

## Minutes of the Houston Planning Commission

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

**March 14, 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	Absent
David Abraham	
Susan Alleman	
Bill Baldwin	
Antoine Bryant	Absent
Lisa Clark	Absent
Randall L. Jones	Arrived at 2:37 p.m. during Approval of Minutes
Isabel Longoria	
Lydia Mares	Absent
Christina Morales	Absent
Paul R. Nelson	
Linda Porrás-Pirtle	Absent
Ileana Rodríguez	Absent
Ian Rosenberg	Absent
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	Absent
Mark Mooney for 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 Margaret Wallace Brown, Interim Director, Planning and Development Department.

## APPROVAL OF THE FEBRUARY 28, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 28, 2019 Planning Commission meeting minutes as amended.

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

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 92)

Item(s) removed for separate consideration: **2, 43, 64, and 65.**

Staff recommendation: Approve staff's recommendations for items **1 - 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 92** subject to the CPC 101 form conditions.

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

#### Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve item **43**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve item **43**, subject to the CPC 101 form conditions.

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

#### Commissioner Alleman returned.

#### Commissioners Dalton and Sigler recused themselves.

Staff recommendation: Approve staff's recommendation to approve items **2, 64, and 65**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **2, 64, and 65**, subject to the CPC 101 form conditions.

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

#### Commissioners Dalton and Sigler returned.

### C PUBLIC HEARINGS

**93 Crawford Addition 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: **Baldwin**      Second: **Jones**      Vote: **Unanimous**      Abstaining: **None**

Speaker(s): John Brickey - undecided.

**94 Gleannloch Farms Office Enclave      C3N      Withdrawn**

- 95 Magnolia Park 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: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
- 96 Memorial Green Sec 2 replat and extension C3N Defer**  
**partial replat no 1**  
 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: **Alleman** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s): Jeff Boutte, applicant - supportive.
- 97 Steeplechase Sec 1 partial replat C3N Approve**  
**no 1 and extension**  
 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**
- 98 Traces Sec 1 partial replat no 5 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**
- 99 Westgrove Court 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: **Tahir** Vote: **Unanimous** Abstaining: **None**  
 Speaker(s): Mary Lou Henry, applicant – supportive; John Kane, Wesley Maresh, Sue Stockard Schaefer and Gordon Sorrells – opposed.
- 100 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 101 Wildwood Glen Sec 1 partial replat no 1 C3N Withdrawn**
- 102 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 103 Windermere 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: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**104 Adelaide Sec 3** **C3P** **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**

**Items 105 - 107 were taken together at this time.**

**105 Avex Tract GP** **GP** **Approve**  
**106 Avex Tract Northeast Drainage** **C3P** **Approve**  
**and Detention Reserves**  
**107 Avex Tract Sec 1** **C3P** **Approve**  
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.  
Motion: **Smith** Second: **Alleman** Vote: **Carries** Opposed: **Longoria**

**108 Buck Landing** **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: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**Items 109 and IV were taken together at this time.**

**109 Crossing at Midtown** **C2** **Defer**  
**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY**  
**LOCATED AT 606 DENNIS STREET** **Defer**  
Staff recommendation: Defer the applications for two weeks for further study and review.  
Commission action: Deferred the applications for two weeks for further study and review.  
Motion: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

**110 Gosling Office Park** **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: **Longoria** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**111 Gosling Road Apartments** **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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**112 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: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Jerry Tubbs - undecided.

Items 113 and V were taken together at this time.

**113 ION C2R Approve**  
**V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 4201 MAIN STREET**

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, being: 1.) Allow a dual building line for the existing building along Main Street, Wheeler Ave and Fannin Street 2.) Allow new additions, such as footprint expansions and new floors above, within the 25' building line along Main Street, Wheeler Ave and Fannin Street, 3.) Allow canopies to encroach up to zero foot along Main Street, Wheeler Ave and Fannin Street and 4.) to not provide visibility triangles at the intersection of Main Street and Wheeler Street, and Wheeler Ave and Fannin Street, subject to specific conditions: 1.) Preserve minimum 6' unobstructed sidewalks along plat boundary surrounded by Wheeler Ave., Fannin Street and Main Street and provide 5' unobstructed sidewalk along Eagle Street 2.) Maintain and improve existing pedestrian realm and safety buffer for Main Street (15.5') and Fannin Street (19') and maintain and improve existing pedestrian realm along Wheeler Ave. (11'-15.5') with the condition that the nine required streets are donated to the City.

Motion: **Baldwin** Second: **Longoria** Vote: **Carries** Abstaining: **Abraham**

Items 114 and 115 were taken together at this time.

**114 Klein Forest GP GP Defer**  
**115 Klein Forest Sec 1 C3P Defer**

Staff recommendation: Defer the applications for two weeks per Harris County's request.

Commission action: Deferred the applications for two weeks per Harris County's request.

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

**116 Knox Court 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: **Alleman** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

Items 117 and 118 were taken together at this time.

**117 McCarty Road Landfill TX LP GP GP Approve**  
**118 McCarty Road Landfill TX LP Sec 1 C2 Approve**

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

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

**119 Sunlight Development C2 Approve**  
**on Spring Cypress Road**

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**

Items 120 and 121 were taken together at this time.

**120 Willowbend Green GP GP 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.

**121 Willowbend Green Sec 1 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

**122 Woodlands Village of Grogans Mill C3R Approve**  
**Lake Woodlands East Shore Sec 19**

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: **Mooney** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**

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

**F RECONSIDERATION OF REQUIREMENTS**

**123 Center Complex C2R 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Keith Edgar - undecided.

**124 Roland Road Kat C2 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**125 Treviso Gardens Sec 3 C3P Defer**

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

Commission action: Defer the application for two weeks for further study and review.

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

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

**G EXTENSIONS OF APPROVAL**

**126 Atascocita Springs Sec 2 EOA Approve**

**127 Bayou Oaks At West Orem Sec 8 EOA Approve**

**128 Franz Grand Parkway Southeast EOA Approve**

**129 Kuykendahl Plaza EOA Approve**

**130 Millwork Sec 1 EOA Approve**

**131 Puebla Comiskey EOA Approve**

132	Razo Land	EOA	Approve
133	Ruhee Development on Scott	EOA	Approve
134	Sky View Sec 1	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

135	19846 S Plantation Estates Dr.	COC	Approve
136	23249 E Community Dr.	COC	Approve
137	21252 Dunn Street	COC	Approve
138	21656 Dunn Street	COC	Approve
139	2595 Peach Creek Drive	COC	Approve
140	23034 S Oak Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 126-140.

Commission action: Approved staff's recommendation for items 126-140.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 141 and III were taken together at this time.

141	5180 Avenue L	DPV	Defer
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**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5180 AVENUE L**

Staff recommendation: Deny the variance(s) and disapprove the plat for a proposed commercial development, and 1) to not allow a 6' building line in lieu of the ordinance-required 10' building line along Avenue L; 2) to not allow a 1'-6" building line in lieu of the ordinance-required 10' building line along Edgewood Street, both local streets; and 3) to dedicate 5' for right-of-way widening along Avenue L and Edgewood Street.

Commission action: Deferred the applications for two weeks, for further study and review.

Motion: **Abraham**                      Second: **Tahir**                      Vote: **Carries**                      Opposed: **Baldwin, Dalton, Jones and Nelson**

Speaker(s): Matthew Healey, Andrea Brennan, applicants and Nick Hall – supportive; Lilly Esparza - opposed.

**II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 11, 2019 FOR:**

- a. Crockett Street Landing partial replat no 1
- b. Devon Estates partial replat no 1
- c. Eagle Landing Townhomes
- d. Garden Oaks First Section partial replat no 1
- e. Goodday Braeswood
- f. Harper Woods partial replat no 1
- g. Harper Woods partial replat no 2
- h. Magnum Manor Sec 1 partial replat no 2
- i. Porter Pixel Place
- j. Quinn Way partial replat no 1

k. Shadyvilla Addition no 1 partial replat no 4

l. Westheimer Gardens partial replat no 3

Staff recommendation: Establish a public hearing date of April 11, 2019 for item II a-l.

Commission action: Established a public hearing date of April 11, 2019 for item II a-l.

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

**Item III was taken and acted upon earlier in the meeting, with Item 141.**

**Item IV was taken and acted upon earlier in the meeting, with Item 109.**

**Item V was taken and acted upon earlier in the meeting, with Item 113.**

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT BLOCK FOR THE 1000 BLOCK OF LUISE STREET, NORTH AND SOUTH SIDES-MLS 744**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Luise Street, North and South sides, MLS 744 and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Luise Street, North and South sides, MLS 744 and forwarded to City Council.

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

Speaker(s): Paul Beebe, applicant, Vladimir R. Dela Cruz and Alberto Rodriguez – supportive.

**VII. EXCUSE THE ABSENCE OF COMMISSIONER CLARK**

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

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

**VIII. PUBLIC COMMENT**

Commissioner Baldwin inquired about a previous lot size application that is not on the Agenda.

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:16 p.m.

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

  
\_\_\_\_\_  
Martha L. Stein, Chair

  
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Margaret Wallace Brown, Secretary