

Minutes of the Houston Planning Commission

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

October 17, 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 2:38 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Left at 4:45 p.m. during item 118

Susan Alleman

Absent

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Absent

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 3:02 p.m. during item 102

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Rick Staigle for

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 Mike Kramer, Assistant Director, Planning and Development Department.

- 99 Development on Edison Street 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 100 Development on McKee Street 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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 101 Durham Heights 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: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Genaro Ivahn – undecided.
- 102 Glenhaven Estates Sec 2 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 103 Houston Skyscraper Shadows Sec 3 C3N Approve**
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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Josephine Romero – opposed.
- 104 Larkspur Crossing 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 105 Lindale Park Sec 6 partial replat no 1 C3N Defer**
 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 106 MacGregors Blodgett Park Sec 3 C3N Defer**
partial replat no 1
 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 107 Riverside Terrace Sec 1 C3N Defer**
partial replat no 5
 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**

108 Take Five FM 2920 **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: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

109 West Lane Annex partial replat no 6 **C3N** **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: **Rosenberg** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Items 110 and 111 were taken together at this time.

110 Allard GP **GP** **Approve**
111 Allard Sec 1 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

112 Becker Road Tract GP **GP** **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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

113 Bergamo Vista GP **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: **Clark** Second: **Garza** Vote: **Carries** Opposed: **Abraham, Jones, Mares, Smith, Tahir, Victor**

Speakers: Matt Stoops, applicant and John Grounds - supportive.

114 Columbia Parkview **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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Michelle Morgan and Jane Kramers – opposed.

115 Cypresswood Drive Tract **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: **Mares** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

116 Darwiche Property 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

117 Graeter Combined Descendants Trust replat no 1 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**

118 Holcombe Heights North 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: **Mares** Second: **Clark** Vote: **Carries** Opposed: **Rosenberg**
Speakers: Omar Izfar, applicant, Marily Jimenez, Javier Perez, Simon Ha, Elizabeth Fahey and Jesse Levine – supportive; Kasia McCormick, Paulina Sergot, Michael McLeod and Mark Williamson – opposed.

Items 119 and 120 were taken together at this time.

119 Industrial at 1960 GP GP Defer
120 Industrial at 1960 Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks for further study and review.
Commission action: Deferred the applications for two weeks for further study and review.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

121 Ion Garage C2R Withdrawn

122 Montrose Collective Building West C2R Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

123 Sprint Tidwell GP 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: **Smith** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker: Thomas Stroh - supportive.

124 Spurling Estates C2 Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

125 Arcade on Spencer C2R Approve
Staff recommendation: Grant 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

126 East Polk District	EOA	Approve
127 KMK Development Office Park	EOA	Approve
128 Lakes at Creekside Sec 6	EOA	Approve
129 Normandy Retail Center	EOA	Approve
130 Treviso Gardens Sec 5	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

131 25921 Peach Drive	COC	Approve
132 26780 Lantern Lane	COC	Approve
133 19927 S. Plantation Estates Drive	COC	Approve
134 19875 N Plantation Estates Drive	COC	Approve
135 18874 Iris Lane	COC	Approve
136 9146 Simmons Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 126-136.

Commission action: Approved staff's recommendation for items 126-136.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 6201 Overbrook Lane DPV Approve
Staff recommendation: Grant the variance(s) to allow a 10' garage building line along Briarhurst Drive.
Commission action: Granted the variance(s) to allow a 10' garage building line along Briarhurst Drive.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

138 602 Studewood Street

DPV

Deny

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speakers: Ken Bridge, applicant and Craig Garcia – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 14, 2019 FOR:

- a. Amhurst Sec 2 partial replat no 2
- b. David Crockett Second Replat partial replat no 5
- c. Draco Spring Manufacturing Company
- d. East End on the Bayou Sec 3 replat no 1 and extension
- e. Long Point Acres partial replat no 5
- f. Northampton Sec 3 partial replat no 1
- g. Riverside Terrace Sec 11 partial replat no 2
- h. Yaupon Grove partial replat no 1

Staff recommendation: Establish a public hearing date of November 14, 2019 for item II a-h.

Commission action: Established a public hearing date of November 14, 2019 for item II a-h.

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

III. PUBLIC COMMENT

Joe Myers of Houston Public Works commented that this is his last Planning Commission meeting.

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:50 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary