

Minutes of the Houston Planning Commission

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

February 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 3:50 p.m. during Item 106

Susan Alleman

Left at 4:34 p.m. during Item V

Bill Baldwin

Antoine Bryant

Lisa Clark

Absent

Randall L. Jones

Isabel Longoria

Lydia Mares

Absent

Christina Morales

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:35 p.m. during Director's Report

Megan R. Sigler

Zafar Tahir

Arrived at 3:37 p.m. during Item 104

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

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 FEBRUARY 14, 2019 PLANNING COMMISSION MEETING MINUTES

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

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Item(s) removed for separate consideration: **23, 36, 37, 38, and 61.**

Staff recommendation: Approve staff's recommendations for items **1 - 90** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 90** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **23, 36, 37, 38, and 61**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **23, 36, 37, 38, and 61**, subject to the CPC 101 form conditions.

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

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

C PUBLIC HEARINGS

91 Pine Briar Addition 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

92 Pine Hollow 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: **Bryant** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

93 West Oaks plat no 2 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

94 Westheimer Gardens Extension C3N Approve
partial replat no 6

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: **Carries** Opposed: **Bryant, Longoria**

95 Westheimer Gardens Extension C3N Defer
partial replat no 8
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: **Garza** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

96 Willow Meadows Sec 17 partial replat no 1 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: **Jones** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

97 Adelaide Sec 3 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: **Victor** Vote: **Unanimous** Abstaining: **None**

Item(s) 98 - 99 were taken together at this time.

98 Avex Tract GP Defer
99 Avex Tract Sec 1 C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Smith** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Commissioner Dalton recused herself.

100 City Gate 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speakers(s): Jennifer Curtis, applicant - supportive; Dorian Benn, Sheila Davies, Ankur Desai and Nancy Breland - opposed.

Commissioner Dalton returned.

Commissioner Jones recused himself.

101 Coatimundi C2 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: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speakers(s): Kent Marsh, applicant and Eric Saffary - supportive; Michael Bohan - opposed.

Commissioner Jones returned.

Commissioner Sigler recused herself.

102 Eado Navigation **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: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speakers(s): Chris Hessler - opposed; Jose Martinez - undecided.

Commissioner Sigler returned.

103 Gatherings at Westview **C2** **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: **Longoria** Vote: **Unanimous** Abstaining: **None**

104 Gosling Road Apartments **C3P** **Defer**
Staff recommendation: Defer the application for two weeks per Harris County's request.
Commission action: Deferred the application for two weeks per Harris County's request.
Motion: **Alleman** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

105 Guidry Retail **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: **Dalton** Vote: **Unanimous** Abstaining: **None**

106 Katy Lakes 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: **Jones** Second: **Garza** Vote: **Carries** Opposed: **Abraham, Baldwin, Longoria**
Abstaining: **Bryant**
Speakers(s): Duane Sandefer and Leslie Gould – opposed.

Item(s) 107-108 were taken together at this time.

107 Klein Forest GP **GP** **Defer**
108 Klein Forest Sec 1 **C3P** **Defer**
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

109 Lakemont Waste Water Treatment Plant 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: **Dalton** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

110 Little Woodrows Timber Tech 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

111 Makenzie Highlands 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

112 Spurling Estates 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: **Jones** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Commissioner Dalton recused herself.

Item(s) 113-115 were taken together at this time.

113 Lakeview Retreat GP Approve
114 Lakeview Retreat Detention Reserve C2R Approve
115 Lakeview Retreat Sec 5 C3F 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: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Dalton returned.

F RECONSIDERATION OF REQUIREMENTS

116 Elyson Sec 24 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

117	Contempo at Katy	EOA	Approve
118	Dellrose Sec 6	EOA	Approve
119	Ezwerks Storage	EOA	Approve
120	JDS 370 Tract Sec 4	EOA	Approve
121	Learning Experience Cypress	EOA	Approve
122	Towne Park Development	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

123	23265 E Community Drive	COC	Approve
124	20074 S. White Oak Drive	COC	Approve
125	24410 Timber Lane	COC	Approve
126	1424 North Park Drive	COC	Approve
127	23899 Mary Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 117-127.

Commission action: Approved staff's recommendation for items 117-127.

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Dalton, Sigler**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

128 1918 Wheeler Street DPV Approve

Staff recommendation: Grant the variance(s) to 1) allow a 20' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Wheeler Street; and 2) to allow a 12'-2 1/2" garage building line in lieu of the ordinance-required 20' building line along Chartres Street, a local street.

Commission action: Granted the variance(s) to 1) allow a 20' building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Wheeler Street; and 2) allowed a 12'-2 1/2" garage building line in lieu of the ordinance-required 20' building line along Chartres Street, a local street; with the condition that the existing curb cut along Charters Street be closed.

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

Items 129 and III were taken together at this time.

129 117 E. 20th Street DPV Approve

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE
FOR A PROPERTY LOCATED AT 117 E. 20th STREET**

Staff recommendation: Grant the variance(s) to 1) allow a 15' building line in lieu of the ordinance-required 25' building line along E. 20th Street, a major thoroughfare; and 2) allow 11 off-street parking spaces in lieu of the ordinance-required 14 parking spaces for a clinic, office, and residential development.

Commission action: Granted the variance(s) to 1) allow a 15' building line in lieu of the ordinance-required 25' building line along E. 20th Street, a major thoroughfare; and 2) allowed 11 off-street parking spaces in lieu of the ordinance-required 14 parking spaces for a clinic, office, and residential development, with the condition that historic landmark approval is obtained.

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

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 28, 2019 FOR:

- a. Basse Wood partial replat no 1
- b. Craig Wood partial replat no 18
- c. Hyde Park partial replat no 8
- d. Lindale Park Sec 5 partial replat no 2
- e. Macgregor Terrace Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of March 28, 2019 for item II a-e.

Commission action: Established a public hearing date of March 28, 2019 for item II a-e.

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

Item III was acted on earlier with item 129.

IV. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE AT 166 ESPLANADE BLVD.

Staff recommendation: Grant the hotel/motel variance(s).

Commission action: Granted the hotel/motel variance(s).

Motion: **Jones** Second: **Alleman** Vote: **Carries** Opposed: **Baldwin, Longoria, Victor**

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE BRADY PLACE SUBDIVISION-MLSA 736

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Brady Place Subdivision, MLSA 736, with a modified boundary, and forward to City Council.

Commission action: Deferred the consideration of a Special Minimum Lot Size Area application for portions of the Brady Place Subdivision, MLSA 736.

Motion: **Garza** Second: **Sigler** Vote: **Carries** Opposed: **Rosenberg**

Speaker(s): Geoffrey Wheeler, applicant - supportive.

VI. EXCUSE THE ABSENCES OF COMMISSIONER MORALES

A motion was made to excuse the absence(s) of Commissioner Morales.

Motion: **Baldwin** Second: **Bryant** 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 4:38 p.m.

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


Martha L. Stein, Chair


Michael Kramer, Secretary