

Minutes of the Houston Planning Commission

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

June 06, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:41 p.m. during item 72

Susan Alleman

Arrived at 2:38 p.m. during 6 and 9

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Arrived at 2:38 p.m. during 6 and 9

Isabel Longoria

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez

Arrived at 3:00 p.m. during item 72

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:49 during item 72

Left at 4:52 during items III & IV

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Left at 3:30 p.m. after item 80

The Honorable KP George

Loyd Smith for

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.

APPROVAL OF THE MAY 23, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 23, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 71)

Item(s) removed for separate consideration: **6 and 9.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 71** subject to the CPC 101 form conditions.

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

Commissioner Heisch recused himself.

Staff recommendation: Approve staff's recommendation for items **6 and 9**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **6 and 9**, subject to the CPC 101 form conditions.

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

Commissioner Heisch returned.

C PUBLIC HEARINGS

72 Benders Landing Estates Sec 4 C3N Approve
partial replat no 3

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**

Speaker(s): Mikalla Hodges, applicant, Richard Huntington, Andrew Kasperek and Tommy Hastings – supportive; Wendy Johnson for Patty Crawford, Bobbie Cobb, Bryce Speer – opposed; Arva Howard, Legal Department.

73 Broad Oaks partial replat no 10 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: **Garza** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

74 Cotton Oaks Estates replat no 1 C3N Withdrawn

75 Foster Place 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: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

- 76 Lantana 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 77 McCrary Meadows Sec 2 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: **Alleman** Second: **Jones** Vote: **Carries** Opposing: **Longoria**
- 78 Oak Forest Sec 1 partial replat no 2 C3N Withdrawn**
- 79 Telge Ranch Sec 1 partial replat no 2 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 80 Washington Terrace 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: **Garza** Second: **Jones** Vote: **Carries** Opposing: **Longoria**
 Speaker(s): Jamil Hasan, applicant, Henry Santos, Jason Fowell and James Douglas - supportive
- 81 West Oaks 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 82 Westheimer Manor 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**

D VARIANCES

- 83 Momins and Khans 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: **Jones** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Joe Myers, Houston Public Works.
- 84 Public Storage Louetta Road 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: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Sue Darcy – supportive.

85 Retreat at Champions Landing Sec 4 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: **Garza** Vote: **Unanimous** Abstaining: **None**

86 Unique Design Corner 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

87 Urban Jungle Heights C2 Withdrawn

88 View at Spencer C2R Withdrawn

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Heisch recused himself.

89 City Gate Sec 2 C3R Approve
Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Abraham** Vote: **Carries** Opposing: **Clark, Sigler and Smith**
Speaker(s): Jennifer Curtis, applicant – supportive.

Commissioner Heisch returned.

90 Patterson Park C2 Approve
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

91 Zannahville C3P Approve
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

92 Newport Sec 7 partial replat no 2 EOA Approve
93 Pine Meadows Estates EOA Approve
94 Rex Road Crossing EOA Approve

95	Tall Pines Junction Sec 1	EOA	Approve
96	West Richey Road Street Dedication Sec 1	EOA	Approve
H NAME CHANGES			
97	Archer Place Replat no 1 (prev. Archer Place partial replat no 1)	NC	Approve
98	Chimney Rock at Elm (prev. Breaktime Market at Chimney Rock)	NC	Approve
I CERTIFICATES OF COMPLIANCE			
99	27265 Royal Coach Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 92-99.

Commission action: Approved staff's recommendation for items 92-99.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

100 1600 Westheimer Road DPV Defer

Staff recommendation: Deny the application.

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

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

Speaker(s): Justin Chen, applicant and Rudolph Colby – supportive.

101 3835 Farnham Street DPV 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2019 FOR:

- a. Acre Villa partial replat no 1
- b. Carverdale Sec 7 partial replat no 1
- c. Houston Ennis Multifamily
- d. Wilcrest Garden
- e. Woodleigh partial replat no 1

Staff recommendation: Establish a public hearing date of July 11, 2019 for item II a-e.

Commission action: Established a public hearing date of July 11, 2019 for item II a-e.

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

Items III and IV were taken together at this time and voted on separately.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 2600-2800 BLOCK OF WESTGROVE LANE, EAST AND WEST SIDES (MBL 241)

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 2600-2800 BLOCK OF EASTGROVE LANE, EAST AND WEST SIDES (MBL 242)

Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Sarah Helms, Arturo G. Michel, Shelley Milloway, Tommy Dorsey, applicant, Arthur Epley, Vaughan Clark, Shawn Jackson, Carolyn Hartley, Fred Herring, Alan Baden, Dr. R. H. Exezidis, Melisa Herring and Margie Cook - supportive; Michael Traylor Boatner, Mary Lou Henry and John Deal - opposed.

**V. PUBLIC COMMENT
NONE**

VI. ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5: 47 p.m.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary