

Minutes of the Houston Planning Commission

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

April 11, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:53 p.m. during item 105

Susan Alleman

Arrived at 2:33 p.m. during Director's Report

Bill Baldwin

Antoine Bryant

Arrived at 2:57 p.m. during item 107

Lisa Clark

Randall L. Jones

Isabel Longoria

Arrived at 2:31 p.m. during Director's Report

Lydia Mares

Arrived at 2:35 p.m. during item 103

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 3:11 p.m. during item 109

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Left at 4:02 p.m. during item II

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

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE MARCH 28, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 28, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Item(s) removed for separate consideration: **2, 3, 19, 32, 40 and 49.**

Staff recommendation: Approve staff's recommendations for item(s) **1 - 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 99** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for item(s) **2, 3, 19, 32, 40 and 49**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **2, 3, 19, 32, 40 and 49**, subject to the CPC 101 form conditions.

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

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

C PUBLIC HEARINGS

100 Crockett Street Landing 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**

101 Devon Estates 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speaker: Stuart Stern – opposed.

102 Eagle Landing Townhomes C3N Defer

Staff recommendation: Defer the application for two weeks per Harris County to obtain additional information.

Commission action: Deferred the application for two weeks per Harris County to obtain additional information.

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

**103 Garden Oaks First Section 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

Speaker: Carrie Arnett, supportive

104 GoodDay Braeswood 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: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Terry Corino, applicant – supportive; Gavin Parker – opposed.

105 Harper Woods 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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

106 Harper Woods 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

107 Mangum Manor Sec 1 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Franciso Blasco and Jessie Heiner – supportive.

108 Porter Pixel Place 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Quinn Way 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Uriel Figueroa, applicant – supportive; Richard Smith, Houston Public Works.

110 Shadyvilla Addition no 1 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

111 Westheimer Gardens 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: **Bryant** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

112 Bridgeland Harris County MUD C2 Approve
418 Lift Station 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: **Jones** Vote: **Unanimous** Abstaining: **None**

113 Bridgeland Parkland Village Sec 44 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: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

114 Buck Landing C2R Withdrawn

115 Cypresswood Landing GP GP 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

116 Delz Business Park 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Bobby Thompson, undecided.

117 Emancipation Villas 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: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 118-119 were taken together at this time.

118 Groves GP GP Approve

119 Groves Sec 30 C3F Approve

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 approved the plat(s) subject to the CPC 101 form conditions

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

120 Hamilton Enclave C2R Defer

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two per the applicant's request.

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

121 Highland Village Estates C3R Withdrawn

122 Oakmont Crossing C2R Defer

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

Commission action: Deferred the application.

Motion: **Sigler**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Bret Hightower, applicant – supportive.

123 Stages Repertory Theatre replat no 1 C2R Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Items 124-125 were taken together at this time.

124 McCrary Meadows GP GP Approve

125 Brandt Road Street Dedication Sec 1 SP Approve

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

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

Motion: **Dalton**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

126 Amira Sec 3 EOA Approve

127 Bridgeland Mason Road Street Dedication and Reserve Sec 5 EOA Approve

128 Bridgeland Parkland Village Sec 23 EOA Approve

129 Holderrieth Road Street Dedication Sec 1 EOA Approve

130 Incarnatio Consecratio Missio EOA Approve

131 McKinney Development EOA Approve

132 Oasis at Clodine EOA Approve

133 Pinto Pass Drive to Stone View Lane Street Dedication EOA Approve

134 Tavola Sec 29 EOA Approve

135 Tavola Sec 30 EOA Approve

136 Timewise at Katy Hockley Reserve EOA Approve

H NAME CHANGES

137 Bridge Creek GP NC Approve
(prev. Miramesa West GP)

138 Bridge Creek Sec 1 NC Approve
(prev. Miramesa West Sec 1)

139 Bridge Creek Sec 4 NC Approve
(prev. Miramesa West Sec 4)

140 Villefranche Villas NC Approve
(prev. Villafranche Villas)

I CERTIFICATES OF COMPLIANCE

141	24469 W Terrace Dr.	COC	Approve
142	22282 Portstown	COC	Approve
143	21365 North Street	COC	Approve
144	20707 Punkin Street	COC	Approve

Staff recommendation: Approve staff's recommendation for items 126-144.

Commission action: Approved staff's recommendation for items 126-144.

Motion: **Mares** Second: **Bryant** Vote: **Carries** Abstaining: **Sigler on items 126 and 133**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 9, 2019 FOR:

- a. Alameda Geona Place partial replat no 1
- b. Bridgeland Parkland Village Sec 21 partial replat no 1
- c. Fullerton Place partial replat no 3
- d. Houston Skyscraper Shadows Sec 1 partial replat no 1
- e. Kluski Place Sec 1 partial replat no 1
- f. Lindale Park Sec 3 partial replat no 1
- g. Lindale Park Sec 5 partial replat no 2
- h. Oak Forest Sec 1 partial replat no 2
- i. Shiloh Lake Estates Sec 1 partial replat no 1 and extension
- j. Terrace Oaks partial replat no 2
- k. Vincent Estates replat no 1
- l. Washington Terrace partial replat no 4
- m. Westheimer Gardens Extension partial replat no 9
- n. Westheimer Manor partial replat no 1
- o. Wildwood Glen Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of May 9, 2019 for item II a-o.

Commission action: Established a public hearing date of May 9, 2019 for item II a-o.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 4710 CENTER STREET**

Staff recommendation: Grant the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6' unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

Commission action: Granted the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6' unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

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

Speaker: Michael Chabala, applicant – supportive.

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

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

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

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

V. 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE DOWNTOWN LOCATED AT 115 W. CAVALCADE STREET

Staff recommendation: Deny the Hotel/Motel variance.

Commission action: Denied the Hotel/Motel variance.

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

Speaker: Hasu Patel, applicant – supportive.

VII. EXCUSE THE ABSENCES OF COMMISSIONERS BRYANT AND VICTOR

Commissioners Bryant and Victor were present; therefore, no Commission action was required.

VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary