

Minutes of the Houston Planning Commission

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

February 06, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:43 p.m. during item 95

Susan Alleman

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:40 p.m. during item 95

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Arrived at 2:42 p.m. during item 95

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Absent

Commissioner James Noack

Rick Staigle for

Absent

The Honorable KP George

Loyd Smith for

Absent

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 JANUARY 23, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 23, 2020 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 93)

Staff recommendation for item **70** was changed from approve to defer.

Items removed for separate consideration: **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 93 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 11, 16, 21, 22, 23, 25, 35, 50, 51, and 52**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS

94 Afton Oaks Sec 7 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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Devonee Hays – opposed.

95 Bayou Woods Sec 2 partial replat no 4 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: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Elizabeth Harris – undecided.

96 Evergreen Woods partial replat no 2

C3N

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: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

97 Freeway Manor Sec 3 partial 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: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

98 Houston Acreage Estates 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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**99 Memorial Green Sec 2 replat and extension C3N Approve
partial replat 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: **Garza** Second: **Jones** Vote: **Carried** Abstaining: **Sigler**

Speaker: Jeff Boutee, applicant – supportive.

100 Park at Live Oak 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Ranch Country Sec 5 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

102 Allison Circle 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: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

103 Breen Reserve 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

104 Cypresswood Drive Tract 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: **Clark** Vote: **Unanimous** Abstaining: **None**

105 Enterra at Oneil C2R Withdrawn

Items 106 and 107 were presented together at this time, and voted on separately.

106 Forest Village Sec 12 C3P 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

107 Forest Village Sec 13 **C3P** **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: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

108 Harris County Improvement District no 13 Lift Station 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

109 Mykawa Business Park Sec 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: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Jeff Boutee, applicant – supportive, Carmen Cavasos – undecided.

110 New Caney ISD High School no 3 **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: **Victor** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

111 Reserves on Airport Sec 2 **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: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

112 Scott Street Lofts **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

113 Spring Creek Forest **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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Heisch recused himself.

114 Breckenridge West GP **GP** **Approve**
 Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

115 Elyson Sec 30 **C3P** **Approve**
 Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

F RECONSIDERATION OF REQUIREMENTS

116 Porter Road Investments at US 59 **C3P** **Approve**
 Staff recommendation: Approve 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

117	Garden Oaks Multifamily	EOA	Approve
118	Newer Heights Village replat no 1	EOA	Approve
119	Porter Ranch Sec 2	EOA	Approve
120	Roland Road Katy	EOA	Approve
121	Rosemont Estates	EOA	Approve
122	Saint Elizabeth Place	EOA	Approve
123	Sam Houston Distribution Center	EOA	Approve
124	Sam Houston Distribution Center Detention Pond	EOA	Approve
125	Temple Terrace partial replat no 3	EOA	Approve
126	Trinity Lutheran Church North Annex	EOA	Approve

H NAME CHANGES

- | | | | |
|------------|--|-----------|------------------|
| 127 | Aquaworld Estates
(prev. Aquaworld System) | NC | Approve |
| 128 | Cavalry Hill Drive Street Dedication Sec 1
(prev. Calvary Hill Drive Street
Dedication Sec 1) | NC | Withdrawn |

I CERTIFICATES OF COMPLIANCE

- | | | | |
|------------|---------------------------------------|------------|----------------|
| 129 | 19931 S Plantation Estates Dr. | COC | Approve |
| 130 | 19709 Red Oaks N | COC | Approve |
| 131 | 23169 Smith Road | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 117-131.

Commission action: Approved staff's recommendation for items 117-131.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- | | | | |
|------------|------------------------------|------------|--------------|
| 132 | 3841 Meadow Lake Lane | 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

- | | | | |
|------------|----------------------------------|------------|--------------|
| 133 | 2004 River Oaks Boulevard | DPV | 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**

- | | | | |
|------------|------------------------------|------------|----------------|
| 134 | 4002 Turnberry Circle | DPV | Approve |
|------------|------------------------------|------------|----------------|

Staff recommendation: Approve the requested variance(s) to allow a 20' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Stella Link Road, and to coordinate with Houston Public Works regarding existing sidewalks.

Commission action: Approved the requested variance(s) to allow a 20' side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Stella Link Road, and to coordinate with Houston Public Works regarding existing sidewalks.

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

- | | | | |
|------------|---------------------------|------------|----------------|
| 135 | 3903 W Main Street | DPV | Approve |
|------------|---------------------------|------------|----------------|

Staff recommendation: Approve the requested variance(s) to allow a new addition to be built at a 15' building line to align with existing structure, rather than the required 25' building line, and to coordinate with Houston Public Works on existing sidewalks.

Commission action: Approved the requested variance(s) to allow a new addition to be built at a 15' building line to align with existing structure, rather than the required 25' building line, and to coordinate with Houston Public Works on existing sidewalks, and to remove the driveway and replace curb along Wesleyan.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 05, 2020 FOR:

a. Houston Cao Dai Temple at Milroy

Staff recommendation: Establish a public hearing date of March 05, 2020 for item II a.

Commission action: Established a public hearing date of March 05, 2020 for item II a.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 1001 FRIO 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: **Abraham** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS AND STUDES SECOND ADDITION SUBDIVISIONS - MSLA 755

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 755 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area for portions of the Houston Heights and Studes Second Addition Subdivisions, MLSA 755 and forwarded to City Council.

Motion: **Baldwin** Second: **Heisch** Vote: **Carried** Abstaining: **Clark**

Speakers: Grant Sovereign, applicant, Chad Carollos, Thomas Conry and Mark Williamson – supportive.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:10 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary