

Minutes of the Houston Planning Commission

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

January 23, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Absent

Susan Alleman

Antoine Bryant

Arrived at 2:34 p.m. during item I

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Arrived at 2:32 pm during Director's Report

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:31 pm during Director's Report

Meera D. Victor

Absent

Scott Cain for

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.

APPROVAL OF THE JANUARY 09, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 09, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2020 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEES REPORT

Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.

Staff recommendation: Accept recommendation per staff report of the January 2020 Semi-Annual Water/Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2020 Semi-Annual Water/Wastewater Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2020 DRAINAGE IMPACT FEE REPORT

Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.

Staff recommendation: Accept recommendation per staff report of the January 2020 Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2020 Drainage Impact Fees and forwarded to City Council.

Motion: **Nelson**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **None**

III. PRESENTATION OF THE PROPOSED UPDATES TO CHAPTER 42

Presentation was given by Dipti Mathur, Planning and Development Department.

IV. PRESENTATION OF THE PROPOSED WALKABLE PLACE PILOT AREA PLANS

Presentation was given by Muxian Fang, Planning and Development Department.

V. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)

Item(s) removed for separate consideration: **2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 10, 11, 12, 17, 18, 20, 21, 25, 39, 40, 43, and 63**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Mares**

Vote: **Carried**

Abstaining: **Clark and Heisch**

C PUBLIC HEARINGS

79 Gaywood 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: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

80 Glenhaven Estates Sec 1 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

81 Newport Country Club Estates Sec 1 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 Newport Sec 7 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

83 Old River Terrace Sec 2 partial replat C3N Withdrawn
no 2 and extension

D VARIANCES

84 Allison Circle C3R 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: **Clark** Vote: **Unanimous** Abstaining: **None**

85 Bergamo Vista Lift Station 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**

86 Double Oak Commons GP GP Approve

Staff recommendation: Grant variance to not provide a north south public street and deny variance to not provide an east west public street, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted variance to not provide a north south public street and denied variance to not provide an east west public street, and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

87 Elgin Smith 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

88 Enterra at Oneil 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items 89 and 90 were taken together at this time.

89 Forest Village Sec 12 C3P Defer
90 Forest Village Sec 13 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

91 IDI Northwest Houston C2 Approve
Distribution Center
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: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 92, 93, and 94 were taken together at this time.

92 McAlister Opportunity Fund 2012 GP GP Approve
93 McAlister Opportunity Fund 2012 Sec 1 C2 Approve
94 Baethe Road Street Dedication Sec 1 SP 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: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker: Christopher Browne, applicant - supportive.

95 Minero GP GP Approve
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 96 and 97 were taken together at this time, but voted on separately.

Commissioner Heisch recused himself.

96. Reserves on Airport Sec 1 C3R Approve
replat no 1 and extension
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: **Garza** Vote: **Unanimous** Abstaining: **None**

97 Reserves on Airport Sec 2 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker: Richard Lee – opposed.

Commissioner Heisch returned.

98 Royal Brook at Kingwood Mills Branch Reserve C2 Approve
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

99 Scott Street Lofts 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

100 West Road Extension and Reserve replat no 1 C3R 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

101 Lutheran Vista C2 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: **Mares** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

102 Porter Road Investments at US 59 C3P 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 the applicant time to submit additional information.
Motion: **Jones** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL
103 BT Max2 Holdings LLC EOA Approve

104	Coventry Sec 3 partial replat no 1 and extension	EOA	Approve
105	Devonshire Place partial replat no 1	EOA	Approve
106	Domain Heights	EOA	Approve
107	Elyson Reserves Sec 2	EOA	Approve
108	Jersey Acres Addition partial replat no 1	EOA	Approve
109	Marketplace 249 Reserve Sec 1	EOA	Approve
110	Pecan Estates Sec 1	EOA	Approve
111	Tomball ISD Educational Campus	EOA	Approve
112	Vargas Reserve on Westpark Drive	EOA	Approve

H NAME CHANGES

113	Smart Living Allen Genoa (prev. Smart Living at Allen Genoa)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

114	23129 E Community Dr	COC	Approve
115	18588 Wisp Willow Way	COC	Approve
116	23376 Ivy Ridge	COC	Approve

Staff recommendation: Approve staff's recommendation for items 103-116.

Commission action: Approved staff's recommendation for items 103-116.

Motion: **Sigler** Second: **Garza** Vote: **Carried** Abstaining: **Heisch from 107**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

117	3841 Meadow Lake Lane	DPV	Defer
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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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

118	2301 University Boulevard	DPV	Withdrawn
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VI. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 20, 2020 FOR:

- a. Ashcreek partial replat no 1
- b. Craig Woods partial replat no 26
- c. Houston Gardens partial replat no 1
- d. Pine Terrace partial replat no 2
- e. RB Gaut partial replat no 1
- f. River Oaks Sec 9 partial replat no 1
- g. Southgate partial replat no 3
- h. Stoneworks Mansfield Park
- i. Windmill Lakes Villas replat no 1
- j. Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of February 20, 2020 for item VI a-j.

Commission action: Established a public hearing date of February 20, 2020 for item VI a-j.

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

VII. **CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 2301 UNIVERSITY BLVD** **Withdrawn**

VIII. **PUBLIC COMMENT**
Commissioner Clark commented about adequate parking on item 88.

IX. **ADJOURNMENT**
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:52 p.m.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Martha L. Stein
Martha L. Stein, Chair

Margaret H.
Margaret Wallace Brown, Secretary