

Minutes of the Houston Planning Commission

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

August 22, 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 Absent

Susan Alleman

Antoine Bryant Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Absent

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Ileana Rodríguez Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 4:21 p.m. during item 122

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 01, 2019 MAJOR THOROUGHFARE AND FREEWAY PLAN
PLANNING COMMISSION MINUTES**

Commission action: Approved the August 01, 2019 Major Thoroughfare and Freeway Plan meeting minutes.

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

APPROVAL OF THE AUGUST 08, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 08, 2019 Planning Commission meeting minutes.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

Comments were given by Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 101)

Staff recommendations for items 13 and 14 were modified from approve to defer at applicant's request.

Item(s) removed for separate consideration: **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79.**

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

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

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

Staff recommendation: Approve staff's recommendation for items **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 9, 10, 28, 37, 47, 50, 53, 55, 78, and 79**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

102 EI Dorado Clear Lake City Sec 14 C3N Approve
partial replat no 1

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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

103 Garden Acres partial replat no 4 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: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Houstonian Homes on Edgewood C3N Approve
replat no 1

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**

105 Long Point 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

106 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: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

107 Melody Oaks partial replat no 21 C3N Withdrawn

108 Plainview Addition partial replat no 6 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**

109 Take Five FM 2920 C3N Withdrawn

110 Westgrove Court partial replat no 4 C3N 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: **Mares** Second: **Victor** Vote: **Carries** Opposed: **Rosenberg**
Speakers: Randall Davis, applicant, Arthur Epley – supportive; Joseph Gugenheim, Gordon Sorrells, Jim Noel, Sue Schaefer, Jack Baber, Allen C. Holmes, Vaughan Clark, Carolyn Hartley, Shawn Jackson, Justin Renshaw, Yvonne Ziegler, Craig Willey – opposed.

111 Willow Meadows Sec 18 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

112 Anita Street Artist Lofts 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

113 Arcade on Spencer C2R Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Carries** Opposed: **Jones, Rosenberg**

Speakers: Chen Wang, applicant - supportive; Joe Myers, Houston Public Works.

Items 114 and 115 were taken together at this time.

114	Benders Creek GP	GP	Approve
115	Benders Creek Sec 1	C3P	Deny/ Disapprove

Staff recommendation: Approve the general plan subject to the CPC 101 form conditions, deny the variance(s), and disapprove the Sec. 1 plat.

Commission action: Approved the general plan subject to the CPC 101 form conditions, denied the variance(s), and disapproved the Sec. 1 plat.

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

Speakers: Steven Perez, applicant, Kathleen McKinley – supportive; Karen Surface, Phyllis Howell, Jesus Villalpeado, Veronica Hernandez, Stephanie Dennis – opposed; Joe Myers, Houston Public Works.

116	CBS Outdoor Studemont replat no 1 and extension	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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

117	Cherry Industrial Center	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: **Dalton** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

118	Groves Sec 36	C3R	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: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

119	Gutierrez Plaza	C2	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: **Alleman** Vote: **Unanimous** Abstaining: **None**

120	Hass Center	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: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself on items 121, 122, and 123.

Commissioner Dalton recused herself on items 121 and 122.

121 JDS Nursery Tract 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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

122 Lantana Sec 5

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: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Dalton left during item 122.

123 Penn City Road Reserve

C2R

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: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

Items 124 and IV were taken together at this time.

124 PRH Preservation Hadley

C2

Approve

**IV. CONSIDERATION OF AN OFF-STREET
PARKING VARIANCE FOR A PROPERTY
LOCATED AT 2619 HADLEY STREET**

PV

Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the conditions listed.

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

Motion: **Sigler**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

125 Redimer Cypress Forest

C2

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: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch recused himself.

126 River Oaks Green

C2R

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: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Heisch returned.

127 Sanchez Addition on Becker Road 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

128 Towne Lake Sec 55 C3P Approve
Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Porras-Pirtle** Vote: **Carries** Opposed: **Jones, Nelson**

Speaker: Chris Brown, applicant – supportive.

F RECONSIDERATION OF REQUIREMENTS

129 Becker Meadows Wastewater Treatment Plant C2R Defer
Staff recommendation: Defer the applications for two weeks for revised information.
Commission action: Deferred the applications for two weeks for revised information.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

130	Auz Reserves	EOA	Approve
131	Avance Oakwood	EOA	Approve
132	District West Pacfin Tract	EOA	Approve
133	Imperial Forest Sec 4	EOA	Approve
134	Rose Meadow Farms Sec 2	EOA	Approve
135	TPS Business Park	EOA	Approve
136	Willowcreek Ranch Sec 10	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

137	26335 Hunters Trail	COC	Approve
138	18581 Summer Hills	COC	Approve
139	18597 Huckleberry Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 130-139.

Commission action: Approved staff's recommendation for items 130-139.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

140 5630 Reamer Street

DPV

Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line along Potomac Drive, in lieu of the required 20' garage building line.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Potomac Drive, in lieu of the required 20' garage building line.

Motion: **Garza**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

141 4002 Silverwood Drive

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: **Alleman**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 19, 2019 FOR:

- a. Cal Run Estates in North Park
- b. Lanier Place partial replat no 4
- c. McFarland Court partial replat no 2 and extension
- d. Oak Grove partial replat no 1 replat no 1
- e. Rio Amending Plat no 1 partial replat no 1
- f. Rosewood Estates Sec 2 partial replat no 2

Staff recommendation: Establish a public hearing date of September 19, 2019 for item III a-f.

Commission action: Established a public hearing date of September 19, 2019 for item III a-f.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Item IV was considered earlier in the meeting.

V. EXCUSE THE ABSENCE(S) OF COMMISSIONERS RODRIGUEZ AND STEIN

Commissioner Stein was present; no Commission action was required.

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

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**VI. PUBLIC COMMENT
NONE**

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:50 p.m.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary