

Minutes of the Houston Planning Commission

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

April 25, 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 Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark

Randall L. Jones Arrived at 2:32 p.m. during Director's Report

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

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle Absent

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 4:10 p.m. during item 94

The Honorable KP George

Loyd Smith for Arrived at 2:49 p.m. during item 77

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

The Chair recognized Sanskriti Atti and Diona Phlegm, as part of a national "Take A Child To Work 2019" event.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Interim Director, Planning and Development Department.

APPROVAL OF THE APRIL 11, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 11, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 75)

Item(s) removed for separate consideration: **47**.

Staff recommendation: Approve staff's recommendations for item(s) **1 - 75** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **1 - 75** subject to the CPC 101 form conditions.

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

Commissioner Sigler recused herself.

Staff recommendation: Approve staff's recommendation for item **47**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **47**, subject to the CPC 101 form conditions.

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

Commissioner Sigler returned.

C PUBLIC HEARINGS

76 De Los Angeles 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: **Jones** Vote: **Unanimous** Abstaining: **None**

77 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: **Sigler** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

78 Eagle Landing Townhomes 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

79 Gleannloch Farms Office Enclave 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**

80 Grove at Oak Forest Sec 1 partial replat no 1 and extension 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: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Rick Grothues, applicant – supportive; Morgan Cominski – opposed; James Durham, James Daniel – undecided.

81 Hyde Park 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

82 Lantana Sec 1 partial replat no 1 C3N Withdrawn

83 Macgregor Terrace Sec 2 partial replat no 1 C3N 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

84 Newport Sec 7 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 for further study and review.

Motion: **Garza** Second: **Longoria** Vote: **Carries** Opposed: **Clark, Dalton**

Speaker: Katie Goodrich, applicant – supportive; Don Cox – opposed; Arva Howard, Legal Department.

85 Summerlyn Terrace 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**

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

D VARIANCES

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

Items 88-89 were taken together at this time.

88 Cypresswood Landing GP GP Approve
89 Cypresswood Landing Sec 1 C3P Defer

Staff recommendation: Grant the variance(s) and approve the GP subject to the CPC 101 form conditions and defer the Sec 1 plat per the applicant's request.

Commission action: Granted the variance(s) and approved the GP subject to the CPC 101 form conditions and deferred the Sec 1 plat per the applicant's request.

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

90 Emancipation Villas 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: **Rosenberg** Vote: **Carries** Opposed: **Longoria**

Speaker: Assata Richards – opposed.

91 Hamilton Enclave C2R Approve

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

Commission action: Approved the variance(s) and approved the plat subject to the CPC 101 form conditions, due to unique physical characteristics of a remnant parcel.

Motion: **Clark** Second: **Sigler** Vote: **Carries** Opposed: **Garza, Longoria and Mares**

Speaker: Joyce Owens, applicant – supportive.

92 Oakmont Crossing 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

93 Settegast Ranch 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: **Mares** Second: **Dalton** Vote: **Unanimous** Abstaining: **None**

Speaker: Gerald Grisson, applicant - supportive.

Commissioner Alleman recused herself.

94 Towne Lake North 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: **Clark** Second: **Garza** Vote: **Carries** Opposed: **Longoria and Mares**

Commissioner Alleman returned.

95 UPS Sweetwater Hub East 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: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

96 Villas at Foxbrick Lane 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

97 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

98 Sheldon ISD High School 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: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

99 Stavinoha Acres 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: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

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

G EXTENSIONS OF APPROVAL

100 Chesapeake Reserve EOA Approve
101 Eastwood Green EOA Approve

| | | | |
|-----|--|-----|---------|
| 102 | Garrett Legacy | EOA | Approve |
| 103 | Pinpoint Richmond | EOA | Approve |
| 104 | Purple Sage Street Street Dedication Sec 1 | EOA | Approve |
| 105 | Rosslyn Addition partial replat no 3 | EOA | Approve |
| 106 | Satya Mason | EOA | Approve |
| 107 | Skylink Terrace | EOA | Approve |
| 108 | Tavola Sec 28 | EOA | Approve |
| 109 | Wat Buddha Mongkol of Houston | EOA | Approve |
| 110 | Windstone Crossing Commercial | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

| | | | |
|-----|-----------------------|-----|---------|
| 111 | 18640 Kita Ct. | COC | Approve |
| 112 | 21111 Trinity Way | COC | Approve |
| 113 | 18372 Wisp Willow Way | COC | Approve |
| 114 | 21425 W Hammond Dr. | COC | Approve |
| 115 | 23375 Maze Ln. | COC | Approve |
| 116 | 24374 Parker Rd. | COC | Approve |
| 117 | 20244 Sam's Hill | COC | Approve |
| 118 | 17465 Royal Coach Ln. | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 100-118.

Commission action: Approved staff's recommendation for items 100-118.

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

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 23, 2019 FOR:

- a. Aftonshire Views
- b. Benders Landing Estates Sec 4 partial replat no 3
- c. Carverdale Sec 7 partial replat no 1
- d. El Fenice Sec 1 partial replat no 1
- e. Neuen Manor partial replat no 13
- f. Sun Valley Sec 1 partial replat no 1
- g. Telge Ranch Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of May 23, 2019 for item II a-g.

Commission action: Established a public hearing date of May 23, 2019 for item II a-g.

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

Speaker: Mark Rodriguez – opposed.

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 4 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: **Rosenberg** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speake(s)r: Richard Garcia, applicant – supportive; Andy Lang, opposed.

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

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

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

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

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

Staff recommendation: Defer the Hotel/Motel variance for two weeks to allow applicant to submit additional information.

Commission action: Deferred the Hotel/Motel variance for two weeks to allow applicant to submit additional information.

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

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary