

Minutes of the Houston Planning Commission

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

March 05, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Arrived at 2:54 p.m. during Item II, Walkable Places

Lisa Clark

Rodney Heisch

Randall L. Jones

Absent

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Arrived at 2:36 p.m. during Director's Report

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 3:28 p.m. during Item III, Walkable Places Pilot

Meera D. Victor

Absent

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. David Fields, first City of Houston Chief Transportation Officer, was introduced.

73 Stoneworks Mansfield Park 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

74 Engelke Place C2R Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

75 Modulate Motor Sports 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

76 New Caney ISD High School no 3 C3R 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: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Kyle Molitor – supportive.

77 North Harris County Regional Water Authority Regional Pump Station C2 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: **Bryant** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

78 Residence at Oakmont 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: **Garza** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
Speaker: Mohammed Mosaffa - opposed.

79 Rustic Ranch C2 Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 standards.
Commission action: Deferred the application for two weeks per Chapter 42 standards.
Motion: **Bryant** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

80 TC Jester Place C1 Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Items 81 and VI were taken together at this time.

81 Twenty One Hundred Memorial C2 Approve
VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE

Staff recommendation: Grant the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.

Motion: **Abraham** Second: **Robins** Vote: **Carried** Opposed: **Smith**

Speakers: Kent Marsh, applicant, John Schreider and Ray Kuniansky – supportive; Paula Sitter and Danni Sabota – undecided.

E SPECIAL EXCEPTIONS

82 Werrington Park Sec 6 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

83 Ellwood Texas Forge Houston C2 Approve

Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Heisch recused himself.

84 Los Pinos Sec 1 C3P Approve

Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Heisch returned.

85 Rosslyn Estates C2 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Muhammed Moustaffa – opposed.

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

G EXTENSIONS OF APPROVAL

86	Avex Tract Sec 31	EOA	Approve
87	Bammel Vista	EOA	Approve
88	Bellaire Boulevard Street Dedication Sec 2	EOA	Approve
89	Bridgeland Parkland Village Sec 37	EOA	Approve
90	Bridgeland Parkland Village Sec 41	EOA	Approve
91	Cypress Oaks North Sec 2	EOA	Approve
92	Gosling Office Park	EOA	Approve
93	Gosling Road Apartments	EOA	Approve
94	Newer Heights Manor	EOA	Approve
95	Timber Forest Drive Street Dedication Sec 5	EOA	Approve

H NAME CHANGES

96	Groves Apartments (prev. Glade at Groves)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

97	20843 Briar Chase Drive	COC	Approve
98	27560 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 86-98.

Commission action: Approved staff's recommendation for items 86-98.

Motion: **Clark**

Second: **Bryant**

Vote: **Carried**

Abstaining: **Heisch on items 86 and 96**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

99	3711 Olympia Drive	DPV	Approve
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Staff recommendation: Approve the requested variance(s) to allow a 10' building line for the detached two-story garage and a 10' high wall along San Felipe.

Commission action: Approved the requested variance(s) to allow a 10' building line for the detached two-story garage and a 10' high wall along San Felipe.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

100	2004 River Oaks Boulevard	DPV	Disapprove
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Garza**

Second: **Robins**

Vote: **Carried**

Opposed: **Smith**

Speaker: Jenifer Pool, applicant and Don Pettie – supportive.

V. ESTABLISH A PUBLIC HEARING DATE OF APRIL 02, 2020 FOR:

- a. Capital Greater Heights partial replat no 1
- b. Craig Woods partial replat no 26
- c. Laverne Springs partial replat no 1

- d. Melody Oaks partial replat no 22
- e. Saint Charles Quarter
- f. Spring Branch Estates no 2 partial replat no 11
- g. Willow Trace Sec 1 partial replat no 1 and extension
- h. Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of April 02, 2020 for item V a-h.

Commission action: Established a public hearing date of April 02, 2020 for item V a-h.

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

Item VI. was considered and acted upon earlier in the meeting with item 81.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR STUDIO 6 LOCATED AT 14150 FAYRIDGE DRIVE

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF USENER STREET, NORTH AND SOUTH SIDES – MLS 760

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

**IX. PUBLIC COMMENT
NONE**

X. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT

Commissioner Bryant was present; therefore, no Commission action was required.

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary