

## Minutes of the Houston Planning Commission

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

**May 23, 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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Left at 4:41 p.m. during item 110

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 3:50 p.m. during item 91

Left at 5:37 p.m. during item 133

Lisa Clark

Rodney Heisch

Randall L. Jones

Isabel Longoria

Lydia Mares

Absent

Paul R. Nelson

Linda Porrás-Pirtle

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 4:10 p.m. after item 102

The Honorable KP George

Loyd Smith for

Left at 5:50 p.m. during items V and VI

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 APRIL 25, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 25, 2019 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)**

Staff recommendation for item **25** was changed from approve to defer at Fort Bend County’s request.

Item(s) removed for separate consideration: **1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83.**

Staff recommendation: Approve staff’s recommendations for item(s) **1 - 89** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **1 - 89** subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff’s recommendation for items **1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**                      Second: **Longoria**                      Vote: **Carried**                      Abstaining: **Alleman, Clark, Jones, Heisch, and Sigler**

**C PUBLIC HEARINGS**

**90 Aftonshire Views                      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: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

**91 Benders Landing Estates Sec 4                      C3N                      Defer**  
**partial replat no 3**

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

Commission action: Deferred the application.

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

**Speakers:** Mikalla Hodges, applicant – supportive; Wendy Johnson, Brian Crawford – opposed.

**92 Carverdale Sec 7 partial replat no 1                      C3N                      Withdrawn**

**93 El Fenice Sec 1 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**

**94 Neuen Manor partial replat no 13                      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**

**Speakers:** Joe Campo – opposed, Michael Stewart - undecided.

**95 Oak Forest Sec 1 partial replat no 2 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: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speaker: David White, applicant – supportive.

**96 Sun Valley 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

**97 Telge Ranch 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: **Porras-Pirtle** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

**98 Traces Sec 1 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**99 Washington Terrace partial replat no 4 C3N Defer**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application.  
Motion: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**  
Speaker: Marina Damien, applicant – supportive; Jane Medina, Lauren Haller – opposed.

**100 Westheimer Manor 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**101 Balmoral Sec 25 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**102 Belfort Farms GP GP Approve**  
Staff recommendation: Grant one of three requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted one of three requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Longoria** Vote: **Carries** Opposed: **Clark, Dalton, Nelson, Smith**

Speakers: Jacob Floyd, Mike Bohm, applicants – supportive.

- 103 Ley Road Logistics 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**
- 104 Martin Estate 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 105 Momins and Khans C3R 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 106 Niko Nikos Restaurant 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: **Rosenberg** Second: **Baldwin** Vote: **Carried** Opposed: **Alleman, Jones, Heisch, Garza**
- 107 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: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 108 Rice Village Amherst 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 109 Unique Design Corner C2R Defer**  
 Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
 Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
 Motion: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Ron Whitfield – undecided.

**110 Urban Jungle Heights** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks at applicant's request.  
Commission action: Deferred the application for two weeks at applicant's request.  
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
Speaker: Kara Trail, Kasia McCormick, Chad Carolla – opposed.

**111 View at Spencer** **C2R** **Defer**  
Staff recommendation: Defer the application for two weeks at applicant's request.  
Commission action: Deferred the application for two weeks at applicant's request.  
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**112 Wimberly Pines** **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: **Longoria** Vote: **Unanimous** Abstaining: **None**

**Speaker for Item 105 was heard from at this time:** Mary Fontenot – supportive.

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**113 Montrose Parking Body Shop** **C2R** **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: **Rosenberg** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker: Truman Edminster - supportive.

**114 Patterson Park** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks at applicant's request.  
Commission action: Deferred the application for two weeks at applicant's request.  
Motion: **Sigler** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**115 Tidwell Townhomes** **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: **Smith** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**  
Speakers: Mo Mosaffa – opposed, Brendon Singh – undecided.

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

**G EXTENSIONS OF APPROVAL**

116	Benson Airtex	EOA	Approve
117	Cypress Forest Market	EOA	Approve
118	Deep South Ice Rink and Sports Complex	EOA	Approve
119	Grandway West Annex	EOA	Approve
120	Inway Oaks Estates Sec 1 partial replat no 1	EOA	Approve
121	Lantana Sec 3	EOA	Approve
122	McKaskle Warehouses	EOA	Approve
123	Reagan Redevelopment	EOA	Approve
124	Waynebeck Enterprises	EOA	Approve
125	West Belfort Rufino Shopping Center	EOA	Approve
126	Westgreen Boulevard Street Dedication Sec 3	EOA	Approve

**H NAME CHANGES**

127	Vargas Reserve on Westpark Drive (prev. Vargus Reserve on Westpark Drive)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

128	23325 Owens Rd	COC	Approve
129	21077 Thomas St.	COC	Approve
130	23880 White Oak Ct.	COC	Approve
131	22102 Water Well Rd	COC	Approve

Staff recommendation: Approve staff's recommendation for items 116-131.

Commission action: Approved staff's recommendation for items 116-131.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

132	3763 Drake Street	DPV	Deny
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Rosenberg** Second: **Bryant** Vote: **Carried** Opposed: **Smith**

Speaker: Andrew Boyd, Jenifer Rene Pool, applicants – supportive; Karen Shouse – opposed.

133	431 Kickerillo Drive	DPV	Approve
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Staff recommendation: Grant the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Heatherfield Drive, a local street.

Commission action: Granted the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Heatherfield Drive, a local street.

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

**134 14547 Oak Bend Drive**

**DPV**

**Approve**

Staff recommendation: Grant the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Ashford Forest Drive, a local street.

Commission action: Granted the development plat with variance(s) to allow a 10' garage building line in lieu of the ordinance-required 20' building line along Ashford Forest Drive, a local street.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 20, 2019 FOR:**

- a. Concord Bridge North Sec 3 partial replat no 1
- b. Goldquest Group
- c. Kingdown Come Place Sec 1 partial replat no 1 and extension
- d. Sherwood Estates Sec 3 partial replat no 1
- e. Take Five FM 2920
- f. Terrace Oaks partial replat no 2

Staff recommendation: Establish a public hearing date of June 20, 2019 for item II a-f.

Commission action: Established a public hearing date of June 20, 2019 for item II a-f.

Motion: **Sigler** Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

**III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR PROPERTY LOCATED AT 3210 SMITH STREET**

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

**IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SLEEP INN LOCATED AT 4606 FM 1960 ROAD**

Staff recommendation: Grant the variance to allow a hotel with less than 75 rooms to be located in a residential area.

Commission action: Granted the variance to allow a hotel with less than 75 rooms to be located in a residential area.

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

**Items V and VI were taken together at this time.**

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

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

Staff recommendation: Defer the applications at Applicant's request.

Commission action: Deferred the applications at Applicant's request.

Motion: **Garza** Second: **Clark** Vote: **Carried** Opposed: **Baldwin, Rosenberg**

Speakers: Arturo G. Michel, applicant, Arthur Cole, Russell Ponzoha – supportive; Randall Davis - opposed.

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS SUBDIVISION, PORTIONS OF BLOCKS 286-290 AND 301-305 (MLSA 743)**

Staff recommendation: Defer the application for four weeks.

Commission action: Deferred the application for four weeks.

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

Speakers: Joseph Glaecum, applicant, Patti Glasscock, Oscar Cabada, Jonathan Lindsay – supportive.

**VIII. EXCUSE THE ABSENCE(S) OF COMMISSIONER(S) BRYANT, MARES, RODRIGUEZ, AND VICTOR**

Commissioners Bryant and Victor were in attendance; therefore, no action was required. A motion was made to excuse the absences of Commissioners Mares and Rodriguez.

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

**IX. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:20 p.m.

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

  
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Martha L. Stein, Chair

  
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Margaret Wallace Brown, Secretary