

Minutes of the Houston Planning Commission

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

March 28, 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 Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Randall L. Jones

Isabel Longoria

Lydia Mares

Christina Morales

Paul R. Nelson Absent

Linda Porrás-Pirtle

Ileana Rodríguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor Absent

Mark Mooney for Absent

Commissioner James Noack

Maggie Dalton for Left at 5:02 p.m. during item 97

The Honorable KP George

Lloyd Smith for Left at 6:20 p.m. after item III

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 Margaret Wallace Brown, Interim Director, Planning and Development Department. Kim Mickelson was invited to speak about the upcoming American Planning Association Conferences.

APPROVAL OF THE MARCH 14, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 14, 2019 Planning Commission meeting minutes.

Motion: **Sigler** Second: **Clark** Vote: **Carries** Abstaining: **Mares**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 80)

Item(s) removed for separate consideration: **7, 19, 21, 23, 32, 37, 49, and 58.**

Staff recommendation: Approve staff’s recommendations for item(s) **1 - 80** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **1 - 80** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff’s recommendation for item(s) **19, 23, 32, 37, 49 and 58**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **19, 23, 32, 37, 49 and 58**, subject to the CPC 101 form conditions.

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

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

7 Bellaire Boulevard Street SP Approve
Dedication Sec 2

Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Dalton** Second: **Smith** Vote: **Carries** Opposed: **Baldwin, Garza, Longoria, Mares**

Speaker(s): Jennifer Curtis, applicant - supportive.

21 Groves Sec 30 C3F Defer

Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.

Commission action: Deferred the application for two weeks for Chapter 42 planning standards.

Motion: **Mares** Second: **Longoria** Vote: **Carries** Opposed: **Clark**

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

C PUBLIC HEARINGS

81 Bassey Woods 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): Essie Hyde, undecided.

82 Craig Woods partial replat no 18 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**

- 83 Hyde Park partial replat no 8 C3N Withdrawn**
- 84 Lindale Park Sec 5 partial replat no 2 C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Longoria** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Gwyn Guidry – opposed.
- 85 Macgregor Terrace Sec 2 partial replat no 1 C3N Withdrawn**
- 86 Memorial Green Sec 2 replat and extension 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 87 Westgrove Court partial replat no 1 C3N Approve**
 Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Mares** Vote: **Carries** Opposed: **Baldwin, Rosenberg, Tahir**
 Speaker(s): Mary Lou Henry, applicant and Randall Davis, owner – supportive; Omar Izfar, Yvonne Ziegler, Jack Baber, Russell Murrell, Michel Daumerie, Molly Hammond, Bill Wallace, Ken Merideth, Melissa Herring, Arthur Epley, Ellen Lowe, Jerry D. Helms, Arthur Cole, Tommy Dorsey, Burton Willingham, Craig Willey, Fields Alexander, Vaughan Clark, Jim Yardley, Melinda Noel and Patrick Kane - opposed.
- 88 Westheimer Gardens Extension partial replat no 8 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 89 Willow Meadows Sec 17 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: **Porras-Pirtle** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Commissioner(s) Dalton and Sigler recused themselves.

- 90 Amira 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner(s) Dalton and Sigler returned.

91 Bridgeland Parkland Village Sec 44 C3P 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

92 Buck Landing 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 93 and V were taken together at this time.

93 Crossing at Midtown C2 Approve
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 606 DENNIS STREET
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) approved the plats subject to the CPC 101 form conditions, including the extension of the sidewalks.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Carries** Opposed: **Clark, Garza, Jones, Sigler, Smith**

Speaker(s): Jeff Boutte, applicant and Omar Izfar – supportive; Terika Davis and Wesley Maresh - opposed.

94 Development at Telge replat C2R Approve
no 1 and extension
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: **Mares** Vote: **Unanimous** Abstaining: **None**

95 Hamilton Enclave 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

96 Heights Estate C3P Withdrawn

97 Highland Village Estates C3R 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Item 99 was taken out of order at this time.

99 Klein Forest Sec 1 C3P Withdrawn

Items 98 and 100 were taken together at this time.

98 Klein Forest GP GP Approve
100 Klein Forest Sec 2 C2 Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

101 Knox Court 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: **Mares** Vote: **Unanimous** Abstaining: **None**

102 Oakmont Crossing C2 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Bret Hightower - supportive.

103 Stages Repertory Theatre replat no 1 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: **Clark** Vote: **Carries** Abstaining: **Garza**
Speaker(s): Joe Adams – opposed.

104 Sunset Ridge Sec 8 C3P 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**

105 Willowbend Green Sec 1 C3P 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

106 Center Complex C2R 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

107 Forestwood Sec 8 C3P 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 reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Alleman**

108 Tomball ISD at Cypress Rose Hill GP GP 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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

109 Treviso Gardens Sec 3 C3P Approve
 Staff recommendation: Deny the reconsideration of requirements with special exceptions(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the reconsideration of requirements with special exception(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Smith** Second: **Clark** Vote: **Carries** Opposed: **Longoria, Rosenberg**

Speaker(s): Christopher Browne, applicant - supportive.

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

G EXTENSIONS OF APPROVAL

110	Gross Office Park	EOA	Approve
111	Mason Ranch Crossing	EOA	Approve
112	Rambo Estates	EOA	Approve
113	Rosehill Reserve Sec 6	EOA	Approve
114	Stone Lake Center	EOA	Approve
115	Sunset Ridge West Sec 7	EOA	Approve

partial replat no 1

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff's recommendation for items 110-115.
 Commission action: Approved staff's recommendation for items 110-115.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 116 and III were presented together at this time, with votes taken separately.

116 5180 Avenue L

DPV

Approve

Staff recommendation: Deny the following requested variances: 1) to allow a 6' building line in lieu of the ordinance-required 10' building line along Avenue L; 2) to allow a 1'-6" building line in lieu of the ordinance-required 10' building line along Edgewood Street; and 3) to not dedicate 5' for right-of-way widening along Avenue L and Edgewood Street, for the proposed bar and swim club development. Commission action: Denied the building line variances, but approved the variance to not provide 5' right-of-way dedication along Avenue L and Edgewood Street.

Motion: **Alleman** Second: **Baldwin** Vote: **Carries** Opposed: **Garza, Longoria, Mares, Porras-Pirtle, Rosenberg**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5180 AVENUE L

Staff recommendation: Deny the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.

Commission action: Approved the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.

Motion: **Baldwin** Second: **Tahir** Vote: **Carries** Opposed: **Alleman, Clark, Garza, Porras-Pirtle, Sigler, Smith**

Speaker(s): Troy Schaum, Joshua Sanders and Matthew Healey – supportive.

Item II was taken and acted on later in the meeting.

Item III was taken and acted on earlier with Item 116.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4170 CENTER STREET

Staff recommendation: Defer the application for two weeks for revised information.

Commission action: Deferred the application for two weeks for revised information.

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

Item V was taken and acted on earlier with Item 93.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4928 FULTON STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 13 off-street parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 18 vehicle parking spaces for the proposed café.

Commission action: Granted the off-street parking variance(s) to allow 13 off-street parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 18 vehicle parking spaces for the proposed café.

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

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

Staff recommendation: Grant the off-street parking variance(s) to allow 74 off-street vehicle parking spaces and 8 bicycle racks (32 bicycle spaces) in lieu of the ordinance-required 87 vehicle parking spaces for a multifamily development.

Commission action: Deferred the application.

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

Speaker(s): James Roman, Charlie Pendergraft, applicants, Josh Lee, Letha Allen and Lingard Fitch – supportive; Amy Conley, Sam Trail, Mary Louise Crozat, Lorri White, Pat Siddons, Megan Smith, William Dijak, Lenore Burke, Larry Keast, Kari Kaalstad, Chad Smith, Katie Pearson, Mimi Ribfiro, David Lynn, Steve Reilley, Andrew Bruce, Paulina Sergot, Sarah Bezek, Theodore Shybeh, Chris Peters, Jim Lavir, Krithi Mittakanh, Bryan Kharbanda, Allan Tiller, Nicholas Conley and Kate Champion – opposed; Joe Myers, Houston Public Works. Additional speaker requests not heard: Kyle Fitch, Larianne Dunn, Jeff Ruszkowsk and Ashley Stubbs - opposed.

Item II was taken and acted on at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 25, 2019 FOR:

- a. De Los Angeles
- b. Gleannloch Farms Office Enclave
- c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- d. Hyde Park partial replat no 8
- e. Lantana Sec 1 partial replat no 1
- f. Macgregor Terrace Sec 2 partial replat no 1
- g. Newport Sec 7 partial replat no 4
- h. Summerlyn Terrace replat no 1
- i. Traces Sec 1 partial replat no 6

Staff recommendation: Establish a public hearing date of April 25, 2019 for item II a-i.

Commission action: Established a public hearing date of April 25, 2019 for item II a-i.

Motion: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT AREA FOR PORTIONS OF THE BRADY SUBDIVISION-MSLA **Withdrawn**

IX. EXCUSE THE ABSENCE OF COMMISSIONERS MARES, MORALES, PORRAS-PIRTLE, RODRIGUEZ, AND ROSENBERG

Commissioners Mares, Porrás-Pirtle, Rodriguez, and Rosenberg were present; no Commission action was taken.

X. PUBLIC COMMENT

NONE

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:45 p.m.

Motion: **Tahir**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary