

Minutes of the Houston Planning Commission

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

May 09, 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

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:04 p.m. during item 82

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Left at 4:31 p.m. during item 96

The Honorable KP George

Loyd Smith for

Left at 4:55 p.m. during item 119

The Honorable Lina Hidalgo

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 Margaret Wallace Brown, Interim Director, Planning and Development Department.

PRESENTATION OF PLANNED VISION ZERO INITIATIVE AND RESOLUTION IN SUPPORT OF IT FROM THE BICYCLE ADVISORY COMMITTEE

Presentation of planned Vision Zero Initiative, and resolution in support of it from the Bicycle Advisory Committee, was given by Lauren Grove, Planning and Development Department.
Speakers: Clark Martinson, Robin Holzer, Bicycle Advisory Committee – supportive.

APPROVAL OF THE APRIL 25, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 25, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 74)

Item(s) removed for separate consideration: **1, 2, 13, 17, 18, 19, 23, 45, and 58.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 74** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 74** subject to the CPC 101 form conditions.

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

Commissioners Dalton, Heisch, and Sigler recused themselves.

Staff recommendation: Approve staff's recommendation for items **1, 2, 13, 17, 18, 19, 23, 45, and 58**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **1, 2, 13, 17, 18, 19, 23, 45, and 58**, subject to the CPC 101 form conditions.

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

Commissioners Dalton, Heisch, and Sigler returned.

Chair Stein recognized new Commissioner Rodney Heisch, and the reappointment of Commissioner Baldwin.

C PUBLIC HEARINGS

75 Almeda Genoa Place 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

76 Bridgeland Parkland Village Sec 21 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: **Sigler** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

- 77 Devon Estates partial replat no 1 C3N Withdrawn**
- 78 Eagle Landing Townhomes C3N Withdrawn**
- 79 Fullerton Place partial replat no 3 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 80 Houston Skyscraper Shadows Sec 1 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: **Garza** Second: **Nelson** Vote: **Carried** Opposed: **Longoria**
- 81 Kluski Place Sec 1 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 82 Lindale Park Sec 3 partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions, with the additional condition that the extra building is removed prior to recordation, per Chapter 42 requirements.
 Commission action: Approved the plat subject to the CPC 101 form conditions, with the additional condition that the extra building is removed prior to recordation, per Chapter 42 requirements.
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Oscar Rangel and Jay Paxton - supportive; Gwyn Guidy, Kevin Hoffman, Virginia Duke, Rick Barajas and Lisa Barajas – opposed.
- 83 Lindale Park Sec 5 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Gwyn Guidy, Kevin Hoffman and Virginia Duke – opposed.
- 84 Macgregor Terrace Sec 2 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 85 Newport Sec 7 partial replat no 4 C3N Approve**
 Staff recommendation: Approve the plat subject to the conditions listed.
 Commission action: Approved the plat subject to the conditions listed.
 Motion: **Bryant** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

- 86 Oak Forest Sec 1 partial replat no 2 C3N Defer**
 Staff recommendation: Defer the application for two weeks at applicant's request.
 Commission action: Deferred the application for two weeks at applicant's request.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Callie Ritter, Todd Moseley, Peter O'Connor and Elizabeth Villareal – opposed.
- 87 Shiloh Lake Estates Sec 1 partial replat no 1 and extension 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: **Longoria** Vote: **Unanimous** Abstaining: **None**
- 88 Terrace Oaks partial replat no 2 C3N Withdrawn**
- 89 Traces Sec 1 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 90 Vincent Estates 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
 Speaker: Gilberto Martinez – supportive.
- 91 Washington Terrace partial replat no 4 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for two weeks due to notification issues.
 Motion: **Abraham** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Consuella Fusilier, Jason Hyman, Brian Van Tubergen, Michele Mays and Janice Hunter – opposed.
- 92 Westheimer Gardens Extension C3N Approve**
partial replat no 9
 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**
- 93 Westheimer Manor 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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
- 94 Wildwood Glen Sec 1 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: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

95 Belfort Farms GP GP 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**

96 Irise 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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

97 Mission Prairie GP 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

98 Niko Nikos Restaurant partial replat no 1 C2R 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

99 Northpoint 90 Logistics Center 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker: Mary Lou Henry, applicant – supportive.

100 Northwest Harris County Municipal Utility District no 23 Water Plant no 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

101 Patio on Richmond 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

102 Urban Jungle Heights 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: **Sigler** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

103 View at Spencer **C2R** **Defer**
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
 Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

104 Wimberly Pines **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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

105 Villages of Stuebner Hollow 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

106 Montrose Parking Body Shop **C2R** **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: **Rosenberg** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

107	Camillo Lakes Sec 3	EOA	Approve
108	Hugh Road Crossing	EOA	Approve
109	Old River Terrace Sec 3 partial replat no 1	EOA	Approve
110	Southpoint Business Park West	EOA	Approve
111	Tidwell Lakes Sec 3	EOA	Approve
112	Tidwell Lakes Sec 6	EOA	Approve

H NAME CHANGES

113	Greens Road and Timber Forest Drive Street Dedication (prev. Greens Road Street Dedication Sec 2)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

114	27160 Peach Creek Dr	COC	Approve
115	1211 Northpark Drive	COC	Approve
116	5217 Sherman Street	COC	Approve
117	27675 Lantern Lane	COC	Approve
118	21694 Dogwood Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 107-118.

Commission action: Approved staff's recommendation for items 107-118.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 3723 Latma Drive DPV Approve

Staff recommendation: Grant the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Marlive Lane, a local street.

Commission action: Granted the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Marlive Lane, a local street.

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

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 6, 2019 FOR:

- a. Broad Oaks partial replat no 10
- b. Cotton Oaks Estate replat no 1
- c. Foster Place partial replat no 3
- d. Lantana Sec 1 partial replat no 1
- e. McCrary Meadows Sec 2 partial replat no 1 and extension
- f. Telge Ranch Sec 1 partial replat no 2 and extension
- g. West Oaks partial replat no 2

Staff recommendation: Establish a public hearing date of June 6, 2019 for item II a-g.

Commission action: Established a public hearing date of June 6, 2019 for item II a-g.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5520 AVENUE J

Staff recommendation: Defer the application.

Commission action: Deferred the application.

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

Speaker: Emily Abeln, applicant – supportive.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2112 DUNLAVY STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 5 off-street parking spaces in lieu of the required 9 parking spaces, with the condition that 5 bike parking spaces are provided.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Garza** Second: **Alleman** Vote: **Carries** Opposed: **Bryant, Clark, Sigler**

Speaker: David Michael Garcia, applicant – supportive.

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 610 OXFORD STREET Withdrawn

VI. CONSIDERATION OF A HOTEL/MOTEL FOR THE MONTROSE HOTEL LOCATED AT 2509 DUNLAVY STREET

Staff recommendation: Grant the variance to allow a hotel with less than 75 rooms to be located in a residential area.

Commission action: Granted the variance to allow a hotel with less than 75 rooms to be located in a residential area.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE LIBERTY HEIGHTS SECTIONS 3 AND 4 SUBDIVISIONS-MLSA 739

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Liberty Heights Sections 3 and 4 Subdivisions, MLSA 739 and forward to City Council.

Commission action: Approved the consideration of the Special Minimum Lot Size Area for portions of the Liberty Heights Sections 3 and 4 Subdivisions, MLSA 739 and forwarded it to City Council.

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

Speaker: Rene Porras - supportive.

VIII. EXCUSE THE ABSENCE(S) OF COMMISSIONER RODRIGUEZ

A motion was made to excuse the absences of Commissioner Rodriguez.

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

**IX. PUBLIC COMMENT
NONE**

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:20 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary