

Minutes of the Houston Planning Commission

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

July 25, 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 Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria Left at 6:12 p.m. during Item 150

Lydia Mares Left at 6:50 p.m. during Item VI

Paul R. Nelson

Linda Porrás-Pirtle

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler Arrived at 2:38 p.m. during Item III, Consent and Replats

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 6:05 p.m. after item 128

The Honorable KP George

Lloyd 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.

APPROVAL OF THE JULY 11, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 11, 2019 Planning Commission meeting minutes, as corrected.

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

I. PRESENTATION AND CONSIDERATION OF THE JULY 2019 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEE REPORT

Presentation given by Deidre VanLangen, Houston Public Works.

Commission action: Considered the July 2019 Semi-Annual Water/Wastewater Impact Fee Report, and forwarded it to City Council.

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

II. PRESENTATION AND CONSIDERATION OF THE JULY 2019 DRAINAGE IMPACT FEE REPORT

Presentation given by Deidre VanLangen, Houston Public Works.

Commission action: Considered the July 2019 Drainage Impact Fee Report, and forwarded it to City Council.

Motion: **Nelson** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 110)

Item(s) removed for separate consideration: **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75.**

Staff recommendation: Approve staff’s recommendations for item(s) **1 - 110** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **1 - 110** subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **6, 13, 26, 31, 32, 33, 41, 42, 44, 45, 51, 57 and 75**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Carries** Recused: **Alleman, Dalton, Heisch, Sigler**

C PUBLIC HEARINGS

111 Acre Villa partial replat no 1

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

112 Austinville partial replat no 2

C3N

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: **Garza** Second: **Baldwin** Vote: **Carries** Abstaining: **Heisch**

113 Broad Oaks 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(s): Katie Brown – opposed; Joe Myers, Houston Public Works.

114 Eagle Landing Townhomes 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**

Commissioner Heisch recused himself.

115 Fondren Southwest Northfield Sec 7 and Sec 8 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: **Sigler** Second: **Jones** Vote: **Carries** Opposed: **Longoria**

Commissioner Heisch returned.

116 Houstonian Homes on Edgewood replat no 1 C3N Withdrawn

117 Modern at Alber 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

118 Saddle Creek Farms 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 119 and 120 were taken together at this time.

119 Benders Creek GP GP Defer
120 Benders Creek Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the applications for two weeks to give applicant time to submit additional information
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Margaret Byron – opposed.

121 City of Houston Katy Addicks Well no 11 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: **Nelson** Vote: **Carries** Abstaining: **Heisch**

122 Enterra at Emancipation **C2** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deny the variance(s) and disapproved the plat, based on infeasible or unusual conditions.
Motion: **Baldwin** Second: **Longoria** Vote: **Carries** Opposed: **Clark, Jones, Heisch, Porras-Pirtle, Rosenberg**
Speaker(s): Mary Villareal, applicant, Michael Van – supportive; Ali Muhammad, Tracy Wigfall, Dolores Rodgers, Alicia Neal, Assata Richards, Dawn J. Malone, Cofi Tahareko and Jason Hyman - opposed.

123 Northcrest Industrial **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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

124 River Oaks Green **C2R** **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: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **Heisch**

125 X Houston **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deny the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Mary Lou Henry, applicant, TJ Merchant, John H. "Jack" Miller III, Jay Haley, Hussain Nathou, Umang Khetan and Noah Gottlieb – supportive; Rucks Russell for Councilmember Boykins, Kerry Ward, Barbara McGuffey, William Sager, Lisa Rankin, Peggy Smith, Lisa Estes, Paul Wilson, Cynthia Tang, Barb Brooks, Bowie W. Hinger, Ruth Ann Skaff, Cindy Woods, Richard Buday, Mike Woods, Kathleen O'Reilley, Gerry Wells, Jan Pasternak, Chris Gasper, David Scott, Mary Filley, Doug Smith, Keith Baggerly and Irene Wang – opposed.

126 Zube Business Park **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: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

127 Champions Oak GP **GP** **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: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Items 128 and V were taken together at this time.

128 Grand Park Haven C2R Approve
V CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 6412 CALHOUN ROAD

Staff recommendation: Grant the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.

Commission action: Granted the reconsideration of requirement with variances(s) and approve the plat subject to the CPC 101 form and conditions listed; to allow the 19 individual lots to park with common parking reserves, and applicant to provide 6' unobstructed sidewalks along all adjacent right of way, and screening shrubs along the perimeter of parking reserve A.

Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Peter Freedman – supportive; Sheryl Garner – undecided.

129 Pine Grove Sec 1 C3P Approve

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

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

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

130 Reserve in Memorial Sec 1 C3R Approve

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

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

Motion: **Baldwin** Second: **Clark** Vote: **Carries** Abstaining: **Jones**
Speaker(s): Sr. Mary Peters, r.c. – supportive.

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

G EXTENSIONS OF APPROVAL

131	Alpine Development LLC	EOA	Approve
132	Artiga Reserve	EOA	Approve
133	Atascocita Business Park partial replat no 1	EOA	Approve
134	Bauer Landing Sec 9	EOA	Approve
135	Beaumont Place Street Dedication Sec 1	EOA	Approve
136	Becker Enclave	EOA	Approve
137	Carnegie Oaks at Westmoreland Sec 2	EOA	Approve
138	Cypress Academy Kuykendahl	EOA	Approve
139	Hardy Spring Crossing replat no 1	EOA	Approve
140	Hidden Meadow Sec 11	EOA	Approve
141	Main Buffalo Retail	EOA	Approve
142	Momentum Exterior Systems	EOA	Approve
143	Remington Creek Ranch Sec 6	EOA	Approve
144	Shadyvilla Addition no 1 Annex	EOA	Approve
	partial replat no 3		
145	Slate Heights	EOA	Approve
146	Woodland Lakes Sec 5	EOA	Approve
147	Woodland Lakes Sec 6	EOA	Approve

H	NAME CHANGES		
148	Becker Meadows Sec 1 (prev. Schultz Sec 1)	NC	Approve
149	PGSBRVB LLC (prev. PGSBRVD LLC)	NC	Approve
150	Stuebner Hollow (prev. Villages of Stuebner Hollow GP)	NC	Approve

I	CERTIFICATES OF COMPLIANCE		
151	23892 White Oak Court	COC	Approve
152	22500 Roberts Cemetery Road	COC	Approve
153	21379 W Wallis Drive	COC	Approve
154	25845 Peach Drive	COC	Approve
155	26782 Coach Light Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-155.

Commission action: Approved staff's recommendation for items 131-155.

Motion: **Alleman** Second: **Mares** Vote: **Carries** Abstaining: **Heisch**
(from items 146 and 147)

J **ADMINISTRATIVE**
NONE

K **DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

156 **1501 Ennis Street** **DPV** **Approve**
Staff recommendation: Grant the development plat with variance(s) to allow a 6'3" building line in lieu of the required 10' building line along Bell Street, with the condition that the applicant provide a 5' sidewalk along both abutting right of ways.
Commission action: Granted the development plat with variance(s) to allow a 6'3" building line in lieu of the required 10' building line along Bell Street, with the condition that the applicant provide a 5' sidewalk along both abutting right of ways.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

157 **1604 W. Belfort Avenue** **DPV** **Approve**
Staff recommendation: Grant the development plat with variance(s) to allow a 0' building line in lieu of the required 25' building line along West Belfort.
Commission action: Granted the development plat with variance(s) to allow a 0' building line in lieu of the required 25' building line along West Belfort.
Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

158 **2033 Wroxton Road** **DPV** **Approve**
Staff recommendation: Grant the development plat with variance(s) to allow a 10' garage building line along Wilton Street.
Commission action: Granted the development plat with variance(s) to allow a 10' garage building line along Wilton Street.
Motion: **Garza** Second: **Clark** Vote: **Carries** Opposed: **Baldwin, Mares, Rodriguez, Rosenberg**

Speaker(s): Jennifer Pool, applicant – supportive.

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 22, 2019 FOR:

- a. Garden Acres partial replat no 4
- b. Houstonian Homes on Edgewood replat no 1
- c. Long Point Acres partial replat no 4
- d. Martinville partial replat no 1 and extension
- e. Melody Oaks partial replat no 21
- f. Plainview Addition partial replat no 6
- g. Take Five FM 2920
- h. Westgrove Court partial replat no 4
- i. Willow Meadows Sec 18 partial replat no 2

Staff recommendation: Establish a public hearing date of August 22, 2019 for item IV a-i.

Commission action: Established a public hearing date of August 22, 2019 for item IV a-i.

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

Item V was taken and acted upon earlier in the meeting, with Item 128.

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

Staff recommendation: Grant the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.

Commission action: Granted the requested variance to allow 219 parking spaces in lieu of the required 231, with the condition that the applicant provide 6' unobstructed sidewalks within the ROW along all three streets, with safety buffers.

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

Speaker(s): Mary Lou Henry, applicant, Tom Bacon and Matt Shafiezadeh – supportive; Jeff Braune, David Kelley and Amy Connley – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1012 WESTHEIMER ROAD

Staff recommendation: Defer the application for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the application for two weeks to allow the applicant time to provide revised information.

Motion: **Sigler** Second: **Rodriguez** Vote: **Carries** Abstaining: **Longoria**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2400-2500 BLOCK OF ROSEWOOD STREET, NORTH AND SOUTH SIDES, BETWEEN EMANCIPATION AVENUE AND LIVE OAK STREET

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2400-2500 Block of Rosewood Street, north and south sides, between Emancipation Avenue and Live Oak Street, and forwarded to City Council.

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

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONER ABRAHAM

A motion was made to excuse the absence(s) of Commissioner Abraham.

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

X. PUBLIC COMMENT

Commissioner Baldwin commended staff.

XI. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:52 p.m.

Motion: **Clark**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary