

Minutes of the Houston Planning Commission

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

January 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Absent

Susan Alleman

Arrived at 2:32 p.m. during the Director's Report

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Randall L. Jones

Isabel Longoria

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Absent

Linda Porras-Pirtle

Absent

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Left at 4:48 p.m. after 111 & 112

Zafar Tahir

Arrived at 2:39 p.m. during II

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Left at 3:56 p.m. during item 97

The Honorable KP George

Loyd Smith for

Arrived at 2:36 p.m. during I

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

Chair Martha L. Stein introduced Luis Villasana representing the Houston Public Works, Building Code Division.

APPROVAL OF THE JANUARY 17, 2019 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Clark**

Second: **Baldwin**

Vote: **Carries**

Abstaining: **Mares**

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2019 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 2019 Semi Annual Water/Wastewater Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2019 Semi Annual Water/Wastewater Impact Fees and forwarded to City Council.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2019 SEMI-ANNUAL DRAINAGE 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 2019 Semi-Annual Drainage Impact Fees and forward to City Council.

Commission action: Accepted recommendation per staff report of the January 2019 Semi-Annual Drainage Impact Fees and forwarded to City Council.

Motion: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Items removed for separate consideration **12, 29, 30, 53, 54** and **55**.

Staff recommendation: Approve staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman, Dalton, Mares and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for item(s) **12, 29, 30, 53, 54** and **55**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **12, 29, 30, 53, 54** and **55**, subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman, Dalton, Mares and Sigler returned.

C PUBLIC HEARINGS

87 Ashley Pointe Sec 11 partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

Speaker(s): Andrew Allemand, applicant – supportive.

88 Craig Woods partial replat no 25 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**

89 Devonshire Place partial replat no 1 C3N Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Defer the application for two weeks for legal review.

Motion: **Garza** Second: **Baldwin** Vote: **Carries** Abstaining: **Alleman, Clark, Dalton, Sigler, Rosenberg**

Speaker(s): Jane Janecek, James Lober, Richard Rodriguez, Jeanne Bauer, Walter Hittelman, Emma Fauss, Jeff Frey, Jeffrey Cully, Tyler Smith and Gail Peter Borgen – opposed; Omar Izfar and Mary Villareal – supportive; Arva Howard, Legal Department.

90 Fullerton Place 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

91 Lakeside Estates Sec 2 partial replat no 2 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speaker(s): Tom Kennedy – opposed.

92 Long Point Woods Sec 1 C3N Disapprove
partial replat no 2

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speaker(s): Jonathan St Romain – opposed.

93 McCrary Meadows Sec 2 partial replat C3N Approve
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: **Jones** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Janice Elias – undecided.

94 Newer Heights Village 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

95 Newport Sec 6 partial replat no and extension C3N Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Arthur Katen and Alejandro Munoz – opposed.

96 Pine Terrace partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

97 Boulevard Place Sec 3 partial replat no 2 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

98 Buffalo Bayou Park C3R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): George Greene and Bridget Jenson – undecided: David Ott, applicant – supportive; Yuhayna Mahmud, Metro.

99 Cypress Oaks North GP 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**

100 Fairview Addition partial 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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

101 Garden Oaks Multifamily 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: **Sigler** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

102 Gulf Business Park C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

103 Houston Tradeport 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: **Longoria** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Mary Fontenot – supportive.

104 Houston Ventures Homes at Houston Avenue 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: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Darren Upp – opposed; Craig Weinstock, applicant – supportive.

105 Katy Lakes GP Defer
Staff recommendation: Defer the application(s) for two weeks per Harris County's request.
Commission action: Deferred the application(s) for two weeks per Harris County's request.
Motion: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Shawn Zimmerman – opposed; Clayton Weishuhn, representing applicant – supportive.

Item(s) 106 and 107 were taken together at this time.

106 Marketplace 249 GP Approve
107 Marketplace 249 Reserve Sec 1 C2 Approve
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Item(s) 108 and 109 were taken together at this time.

108 Ranch at Dos Brisas GP Defer
109 Ranch at Dos Brisas Sec 1 C2 Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

110 Spring Creek RV Park C3P 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**

Item(s) 111 and 112 were taken together at this time.

111 Spring Cypress Estates GP Approve
112 Spring Cypress Estates Sec 1 C2 Approve
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler recused herself.

Item(s) 116 and 117 were taken out of order and taken together at this time.

116 Amira Sec 6 C3P Approve
117 Cypress Heights Drive Street Dedication C3P Approve
Sec 1 and Reserves
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Item(s) 113 and 114 were taken together at this time.

Commissioner Alleman recused herself.

113 Tomball ISD at Cypress Rose Hill GP Defer
114 Tomball ISD Educational Campus C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

115 Upper Kirby Senior Living 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Item(s) 116 and 117 were taken and acted on earlier in the meeting.

F RECONSIDERATION OF REQUIREMENTS

118 Balmoral Park Lakes East Sec 7 C3F 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: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

119	Beltway Park SH 249	EOA	Approve
120	Enclave at Lone Oak Sec 1	EOA	Approve
121	Enclave at Lone Oak Sec 2	EOA	Approve
122	Hidden Meadow Sec 14	EOA	Approve
123	Magnolia Park Plaza	EOA	Approve
124	Starwood Farms	EOA	Approve
125	Teal Gardens	EOA	Approve
126	Views at Abernathy	EOA	Approve
127	Windsong Business Plaza	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

128	21675 Dogwood Drive	COC	Approve
129	21726 Dogwood Drive	COC	Approve
130	14106 Dartwood Drive	COC	Approve
131	24015 Briar Thicket Drive	COC	Approve
132	23350 Clifwood Drive	COC	Approve
133	19947 South Plantation Estates	COC	Approve

Staff recommendation: Approve staff's recommendation for items 119-133.

Commission action: Approved staff's recommendation for items 119-133.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134	1026 Blackhaw Street	DPV	Withdrawn
135	2512 Southmore Blvd.	DPV	Defer

Staff recommendation: Defer the application for two weeks to allow applicant time to submit additional information.

Commission action: Deferred the application for two weeks to allow applicant time to submit additional information.

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

136	1303 Westheimer Road	DPV	Approve
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Staff recommendation: Grant the development plat variance(s) to allow a 4' building line for a new pergola, and a 18.5' building line for an enclosed addition in lieu of the ordinance-required 25' building line along a major thoroughfare, Westheimer Road.

Commission action: Granted the development plat variance(s) to allow a 4' building line for a new pergola, and a 18.5' building line for an enclosed addition in lieu of the ordinance-required 25' building line along a major thoroughfare, Westheimer Road.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 28, 2019 FOR:

- a. Pine Briar Addition replat no 1
- b. Pine Hollow Sec 2 partial replat no 2
- c. West Oaks no 2 partial replat no 3
- d. Westheimer Gardens Extension partial replat no 6
- e. Westheimer Gardens Extension partial replat no 8
- f. Willow Meadows Sec 17 partial replat no 1

Staff recommendation: Establish a public hearing date of February 28, 2019 for item IV a-f.

Commission action: Established a public hearing date of February 28, 2019 for item IV a-f.

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

V. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY

Staff recommendation: Grant the Hotel/Motel variance(s) to allow a Hotel to be located adjacent to residential property with less than 51 rooms.

Commission action: Granted the Hotel/Motel variance(s) to allow a Hotel to be located adjacent to residential property with less than 51 rooms.

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

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EQUINOX LOCATED AT 2500 WESTCREEK LANE

Staff recommendation: Grant the Hotel/Motel variance(s) to allow a hotel to take primary access off of Westcreek Lane, rather than adjacent Westheimer Road; and to allow a hotel to take primary access from a residential street, Westcreek Lane.

Commission action: Grant the Hotel/Motel variance(s) to allow a hotel to take primary access off of Westcreek Lane, rather than adjacent Westheimer Road; and to allow a hotel to take primary access from a residential street, Westcreek Lane; with the condition to provide a 6' sidewalk along Westcreek Lane.


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

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:11 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary