **Jones** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

102 Kyle Aviation **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: **Abraham** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

103 Lantana Sec 5 **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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

104 Penn City Road Reserve **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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

The Commission reconsidered item 96 at this time.

96 Westgrove Court 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: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Arva Howard, Legal Department.

105 Redimer Cypress Forest **C2** **Withdrawn**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

106 Becker Meadows Wastewater Treatment Plant **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: **Sigler** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

107 Grand Vista Sec 23 C3P Approve
 Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

108 Hardy 88 Commerce Park C2R Approve
 Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

109 Miguez Casa C2R Approve
 Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

110 Sabic Americas Campus Bluebonnet C3R Approve
 Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Smith** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

111	Aarohi West Road	EOA	Approve
112	Centerpoint Energy Magnolia Point Reserve	EOA	Approve
113	Crosby Park Village	EOA	Approve
114	Harris County Emergency Services District no 7	EOA	Approve
115	Montrose Garden	EOA	Approve
116	Theall Equity Holdings LLC	EOA	Approve
117	Woodridge Baptist North Campus	EOA	Approve

H NAME CHANGES

118	Marisol GP (prev. Raven Meadows GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 111-118.
 Commission action: Approved staff's recommendation for items 111-118.
 Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 3002 Norhill Boulevard 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: **Abraham** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

120 12627 Pinerock Lane DPV Defer
Staff recommendation: Defer the application for two weeks at applicant's request.
Commission action: Deferred the application for two weeks at applicant's request.
Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

121 4002 Silverwood Drive DPV Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 13' garage building line in lieu of the ordinance-required 25' building line along Stella Link Road.
Commission action: Granted the development plat with variance(s) to allow a 13' garage building line in lieu of the ordinance-required 25' building line along Stella Link Road.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Jenifer Rene Pool, applicant – supportive, Ken Calvert – undecided.

V. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 03, 2019 FOR:

- a. Avondale Square partial replat no 2
- b. Emancipation Reserve
- c. Grand Vista Sec 17 partial replat no 1
- d. Melody Oaks partial replat no 21
- e. Riverside Terrace Sec 11 partial replat no 1
- f. Sherwood Estates Sec 3 partial replat no 2
- g. Summer Heights Villas partial replat no 1

Staff recommendation: Establish a public hearing date of October 03, 2019 for item V a-g.
Commission action: Established a public hearing date of October 03, 2019 for item V a-g.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3735 DREXEL DRIVE

Staff recommendation: Deferred the application for additional information.
Commission action: Deferred the application for additional information.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 7903 SOUTH LOOP EAST

Staff recommendation: Deferred the application for notification information.
Commission action: Deferred the application for notification information.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS- MSLA 749

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forward to City Council with a modified boundary.

Commission action: Approved the consideration of the Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 749 and forwarded it to City Council with a modified boundary.

Motion: **Clark** Second: **Abraham** Vote: **Carries** Opposed: **Garza, Heisch, Smith, Victor**

Speakers: Omar Izfar, Jesse Levin, – supportive, Adam Amar, Mark Williamson, Shannon Morrison, Kasia McCormick, Paulina Sergot, Amy Conley, Shaun Baker, Ellisa Kerswell, Caryn Calsted, Kate Withall, Kari Kaalstad, Kaylen Burke, Amy Owens, Allan Tiller, Nicole Grabow, Kristin Falce, Nick Falsce, Cecilia Kenneally, Kate Lynn, Nick Conley, Phillip Mound, Anya Marmuseak, William Rufus Estis - opposed.

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAHAM AND RODRIGUEZ

Commissioner Abraham was present; no Commission action was required.

A motion was made to excuse the absence of Commissioner Rodriguez.

Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**X. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:20 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary