

Minutes of the Houston Planning Commission

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

August 08, 2019

Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:34 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	
Susan Alleman	
Bill Baldwin	Absent
Antoine Bryant	Arrived at 2:52 p.m. during item 101
Lisa Clark	
Rodney Heisch	Absent
Randall L. Jones	
Isabel Longoria	
Lydia Mares	
Paul R. Nelson	
Linda Porrás-Pirtle	Arrived at 2:51 p.m. during item 101 Left at 4:58 p.m. after item 116
Ileana Rodriguez	Absent
Ian Rosenberg	Left at 4:30 p.m. during items 108 and 109
Megan R. Sigler	
Zafar Tahir	Absent
Meera D. Victor	Absent
Mark Mooney for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	
Loyd Smith for The Honorable Lina Hidalgo	Arrived at 2:35 p.m. during Director's Report

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 Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JULY 25, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 25, 2019 Planning Commission meeting minutes, as corrected.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Item(s) removed for separate consideration: **21, 23, and 25.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **21, 23 and 25**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **21, 23 and 25**, subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Recused: **Alleman, Dalton**

C PUBLIC HEARINGS

100 Austinville 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Ralph Lopez, applicant – supportive; Cornelius Keus, undecided.

101 Benders Landing Estates Sec 6 C3N Approve
partial replat 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: **Clark** Second: **Rosenberg** Vote: **Carries** Opposed: **Abraham, Bryant, Mares, Smith**

Speakers: James Kelly, applicant, Misty Perrine, supportive.

102 El Dorado Clear Lake City Sec 14 C3N Defer
partial replat no 1

Staff recommendation: Defer the application for two weeks per the Parks Department.

Commission action: Deferred the application for two weeks per the Parks Department.

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

103 Goldquest Group 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Granite Village Mobile Home Park 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

105 Lindale Park Sec 6 partial replat no 1 C3N Withdrawn

106 Willowcreek Ranch Sec 1 partial replat no 2 C3N Approve
and Willowcreek Ranch Sec 4 partial replat no 1

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**

D VARIANCES

107 Arcade on Spencer 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: **Alleman** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Items 108 and 109 were taken together at this time.

108 Benders Creek GP Defer

109 Benders Creek Sec 1 C3P Defer

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

Commission action: Deferred the applications for two weeks for more information.

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

Speakers: Steven Perez, applicant – supportive; Charles Welch, Tonja Dennis, Jerry Dennis, Steven McKinley, Tom Bedinnus, Tonya Dennis, Jerry Dennis, Steven McKinley, Shelby Dennis, Kenneth Chouest, Paula McKinley, Dudley Hernandez, Carlos Hernandez, Keith Surface - opposed.

110 City of Houston Katy Addicks Well no 11 C2 Withdrawn

111 Espinoza Acres 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: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

112 Gutierrez Plaza **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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

113 Hass Center **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: **Mares** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

114 Marina Place **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: **Carries** Opposed: **Longoria**

115 Mesa Drive IOV **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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker: Kevin Sadlemyer, applicant – supportive; Cheryl Graves, opposed.

116 Morris Villas **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: **Jones** Second: **Nelson** Vote: **Carries** Opposed: **Longoria**
Speakers: Jesse Givens, applicant, Sylvia Castillo – supportive.

117 Northcrest Industrial **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: **Abraham** Vote: **Unanimous** Abstaining: **None**

118 Penn City Road Reserve **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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

119 Pinto Business Park Drainage Detention 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 120 and III were taken together at this time.

120	PRH Preservation Hadley	C2	Defer
III.	CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2619 HADLEY STREET	PV	Defer

Staff recommendation: Defer the applications for two weeks for revised information.

Commission action: Deferred the applications for two weeks for revised information.

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

121	Redimer Cypress Forest	C2	Defer
------------	-------------------------------	-----------	--------------

Staff recommendation: Defer the application for two weeks per the Harris County Engineering Department.

Commission action: Deferred the application for two weeks per the Harris County Engineering Department.

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

122	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: **Longoria** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

123	South Belt Logistics Park	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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

124	Summer Park	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**

125	West Harris County MUD No 6 Wastewater Treatment Plant	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**

E SPECIAL EXCEPTIONS

Items 126 and 127 were taken together at this time.

126	Braemar Village GP	GP	Approve
127	Braemar Village Sec 1	C3R	Approve

Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.

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

128 Raven Meadows 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

129 Towne Lake Sec 55 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: **Longoria** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

130 Champions Oak GP GP 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

131 Hebron Church C2R 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

132 Grove Landing EOA Approve

133 Kuykendahl Evam Place replat EOA Approve

no 1 and extension

134 Westgreen Developments Sec 1 EOA Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

135 20032 South Live Oak St. COC Approve

136 26763 Royal Coach Ln. COC Approve

137 26767 Royal Coach Ln. COC Approve

Staff recommendation: Approve staff's recommendation for items 132-137.

Commission action: Approved staff's recommendation for items 132-137.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

138 2401 Elmen Street DPV Approve
Staff recommendation: Deny the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport.
Commission action: Granted the development plat with variance(s) to allow a reduced building line of 3', instead of the ordinance required 20' building line along Fairview Street, a designated minor collector, for a proposed two-story garage and carport; with an additional condition that the fence and gate are moved out of the public right-of-way.
Motion: **Clark** Second: **Nelson** Vote: **Carries** Opposed: **Mares**
Speaker: Colleen Barnett, applicant – supportive.

139 1702 De Milo Drive DPV Approve
Staff recommendation: Grant the development plat with variance(s) subject to the conditions listed per staff report.
Commission action: Granted the development plat with variance(s) subject to the conditions listed per staff report.
Motion: **Bryant** Second: **Jones** Vote: **Carries** Opposed: **Mares, Smith**

140 5630 Reamer Street 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: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 05, 2019 FOR:

- a. Acre Villa partial replat no 2
- b. Brookhaven Addition partial replat no 1
- c. Cypress Creek Landing Sec 1 partial replat no 1
- d. Northgrove Sec 5 partial replat no 1
- e. Nottingham Forest Sec 3 partial replat no 1
- f. Stone Lake partial replat no 2
- g. Westgrove Court partial replat no 2
- h. Westgrove Court partial replat no 3

Staff recommendation: Establish a public hearing date of September 05, 2019 for item II a-h.
Commission action: Established a public hearing date of September 05, 2019 for item II a-h.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Item III was considered earlier in the meeting.

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 4900 JACKWOOD STREET Withdrawn**

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

Staff recommendation: Grant the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building, subject to conditions.

Commission action: Denied the variance to allow 10 parking spaces in lieu of the required 19 spaces for a new office/medical building.

Motion: **Mares** Second: **Abraham** Vote: **Carries** Abstaining: **Longoria**

Speaker: Evan DuVall, applicant, Sara Mouzi – supportive; Lindsay Lanagan, opposed.

IX. EXCUSE THE ABSENCE(S) OF COMMISSIONERS ABRAHAM AND BRYANT

Commissioners Abraham and Bryant were present; no Commission action was required.

X. PUBLIC COMMENT

Vice Chair Garza commented that Commissioner Baldwin has resigned from the Planning Commission and is running for City Council.

XI. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 6:10 p.m.

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



M. Sonny Garza, Vice Chair



Michael Kramer, Secretary