

Minutes of the Houston Planning Commission

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

January 09, 2020

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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:52 p.m. during item I

Susan Alleman

Absent

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

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

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:35 p.m. during item I

Meera D. Victor

Scott Cain for

Absent

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 19, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 19, 2019 Planning Commission meeting minutes.

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

I. PRESENTATION OF THE PROPOSED UPDATES TO CHAPTER 42

Presentation was given by Dipti Mathur, Planning and Development Department.

II. PRESENTATION OF THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCE

Presentation was given by Muxian Fang, Planning and Development Department.

Speakers: James Llamas - supportive, Julie Farr, Cindy Woods, Kyle Wolfe, Ruth Ann Skaff, Barbara McGuffey – opposed.

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 95)

Item(s) removed for separate consideration: **10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70.**

Item **20** was taken out of order to be considered with item 108.

Item **51** was taken out of order to be considered with item 117.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 - 95 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **10, 11, 12, 13, 15, 18, 28, 29, 52, 55 and 70**, subject to the CPC 101 form conditions.

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

PUBLIC HEARINGS

96 Cotton Oaks Estates replat no 1 C3N

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

Commission action: Deferred the item to later in the meeting.

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

Speakers: Arthur Smalley, applicant – supportive; Sara Yeager – undecided.

97 David Crockett Second Replat C3N Approve
partial replat no 5

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

- 98 East End on the Bayou Sec 3 replat no 1 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Tony Padua, applicant – supportive.
- 99 Gaywood 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: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 100 Livingston Estates 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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
- 101 Oaks of Lakewood Village Sec 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: **Bryant** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 102 Oaks of Lakewood Village Sec 2 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: **Rodriguez** Vote: **Unanimous** Abstaining: **None**
- 103 Pin Oak Village Sec 3 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: **Garza** Second: **Sigler** Vote: **Carries** Opposed: **Mares**
Speaker: Fred Ormiston – opposed.
- 104 Royal Oaks Landing 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: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 105 Ruburfield Subdivision no 66 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: **Mares** Vote: **Unanimous** Abstaining: **None**

106 Southgate partial replat no 3 C3N Withdrawn

107 Woodleigh partial replat no 2 and extension C3N Withdrawn

D VARIANCES

108 Bergamo Vista Lift Station C2 Defer

Staff recommendation: Defer the application for two weeks per Harris County's request.

Commission action: Deferred the application for two weeks per Harris County's request.

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

Item 20 was taken out of order at this time.

20 Katy Legacy GP GP 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: **Clark** Vote: **Carries** Opposed: **Nelson, Porras-Pirtle, Smith**

Speaker: Rick Haddock, applicant – supportive.

109 Broadstone Eado 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: **Sigler** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

110 Double Oak Commons GP GP Defer

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

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

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

111 Elgin Smith C2R Withdrawn

112 Enterra at Oneil 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

113 Ezzi Signs 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

114 Groves GP GP 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: **Jones** Vote: **Unanimous** Abstaining: **None**

115 Harris County Improvement District C2 Approve
no 13 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: **Mares** Vote: **Unanimous** Abstaining: **None**

116 Indian Hills Road Tract 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: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

117 Marvida GP GP 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Item 51 was taken out of order at this time.

51 West Road Street Dedication Sec 2 SD 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

118 Svensson Estate 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

Items 119 and 120 were taken together at this time.

119 Winward Sec 4 C3P Approve

120 Winward Sec 5 C3P Approve

Staff recommendation: Approve the plats subject to the CPC 101 form conditions.

Commission action: Approved the plats subject to the CPC 101 form conditions.

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

Commissioner Heisch returned.

Item 96 was continued at this time.

96 Cotton Oaks Estates 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speakers: Yeager – opposed; Arva Howard, Legal Department.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

121 CCR Racing 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

122 Balmoral Park Lakes East EOA Approve
Detention Reserve

123 Blucarwash Cypress Station EOA Approve

124 Brookwood Forest Sec 7 EOA Approve

125 Custom Stone Supply and US Concrete EOA Approve

126 Enclave at Westpark Meadows Townhomes EOA Approve

127 Firecraft BBQ EOA Approve

128 Martinez Manor EOA Approve

129 Shops at Avalon EOA Approve

H NAME CHANGES

130 Sendero Tract Sec 10 (prev. Sendero Sec 10) NC Approve

**I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 122-130.

Commission action: Approved staff's recommendation for items 122-130.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

131 2715 Mills Branch Drive **DPV** **Deny**
Staff recommendation: Deny the variance(s) to allow direct driveway access to Mills Branch Drive, a major thoroughfare, for a single-family residence.
Commission action: Denied the variance(s) to allow direct driveway access to Mills Branch Drive, a major thoroughfare, for a single-family residence.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Manuel Lopez, applicant, Michael Huizdos - supportive; Richard Smith, Houston Public Works.

Items V and 132 were taken together at this time.

V CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2301 UNIVERSITY BLVD

132 2301 University Boulevard **DPV** **Defer**
Staff recommendation: Defer the applications for two weeks at applicant's request.
Commission action: Deferred the applications for two weeks at applicant's request.
Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Yvonne Sada – opposed.

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 06, 2020 FOR:

- a. Afton Oaks Sec 7 partial replat no 1
- b. Bayou Woods Sec 2 partial replat no 4 and extension
- c. Evergreen Woods partial replat no 2
- d. Freeway Manor Sec 3 partial replat no 1 and extension
- e. Houston Acreage Estates partial replat no 3
- f. Memorial Green Sec 2 replat and extension partial replat no 2
- g. Park at Live Oak replat no 1 and extension
- h. Ranch Country Sec 5 partial replat no 3

Staff recommendation: Establish a public hearing date of February 06, 2020 for item IV a-h.
Commission action: Established a public hearing date of February 06, 2020 for item IV a-h.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM AND RODRIGUEZ

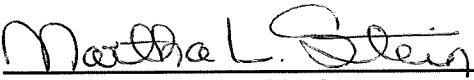
Commissioners Abraham and Rodriguez were present; therefore, no action was necessary.

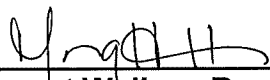
VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:03 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary