

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 Porrás-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

109 Ruburfield Subdivison no 66 partial replat no 1 **C3N** **Defer**
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.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

110 Southampton Place 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: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

111 Southgate partial replat no 3 **C3N** **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.
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Jenny Beech – supportive; Michael Bonderer – opposed.

D VARIANCES

112 AMCAL Midtown **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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **Rosenberg**

Items 113 and 114 were taken together at this time.

113 Bridgeland Parkland Village Sec 49 **C3P** **Approve**
114 Bridgeland Parkland Village Sec 54 **C3P** **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**

115 Broadstone Eado **C2** **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.
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 Darby Vista **C2** **Withdrawn**

117 East River Baptist Church **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: **Cain** Vote: **Unanimous** Abstaining: **None**

118 Elgin Smith **C2R** **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.

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

119 Groves GP

GP

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.

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

120 Indian Hills Road Tract

C3P

Defer

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.

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

121 Marvida GP

GP

Defer

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.

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

122 Rancho Grande

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

123 Smart Living at Allen Genoa

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

124 Svensson Estate

C2

Defer

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.

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

125 Vantage At Tomball

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

Items 126 and 127 were taken together at this time.

126 Winward Sec 4

C3P

Defer

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.

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: **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.

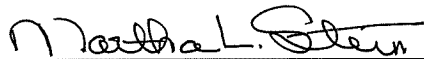
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**III. PUBLIC COMMENT
NONE**

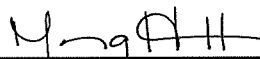
IV. ADJOURNMENT

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