

Minutes of the Houston Planning Commission

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

July 11, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Arrived at 2:54 p.m. during I

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Arrived at 2:35 p.m. during Commissioner Smith's announcement

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle Arrived at 3:25 p.m. during item 68

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler Arrived at 2:34 p.m. during Commissioner Smith's announcement

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

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.

Loyd Smith announced new information for Harris County Flood Control District regarding Interim Guidelines and Criteria for Atlas 14 Implementation.

APPROVAL OF THE JUNE 20, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 20, 2019 Planning Commission meeting minutes, as corrected.

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

I. PRESENTATION OF THE PROPOSED WALKABLE PLACES ORDINANCE FRAMEWORK AND TRANSIT COORIDOR ORDINANCE AMENDMENTS

Presentation given by Muxian Fang, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 64)

Item(s) removed for separate consideration: **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36.**

Staff recommendation: Approve staff’s recommendations for item(s) **1 - 64** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **1 - 64** subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1, 2, 7, 8, 9, 10, 14, 18, 31, 35 and 36**, subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

65 Acre Villa 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

66 Carverdale Sec 7 partial replat no 1 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Commissioner Heisch recused himself.

67 Houston Ennis Multifamily 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**

Speakers: Stephanie Ingle and Robert Salazar – undecided.

Commissioner Heisch returned.

68 Sherwood Estates Sec 3 partial replat no 1 C3N Approve
 Staff recommendation: Deny the variance and disapprove the plat.
 Commission action: Granted the variance(s) and approved the plat subject to dedication of the 10ft common area north of lots 1-10, block 1 of the proposed plat to the public for right-of-way purposes, continue with the 2ft dedication by plat and provide written approval from PWE Joint Referral and utility companies for the removal or relocation of easements prior to final plat submittal and the legal issue concerning the dedication of the common area be worked out with City Legal before the final plat is approved.
 Motion: **Clark** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Teresa Dutta – opposed; Omar Izfar, applicant, Jeri Spence and Darren Martin - supportive

69 Terrace Oaks partial replat no 2 C3N Withdrawn

70 Wilcrest Garden 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

71 Woodleigh 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Santiago Lee – undecided.

D VARIANCES

Commissioner Alleman recused herself.

72 Center for Pursuit 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

73 Enterra at Emancipation 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

74 Harris County MUD no 441 Water Plant no 1 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

75 Harris Fort Bend Counties MUD C3P Approve
no 3 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

76 In and Out Fuel 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**

City Attorney Kim Mickelson stepped out and City Attorney Jenny Nguyen stepped in for her.

77 X Houston C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give applicant time to submit additional information.

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

Speaker(s): Bill Powell, Sandra Stevens, Larry Estes, Barbara Hiem, Dale Furrow, Sarah Edmonson and Julie Farr – opposed.

City Attorney Kim Mickelson returned.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

78 Balmoral Sec 19 C3P 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: **Clark** Vote: **Unanimous** Abstaining: **None**

79 Champions Oak GP GP Defer

Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.

Commission action: Deferred the application for two weeks per Chapter 42 planning standards.

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

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

G EXTENSIONS OF APPROVAL

80 Bauer Trails partial replat no 1 EOA Approve

81 Hannoun Plaza EOA Approve

82 Lopez Mendoza Place EOA Approve

83 Morningside Place Sec 2 partial replat no 1 EOA Approve

H NAME CHANGES
84 San Jacinto College Generation Park NC Approve
 replat no 1 and extension
 (prev. San Jacinto College Generation
 Park replat no 1)

I CERTIFICATES OF COMPLIANCE
85 25815 Peach Creek Dr COC Approve
86 25801 Peach Creek Dr COC Approve
87 26191 Edmondson Dr. COC Approve
88 21163, 21165, 21167, 21169, 21171 COC Approve
 Punkin St.
89 23732 Elmwood Dr. COC Approve
90 24307 Sanders Cemetery Rd. COC Approve

Staff recommendation: Approve staff's recommendation for items 80-90.

Commission action: Approved staff's recommendation for items 80-90.

Motion: **Sigler** Second: **Mares** Vote: **Carries** Abstaining: **Alleman item 84**

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 8, 2019 FOR:

- a. Benders Landing Estates Sec 6 partial replat no 1
- b. El Dorado Clear Lake City Sec 14 partial replat no 1
- c. Goldquest Group
- d. Granite Village Mobile Home Park
- e. Lindale Park Sec 6 partial replat no 1
- f. Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of August 8, 2019 for item III a-f.

Commission action: Established a public hearing date of July 25, 2019 for item III a-f.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 6412 CALHOUN ROAD

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3275 SUMMER STREET

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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Mike Van Dusen – opposed.

**VI. PUBLIC COMMENT
NONE**

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:26 p.m.

Motion: **Clark**

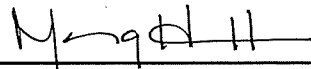
Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary