

Minutes of the Houston Planning Commission

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

September 13, 2018

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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Lisa Clark

Arrived at 2:57 p.m. during item #99

Lydia Mares

Absent

Christina Morales

Arrived at 2:39 p.m. during Point of Personal Privilege

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Arrived at 2:41 p.m. during Item(s) A and B

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 4:02 p.m. during item #117

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Left at 5:53 p.m. during Item III

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

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

POINT OF PERSONAL PRIVILEGE

A Point of Personal Privilege was given to Commissioner Zafar Tahir by the Chair. He introduced intern Nabeel Ali, who has written a paper on Hillcroft Avenue in regards to the Houston Mobility Plan, and has presented his report to the Planning and Development Department.

APPROVAL OF THE AUGUST 23, 2018 PLANNING COMMISSION MEETING MINUTES FOR 2018 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS

Commission action: Approved the August 23, 2018 Planning Commission 2018 Major Thoroughfare and Freeway Plan meeting minutes.

Motion: **Bryant** Second: **Garza** Vote: **Carries** Abstaining: **Alleman**

APPROVAL OF THE AUGUST 30, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the August 30, 2018 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 –97)

Item **43** removed for separate consideration.

Item **53** removed for separate consideration to hear from speaker(s).

Staff recommendation: Approve staff’s recommendations for items **1 –97**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1 – 97**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) **43**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **43**, subject to the CPC 101 form conditions

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

Commissioner(s) Alleman returned.

53 White Oak Crossing 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Kevin Hoffman, Beth Lousteau, Jeff Trevino, and Deborah Tesar – opposed; Mike Van Dusen - undecided.

C PUBLIC HEARINGS

98 Afton Oaks 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Arva Howard, Legal Department.

- 99 Dolce Living at Midtown replat no 1 C3N Defer**
 Staff recommendation: Defer the application for two weeks to allow the applicant time to coordinate with city surveyor.
 Commission action: Deferred the application for two weeks to allow the applicant time to coordinate with city surveyor.
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 100 Estates at Pech Road C3N Defer**
 Staff recommendation: Defer the application for two weeks per Chapter 42 Planning Standards.
 Commission action: Deferred the application for two weeks per Chapter 42 Planning Standards.
 Motion: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 101 Glenhaven Estates Sec 2 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 102 Inwood Park Village replat no 1 C3N Withdrawn**
- 103 Park Place partial replat no 3 C3N Withdrawn**
- 104 Pine Cove Park 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 105 Pinecrest Sec 2 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 106 Sunset Heights 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Randy Czaplicki - undecided; and Kathryn Hix- opposed.
- 107 West Lane Annex partial replat no 3 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 108 Westheimer Gardens Extension 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Ken Vacek, Centerpoint Energy - undecided.

109 Willow Creek Estates replat Sec 1 partial replat no 3 C3N Defer

Staff recommendation: Defer the application for two weeks per Council Member Castex-Tatum's request.

Commission action: Deferred the application for two weeks per Council Member Castex-Tatum's request.

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

D VARIANCES

110 Bauer Trails 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

111 Cabello Peluqueria Unisex 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: **Bryant** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

112 City of Houston Brock Street Lift Station Site 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

113 Ella Grovewood 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

114 Ella Timbergrove 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

115 Emancipation Two Center 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Algenita Scott Davis, Keiji Asakura, Theola Petteway, Curtis Davis, Edwin Harrison, and Paul Newsoroff- supportive.

116 Hardy Yards Reserve

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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

117 Montrose Garden

C2R

Approve

Staff recommendation: Grant the requested special exception(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested special exception(s) and approved the plats subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Chen Wang, applicant and Joseph Green – supportive; Carolina Villegas, William Young and Chuangi Chen – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

118 MP Highway 290 Industrial GP

GP

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: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

119 Paige Polk

C2

Defer

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Deferred the application for two weeks to ask the applicant to provide guest parking, sidewalks and enhanced pedestrian realm on all three streets and to meet with the Eado Management District.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

120 Pearl on Helena replat no 1

C2R

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: **Garza**

Second: **Clark**

Vote: **Carries**

Opposing: **Baldwin,
Bryant, Rosenberg**

Speaker(s): Mary Lou Henry- applicant – supportive; Jane Chance, Dan Cabianna, Re-Anna Bell, Camille Subrt, Mark Pesek, and Nancy Smith- opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

121 Quitman Hardy

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: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Rudy Falcon- undecided.

122 Schultz GP **GP** **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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

The Commission went back to item #121 to hear from speaker Rudy Falcon.

123 Spring Branch ISD **C2** **Defer**
Spring Woods High School
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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Items 124 and IV were taken together at this time.

124 West 19th Retail **C2R** **Approve**
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 317 W 19TH STREET
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Craig Garcia, applicant - supportive.

Items 125 and 126 were taken together at this time.

125 West Lake Houston Apartments **C3P** **Approve**
126 West Lake Houston Reserve **C3P** **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: **Smith** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 127 and 128 were taken together at this time.

127 Woodland Lakes Sec 3 **C3P** **Approve**
128 Woodland Lakes Sec 4 **C3P** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

129 Campanile on Commerce Apartments 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: **Bryant** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Jeremy Copeland - opposed.

Commissioner Clark recused herself.

130 Lakes of Bella Terra West Sec 3 C3P 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 approve the plats subject to the CPC 101 form conditions.

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

Commissioner Clark returned.

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

G EXTENSIONS OF APPROVAL

131	Balmoral Sec 12	EOA	Approve
132	Downey Oaks Place	EOA	Approve
133	Highland Glen Sec 5	EOA	Approve
134	Rosehill Reserve Sec 5	EOA	Approve
135	Rosehill Reserve Sec 7	EOA	Approve

H NAME CHANGES

136	Houston Intercontinental Trader Center East Sec 1 (prev. Houston Intercontinental Trade Center East Sec 1)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

137	1985 Deer Run	COC	Approve
138	20767 Brazos Dr.	COC	Approve
139	20637 Ravenwing Drive	COC	Approve
140	23948 Honeysuckle Drive	COC	Approve
141	21709 Dunn	COC	Approve
142	20800 S Terrance	COC	Approve

Staff recommendation: Approve staff's recommendation for items 131-142.

Commission action: Approved staff's recommendation for items 131-142.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

143 10847 Britoak Lane DPV Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

144 2120 Gentry Street DPV 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**

Item 145 and 146 were taken together at this time.

145 8103 Sunnyhill Street DPV Approve
146 8104 Sunnyhill Street DPV Approve
Staff recommendation: Approve the development plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the development plat(s) subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

147 4 Waverly Court DPV Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

148 4 W. 11th Place DPV Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2018 FOR:

- a. Amended Plat of Almeda Place partial replat no 10
- b. Glendower Court partial replat no 4 and extension
- c. Hollywood Gardens partial replat no 7
- d. Jackson Mews replat no 1
- e. Linden Lea Sec 2 partial replat no 1
- f. McFarland Court partial replat no 1 and extension
- g. Matthews Village Estates amending plat no 1 replat no 1
- h. Newport Sec 4 partial replat no 2
- i. Newport Sec 4 partial replat no 3
- j. Shadow Creek at Augusta Pines partial replat no 1
- k. Tulane Court replat no 1

Staff recommendation: Establish a public hearing date of October 11, 2018 for items II a-k.
Commission action: Established a public hearing date of October 11, 2018 for items III a-k.
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET

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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Re-Anna Bell - opposed.

IV. was taken and acted on earlier in the meeting with item #124.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY

Staff recommendation: Grant the Hotel/Motel variance(s) and approve the development plat subject to the conditions listed.

Commission action: Granted the Hotel/Motel variance(s) and approved the development plat subject to the conditions listed, and Legal review.

Motion: **Rosenberg** Second: **Clark** Vote: **Carries** Opposing: **Victor**

Speaker(s): Caroline Ordener- applicant - supportive.

VI. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2018 FOR A DAYS INN HOTEL/MOTEL LOCATED AT 13989 WESTHEIMER ROAD

Staff recommendation: Establish a public hearing date of October 11, 2018 for A Days Inn Hotel/Motel at 13989 Westheimer Road.

Commission action: Established a public hearing date of October 11, 2018 for A Days Inn Hotel/Motel at 13989 Westheimer Road.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1400 BLOCK OF CLEBURNE STREET, NORTH SIDE, BETWEEN AUSTIN STREET AND LA BRANCH STREET - MLS 729

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1400 block of Cleburne Street, north side, between Austin Street and La Branch Street, MLS 729 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1400 block of Cleburne Street, north side, between Austin Street and La Branch Street, MLS 729 and forwarded to City Council.

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

Speaker(s): Alex Brewer, Julia Fox- applicant(s) and Andrew Degar- supportive; John Guajardo, Stephanie Comeaux, Sinya Chang - opposed.

Commissioner Bryant recused himself.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 3800 BLOCK OF JULIUS LANE, NORTH AND SOUTH SIDES, BETWEEN SCOTT STREET AND KUHLMAN ROAD - MLS 731

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road, MLS 731 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road, MLS

731 and forwarded to City Council.

Motion: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Alexandria Harris- applicant, Verdell Dawkins, James McKnight Jr., and Warren Holleman – supportive; James Walker, Susan Sclafani, and Robert Pope - opposed.

Commissioner Bryant returned.

IX. EXCUSE THE ABSENCES OF COMMISSIONER NELSON

Commissioner Nelson was present; a motion was made to excuse his absences.

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

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:35 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary