

Minutes of the Houston Planning Commission

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

October 03, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Antoine Bryant Arrived at 2:45 p.m. during item 45

Left at 4:10 p.m. during item 205

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Arrived at 2:33 p.m. during Director's Report

Paul R. Nelson

Left at 4:05 p.m. during item 182

Linda Porrás-Pirtle

Arrived at 3:35 p.m. during item 170

Ileana Rodriguez

Arrived at 2:35 p.m. during Platting Activity

Left at 4:31 p.m. during item VI

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:34 p.m. during Director's Report

Meera D. Victor

Scott Cain for

Absent

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, 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 SEPTEMBER 05, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 05, 2019 Planning Commission meeting minutes.

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

Commissioner Tahir mourned the loss of Deputy Sandeep Dhaliwal.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 147)

Item(s) removed for separate consideration: 15, 20, 21, 22, 23, 25, 26, 27, 40, 45, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139.

Staff recommendation: Approve staff's recommendations for item(s) 1 -147 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 147 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items 15, 20, 21, 22, 23, 25, 26, 27, 40, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 15, 20, 21, 22, 23, 25, 26, 27, 40, 46, 72, 74, 80, 84, 89, 90, 104, 113, 114, 115 and 139, subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Recused: **Alleman, Heisch**

A motion was made by Commissioner Garza, seconded by Commissioner Alleman, to reconsider item 141. Motion carried unanimously.

45 Gratitude Garden

C2

Defer

Staff recommendation: Defer the application for legal review.

Commission action: Deferred the application for legal review.

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

Speaker: Dixie Friend, applicant - supportive.

141 Studewood Shops

C2R

Defer

Staff recommendation: Defer the application at the applicant's request.

Commission action: Deferred the application at the applicant's request.

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

Speaker: Mark Williamson - opposed.

Since the last Planning Commission was cancelled due to weather conditions, public hearings were deferred on September 19, and opened today.

C PUBLIC HEARINGS

148 Avondale Square partial replat no 2

C3N

Defer

Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.

Commission action: Deferred the application for two weeks per Council Member Stardig's request.

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

- 149 Emancipation Reserve C3N Withdrawn**
- 150 Grand Vista Sec 17 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: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 151 Lanier Place 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 152 McFarland Court partial replat no 2 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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 153 Melody Oaks partial replat no 21 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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 154 Oak Grove partial replat no 1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 155 Rio Amending Plat no 1 partial replat no 1 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: **Jones** Second: **Mares** Vote: **Carries** Opposed: **Rosenberg**
- 156 Riverside Terrace Sec 11 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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 157 Rosewood Estates Sec 2 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: **Garza** Second: **Alleman** Vote: **Carries** Opposed: **Bryant**
- 158 Sherwood Estates Sec 3 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: **Jones** Vote: **Unanimous** Abstaining: **None**

159 Stone Lake 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: **Mares** Second: **Jones** Vote: **Carries** Abstaining: **Sigler**
Speaker: Mark Schubert - supportive.

160 Summer Heights Villas 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: **Sigler** Vote: **Carries** Opposed: **Rosenberg**
Speaker: Amanda Sheard - opposed.

D VARIANCES

161 Bergamo Vista GP GP Defer
Staff recommendation: Defer the application for two weeks for further study and review and at Harris County's request.
Commission action: Deferred the application for two weeks for further study and review and at Harris County's request.
Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Commissioner Heisch recused himself.

162 Cypresswood Drive Tract 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
Commissioner Heisch returned.

163 Floyd Street Cottages 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: **Nelson** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

164 Graeter Combined Descendants Trust replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

165 Harris County MUD no 62 C2 Approve
Water Plant 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: **Bryant** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

166 Harris County MUD no 449 C2 Approve
Water Plant 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: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 167 and 168 were taken together at this time.

167 Industrial at 1960 GP GP Defer
168 Industrial at 1960 Sec 1 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

169 Ion Garage 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

170 Krishnalaya 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Doug Smith - supportive; Alvin Beck - opposed.

Items 171 and 172 were taken together at this time.

171 Kuykendahl Tract GP GP Approve
172 Augusta Pines Senior Living C2 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

173 Landmark Industries Tracts 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: **Alleman** Second: **Jones** Vote: **Carries** Opposed: **Mares**

Commissioner Heisch returned.

**174 Montgomery County Emergency Services C2R Approve
District No 8 Fire 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

175 Oak Village Plaza 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: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Juanie Gonzalez, Edgar Robles and Elizabeth Rocha - supportive.

176 Parkway Market 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: **Staigle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

177 Point Heights 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

178 Rivas Premium 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: **Mares** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

179 Sprint Tidwell GP GP 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

180 Vigavi Cypress 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

181 Windrow 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: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

182 Cypresswood Landing Sec 1 C3P 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

183 Ram Airtex South 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

184	Becker Meadows Sec 1	EOA	Approve
185	Bob Reserve at Harrisburg	EOA	Approve
186	Bridgeland Parkland Village Sec 34	EOA	Approve
187	Clay Commerce Park	EOA	Approve
188	Commerce Park Reserve at Clay	EOA	Approve
189	Katy Crossing Sec 4	EOA	Approve
190	Lyons Grove	EOA	Approve
191	Newport Sec 4 partial replat no 2	EOA	Approve
192	Paige Polk	EOA	Approve

193	Pleasant Grove	EOA	Approve
194	Rose Meadow Farms Sec 3	EOA	Approve
195	Shadow Creek at Augusta Pines partial replat no 1	EOA	Approve
196	Sherman Brady	EOA	Approve
197	Timbergrove Green	EOA	Approve
198	Washington Center Reserve	EOA	Approve
199	Wertheim Corner	EOA	Approve

H NAME CHANGES

200	Candela GP (prev. JDS Nursery Tract GP)	NC	Approve
201	Colquitt Richmond Landing replat no 1 and extension (prev. Colquitt Richmond Landing partial replat no 1 and extension)	NC	Approve

I CERTIFICATES OF COMPLIANCE

202	1301 Northpark Dr	COC	Approve
203	21035 Thomas St	COC	Approve
204	26275 Shadow Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 184-204.

Commission action: Approved staff's recommendation for items 184-204.

Motion: **Garza** Second: **Bryant** Vote: **Carries** Abstaining: **Heisch on
items 186 and 200**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

205	3002 Norhill Boulevard	DPV	Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13' garage building line along Euclid Street.			
Commission action: Granted the variance(s) and approved the development plat to allow a 13' garage building line along Euclid Street.			
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None			

206	12627 Pinerock Lane	DPV	Approve
Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Hallie Drive.			
Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Hallie Drive.			
Motion: Alleman Second: Porras-Pirtle Vote: Unanimous Abstaining: None			

207	602 Studewood Street	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: Garza Second: Sigler Vote: Unanimous Abstaining: None			
Speaker: Craig Garcia, applicant – supportive.			

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 31, 2019 FOR:

- a. Allendale Townsite Sec A partial replat no 4
- b. Allendale Townsite Sec A partial replat no 5
- c. Allendale Townsite Sec A partial replat no 6
- d. Clearcroft replat no 1
- e. Emancipation Reserve
- f. Neuen Manor partial replat no 14
- g. Neuen Manor partial replat no 15
- h. Tetracon Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of October 31, 2019 for item II a-h.

Commission action: Established a public hearing date of October 31, 2019 for item II a-h.

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

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

Staff recommendation: Grant the off-street parking variance to provide 29 parking spaces in lieu of the required 40.

Commission action: Granted the off-street parking variance to provide 29 parking spaces in lieu of the required 40.

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

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

Staff recommendation: Grant the off-street parking variance to provide 120 parking spaces in lieu of the required 182.

Commission action: Granted the off-street parking variance to provide 120 parking spaces in lieu of the required 182.

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

Speakers: Omar Izfar, applicant and Sel Thint – supportive; Joe Myers, Houston Public Works.

V. EXCUSE THE ABSENCE(S) OF COMMISSIONER MARES

Commissioner Mares was present; no Commission action was required.

VI. PUBLIC COMMENT

The Chair thanked staff for their work around Tropical Storm Imelda.

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:33 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary