

Minutes of the Houston Planning Commission

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

October 31, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Absent

Susan Alleman

Arrived at 2:39 p.m. during Item I

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Absent

Zafar Tahir

Arrived at 2:59 p.m. during item 105

Left at 3:55 p.m. during item 117

Meera D. Victor

Absent

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 Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 17, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 17, 2019 Planning Commission meeting minutes.

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

I. PRESENTATION ON NEW LEGISLATION AFFECTING PLANNING COMMISSION MEETINGS AND ACTIONS

Presentation was given by Kim Mickelson, Legal Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 96)

Item(s) removed for separate consideration: **12, 25, 67, 68, 75 and 95.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 96 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Garza** Vote: **Carries** Abstaining: **Robins**

Staff recommendation: Approve staff's recommendation for items **12, 25, 67, 68, 75 and 95**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **12, 25, 67, 68, 75 and 95**, subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **Robins**
Recused: **Heisch**

C PUBLIC HEARINGS

97 Allendale Townsite Sec A partial replat no 4 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

98 Allendale Townsite Sec A partial replat no 5 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: **Heisch** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

99 Allendale Townsite Sec A partial replat no 6 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: **Mares** Vote: **Unanimous** Abstaining: **None**

Michael Kramer sat in for Margaret Wallace Brown as Secretary.

100 Avondale Square partial replat no 2 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: **Rosenberg** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

101 Cal Run Estates in North Park 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

102 Clearcroft replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

103 Emancipation Reserve 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: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Lindale Park Sec 6 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

105 MacGregors Blodgett Park 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: **Heisch** Vote: **Carries** Opposed: **Rosenberg**
Speakers: Joyce Owens, applicant – supportive; Sandra Stevens, Barbara McGuffey and Kathleen O'Reilly – opposed.

106 Neuen Manor partial replat no 14 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

107 Neuen Manor partial replat no 15 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: **Mares** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

108 Riverside Terrace Sec 1 partial replat no 5 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

109 Tetracon Sec 1 partial replat no 1 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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

110 West Lane Annex partial replat no 6 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

111 Aldine Pines GP GP 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

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

Commissioner Heisch returned.
Margaret Wallace Brown returned as Secretary.

113 Columbia Parkview C2R Defer
Staff recommendation: Deny the variance and disapprove the plat.
Commission action: Deferred the application for two weeks to give the developer and adjacent property owners time to meet.
Motion: **Clark** Second: **Rosenberg** Vote: **Carries** Opposed: **Bryant, Garza, Mares, Smith**

Speakers: Omar Izfar, applicant – supportive; Gardner Boulmay, Lindsey Lindsay, Jonathan Lindsay, Donna Bennett and Mark Williamson – opposed.

Commissioner Heisch recused himself.

114 Cypresswood Drive Tract C3P 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: **Clark** Vote: **Unanimous** Abstaining: **None**

115 Darwiche Property 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

**116 Fort Bend County MUD No 24 Wastewater C2 Approve
Treatment Plant 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: **Mares** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

117 Holcombe Heights North C2R Defer

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

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

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

Speakers: Omar Izfar, applicant – supportive; Greg Foley, Amy Conley, Chris McNeely, Mark Williamson and Kara Trail – opposed; Kain Nguyen, Houston Public Works.

Items 118 and 119 were taken together at this time.

118 Industrial at 1960 GP GP Approve

119 Industrial at 1960 Sec 1 C3P Approve

Staff recommendation: Deny the variance and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats as submitted.

Motion: **Smith** Second: **Clark** Vote: **Carries** Opposed: **Mares, Rosenberg**

Speakers: Carlos Espinoza y Sanchez, applicant, Dianna Johnson, Scott Turner, Ronnie Wills and Maxwell Duwaji – supportive.

120 Lockwood Court 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: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

121 Spurling Estates 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

122 Cypresswood Point Sec 11 C3P 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

123	American Fortune	EOA	Approve
124	Grand National	EOA	Approve
125	Grand Oaks Sec 9	EOA	Approve
126	Grand Parkway Phase 2 partial replat no 1	EOA	Approve
127	Seaboard Controls replat no 1 and extension	EOA	Approve
128	Villages at Tour 18 Sec 3	EOA	Approve
129	Winfield Lakes North Sec 5	EOA	Approve

H NAME CHANGES

130	Oak Village Shopping Center (prev. Oak Village Plaza)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

131	21531 Dallas St.	COC	Approve
132	20128 Plantation Creek Dr.	COC	Approve
133	18464 Wisp Willow Way	COC	Approve
134	19857 FM 1485	COC	Approve
135	26223 Pine Lane	COC	Approve
136	1406 Grove Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 123-136.

Commission action: Approved staff's recommendation for items 123-136.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137	7803 Meadow Lake Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' garage building line in lieu of the 20' building line along a local street, Stoney Brook Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' garage building line in lieu of the 20' building line along a local street, Stoneybrook Drive.

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

138	456 West 24th Street	DPV	Defer
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Staff recommendation: Defer the application.

Commission action: Deferred the application.

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

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 05, 2019 FOR:

- a. Bayou Woods Sec 2 partial replat no 3 and extension
- b. Forest Oaks Addition partial replat and extension partial replat no 2
- c. Foster Place partial replat no 4
- d. Houston Acreage Estates partial replat no 2
- e. Neuen Manor partial replat no 14
- f. Parkway at Eldridge Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of December 05, 2019 for item III a-f.

Commission action: Established a public hearing date of December 05, 2019 for item III a-f.

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

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:09 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary