## Minutes of the Houston Planning Commission

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

## **December 19, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Antoine Bryant

Lisa Clark

Rodney Heisch Absent
Randall L. Jones Absent

Lydia Mares

Paul R. Nelson Absent

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez Absent

Ian Rosenberg

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

Zafar Tahir Meera D. Victor Scott Cain for

Commissioner James Noack

Rick Staigle 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, 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 DECEMBER 05, 2019 PLANNING COMMISSION MEETING MINUTES

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

Motion: Porras-Pirtle Second: Bryant Vote: Unanimous Abstaining: None

## I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 103)

Item(s) removed for separate consideration: 4, 5, 6, 15 and 23.

Staff recommendation: Approve staff's recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 103 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **4**, **5**, **6**, **15 and 23**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4**, **5**, **6**, **15** and **23**, subject to the CPC 101 form conditions.

Motion: Mares Second: Garza Vote: Carries Abstaining: Alleman,

Sigler

#### C PUBLIC HEARINGS

104 Pin Oak Village Sec 3 partial replat no 1 C3N Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for three weeks for further study and review.

Motion: Smith Second: Victor Vote: Carries Opposed: Clark

Speakers: Jeff Boutlee, applicant – supportive, Fred Ormiston – opposed.

105 Ranch Country Sec 4 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: Bryant Second: Alleman Vote: Unanimous Abstaining: None

106 Ranch Country Sec 5 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: Alleman Second: Mares Vote: Unanimous Abstaining: None

107 Ranch Country Sec 5 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: Bryant Second: Mares Vote: Unanimous Abstaining: None

108 Ranch Country Sec 5 partial replat no 3 C3N Withdrawn

Ruburfield Subdivison no 66 C3N Defer 109 partial replat no 1 Staff recommendation: Defer the application for three weeks for further study and review. Commission action: Deferred the application for three weeks for further study and review. Abstaining: None

C<sub>3</sub>N **Approve** Southampton Place partial replat no 3 110

Staff recommendation: Approve the plat subject to the CPC 101 form conditions. Commission action: Approved the plat subject to the CPC 101 form conditions.

Second: Bryant

Motion: Porras-Pirtle Second: Sigler Vote: Unanimous Abstaining: None

111 Southgate partial replat no 3

Motion: Garza

C<sub>3</sub>N

Defer

Staff recommendation: Defer the application for three weeks per the applicant's request. Commission action: Deferred the application for three weeks per the applicant's request.

Second: Mares Motion: **Brvant** 

Vote: Unanimous

Vote: Unanimous

Abstaining: None

Speakers: Jenny Beech - supportive; Michael Bonderer - opposed.

#### D **VARIANCES**

C2R 112 AMCAL Midtown

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: Sigler

Second: Clark

Vote: Unanimous

Abstaining: Rosenberg

Items 113 and 114 were taken together at this time.

C3P **Approve** Bridgeland Parkland Village Sec 49 113 Bridgeland Parkland Village Sec 54 C<sub>3</sub>P **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: Smith

Second: Alleman

Vote: Unanimous

Abstaining: None

C2 Defer **Broadstone Eado** 115

Staff recommendation: Defer the application for three weeks per the applicant's request. Commission action: Deferred the application for three weeks per the applicant's request.

Motion: Porras-Pirtle Second: Bryant

Vote: Unanimous

Abstaining: None

C2 Withdrawn 116 **Darby Vista** 

C2R **Approve East River Baptist Church** 

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: Clark

Second: Cain

Vote: Unanimous

Abstaining: None

Staff recommendation: Defer the application for three weeks per the applicant's request. Commission action: Deferred the application for three weeks per the applicant's request. Vote: Unanimous Abstaining: None Second: Alleman Motion: Garza Defer **GP Groves GP** 119 Staff recommendation: Defer the application for three weeks per the applicant's request. Commission action: Deferred the application for three weeks per the applicant's request. Abstaining: None Vote: Unanimous Motion: Alleman Second: Garza C<sub>3</sub>P Defer 120 **Indian Hills Road Tract** Staff recommendation: Defer the application for three weeks per the Harris County Engineer's office. Commission action: Deferred the application for three weeks per the Harris County Engineer's office. Vote: Unanimous Abstaining: None Motion: Mares Second: Bryant GP Defer 121 Marvida GP Staff recommendation: Defer the application for three weeks per Harris County Engineer's office. Commission action: Deferred the application for three weeks per Harris County Engineer's office. Vote: Unanimous Abstaining: None Second: Mares Motion: Garza C2R Approve 122 Rancho Grande Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions. Vote: Unanimous Abstaining: None Second: Clark Motion: **Bryant Approve** C2R **Smart Living at Allen Genoa** 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. Second: Alleman Vote: Unanimous Abstaining: None Motion: Garza C2 Defer **Svensson Estate** Staff recommendation: Defer the application for three weeks for further study and review. Commission action: Deferred the application for three weeks for further study and review. Vote: Unanimous Abstaining: None Second: Mares Motion: **Bryant** Approve Vantage At Tomball 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. Vote: Unanimous Abstaining: None Motion: Clark Second: Bryant Items 126 and 127 were taken together at this time. Defer Winward Sec 4 C<sub>3</sub>P 126

127 Winward Sec 5 C3P Defer Staff recommendation: Defer the applications for three weeks per the applicant's request. Commission action: Deferred the applications for three weeks per the applicant's request.

	Motion: <b>Mares</b>	Second: Garza	Vote: <b>Unanimous</b>	Abstaining: <b>None</b>	
128	Wycliffe Heights		C3R	Withdrawn	
E	SPECIAL EXCEPTIONS NONE				
F	RECONSIDERATION OF REQUIREMENTS				
appro Comr	Park Vista at El Tesoro Sec 1  taff recommendation: Grant the reconsideration of requirements with special exception(s) and oprove the plat subject to the CPC 101 form conditions.  commission action: Granted the reconsideration of requirements with special exception(s) and oproved the plat subject to the CPC 101 form conditions  Motion: Alleman Second: Mares Vote: Unanimous Abstaining: Garza				
Items G, H, and I were taken together at this time.					
G 130 131 132 133 134 135 136 137 138 139 140	EXTENSIONS OF AP Becker Fields Sec 2 Bodhan Reserve Buffalo Bayou Park First 290 Industrial Green Pines Tip Louetta Storage MP Highway 290 Bus Stavinoha Acres Telge Road Business Tidwell C Store Inc Westfield Ranch Sec	siness Center s Park	EOA EOA EOA EOA EOA EOA EOA EOA	Approve	
141	Winward GP (prev. A	vex Tract GP)	NC	Approve	
1	CERTIFICATES OF COMPLIANCE				
142 143	23793 Ford Road 25072 Needham Rd		COC	Approve Approve	
	Staff recommendation: Approve staff's recommendation for items 130-143.  Commission action: Approved staff's recommendation for items 130-143.  Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None				
J	ADMINISTRATIVE NONE				
K	DEVELOPMENT PLATS WITH VARIANCE REQUESTS				
144	580 N. Shepherd Drive		DPV	Withdrawn	

#### 145 121 St. Emanuel Street

**DPV** 

**Approve** 

Staff recommendation: Grant the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting.

Commission action: Granted the variance to allow a zero-foot building line along St. Emanuel Street, and to allow a 13.5' building line along the Franklin-Navigation underpass, with the condition that applicant coordinates any right-of-way encroachments with Houston Public Works and provides a pedestrian access easement at permitting.

Motion: Bryant Second: Alleman Vote

Vote: **Unanimous** Abstaining: **None** 

Speakers: Alex Woods, Keith Gendel - supportive.

# II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 23, 2020 FOR:

- a. Glenhaven Estates Sec 1 partial replat no 1
- b. Newport Country Club Estates Sec 1 partial replat no 1
- c. Newport Sec 7 partial replat no 5
- d. Old River Terrace Sec 2 partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of January 23, 2020 for item II a-d.

Commission action: Established a public hearing date of January 23, 2020 for item II a-d.

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

III. PUBLIC COMMENT

#### IV. ADJOURNMENT

NONE

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:35 p.m.

Motion: Clark

Second: Bryant

Vote: Unanimous

Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary