Minutes of the Houston Planning Commission

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

September 13, 2018
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
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
The Honorable Robert E. Hebert
Loyd Smith for
The Honorable Ed Emmett

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary
Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

POINT OF PERSONAL PRIVILEGE
A Point of Personal Privilege was given to Commissioner Zafar Tahir by the Chair. He introduced intern Nabeel Ali, who has written a paper on Hillcroft Avenue in regards to the Houston Mobility Plan, and has presented his report to the Planning and Development Department.
APPROVAL OF THE AUGUST 23, 2018 PLANNING COMMISSION MEETING MINUTES FOR 2018 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS
Commission action: Approved the August 23, 2018 Planning Commission 2018 Major Thoroughfare and Freeway Plan meeting minutes.
  Motion: Bryant  Second: Garza  Vote: Carries  Abstaining: Alleman

APPROVAL OF THE AUGUST 30, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 30, 2018 Planning Commission meeting minutes.
  Motion: Alleman  Second: Bryant  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 –97)

Item 43 removed for separate consideration.

Item 53 removed for separate consideration to hear from speaker(s).

Staff recommendation: Approve staff’s recommendations for items 1 –97, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 97, subject to the CPC 101 form conditions.
  Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner(s) Alleman recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) 43, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 43, subject to the CPC 101 form conditions
  Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner(s) Alleman returned.

53 White Oak Crossing GP  GP
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: Alleman  Vote: Unanimous  Abstaining: None
Speaker(s): Kevin Hoffman, Beth Lousteau, Jeff Trevino, and Deborah Tesar – opposed; Mike Van Dusen - undecided.

C PUBLIC HEARINGS

98 Afton Oaks Sec 1 partial replat no 1  C3N
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: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s): Arva Howard, Legal Department.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Recommended Action</th>
<th>Decision</th>
<th>Motion</th>
<th>Second</th>
<th>Vote Status</th>
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<tr>
<td>99</td>
<td>Defer</td>
<td></td>
<td>Garza</td>
<td>Baldwin</td>
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<td>100</td>
<td>Defer</td>
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<td>Bryant</td>
<td>Sigler</td>
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<tr>
<td>101 Glenhaven Estates Sec 2 partial replat no 2</td>
<td>Approve</td>
<td></td>
<td>Clark</td>
<td>Garza</td>
<td>Unanimous</td>
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<td>102 Inwood Park Village replat no 1</td>
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<td>103 Park Place partial replat no 3</td>
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<td>104 Pine Cove Park</td>
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<td></td>
<td>Garza</td>
<td>Baldwin</td>
<td>Unanimous</td>
<td>None</td>
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<td>105 Pinecrest Sec 2 partial replat no 2</td>
<td>Approve</td>
<td></td>
<td>Baldwin</td>
<td>Rosenberg</td>
<td>Unanimous</td>
<td>None</td>
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<td>106 Sunset Heights partial replat no 5</td>
<td>Approve</td>
<td></td>
<td>Baldwin</td>
<td>Clark</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>107 West Lane Annex partial replat no 3 replat no 1</td>
<td>Defer</td>
<td></td>
<td>Garza</td>
<td>Rosenberg</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>108 Westheimer Gardens Extension partial replat no 6</td>
<td>Approve</td>
<td></td>
<td>Bryant</td>
<td>Clark</td>
<td>Unanimous</td>
<td>None</td>
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</tbody>
</table>

Speaker(s): Randy Czaplicki - undecided; and Kathryn Hix- opposed.

Speaker(s): Ken Vacek, Centerpoint Energy - undecided.
109 Willow Creek Estates replat Sec 1 partial replat no 3
C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Castex-Tatum’s request.
Commission action: Deferred the application for two weeks per Council Member Castex-Tatum’s request.
Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

110 Bauer Trails 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: Sigler Second: Clark Vote: Unanimous Abstaining: None

111 Cabello Peluqueria Unisex
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: Bryant Second: Rosenberg Vote: Unanimous Abstaining: None

112 City of Houston Brock Street Lift Station Site
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: Bryant Vote: Unanimous Abstaining: None

113 Ella Grovewood
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: Sigler Second: Clark Vote: Unanimous Abstaining: None

114 Ella Timbergrove
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: Garza Vote: Unanimous Abstaining: None

115 Emancipation Two 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
Speaker(s): Algenita Scott Davis, Keiji Asakura, Theola Petteway, Curtis Davis, Edwin Harrison, and Paul Newsoroff- supportive.
116  Hardy Yards Reserve  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

117  Montrose Garden  C2R  Approve
Staff recommendation: Grant the requested special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception(s) and approved the plats subject to the CPC 101 form conditions.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Chen Wang, applicant and Joseph Green – supportive; Carolina Villegas, William Young and Chuang Chen – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

118  MP Highway 290 Industrial GP  GP  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

119  Paige Polk  C2  Defer
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to ask the applicant to provide guest parking, sidewalks and enhanced pedestrian realm on all three streets and to meet with the Eado Management District.
  Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

120  Pearl on Helena replat no 1  C2R  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: Garza  Second: Clark  Vote: Carries  Opposing: Baldwin, Bryant, Rosenberg
Speaker(s): Mary Lou Henry- applicant – supportive; Jane Chance, Dan Cabianca, Re-Anna Bell, Camille Subrt, Mark Pesek, and Nancy Smith- opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

121  Quitman Hardy  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: Alleman  Vote: Unanimous  Abstaining: None
Speaker(s): Rudy Falcon- undecided.
122  Schultz GP  GP  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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

The Commission went back to item #121 to hear from speaker Rudy Falcon.

123  Spring Branch ISD  C2  Defer
Spring Woods High School
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: Bryant  Vote: Unanimous  Abstaining: None

Items 124 and IV were taken together at this time.

124  West 19th Retail  C2R  Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 317 W 19TH STREET
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 approve the plat(s) subject to the CPC 101 form conditions.
   Motion: Baldwin  Second: Morales  Vote: Unanimous  Abstaining: None
Speaker(s): Craig Garcia, applicant - supportive.

Items 125 and 126 were taken together at this time.

125  West Lake Houston Apartments  C3P  Approve
126  West Lake Houston Reserve  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) and approved the plats subject to the CPC 101 form conditions.
   Motion: Smith  Second: Bryant  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Items 127 and 128 were taken together at this time.

127  Woodland Lakes Sec 3  C3P  Approve
128  Woodland Lakes Sec 4  C3P  Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None
F  RECONSIDERATION OF REQUIREMENTS

129  Campanile on Commerce Apartments  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: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s): Jeremy Copeland - opposed.

Commissioner Clark recused herself.

130  Lakes of Bella Terra West Sec 3  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) and approve the plats subject to the CPC 101 form conditions.
Motion: Dalton  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Clark returned.

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

G  EXTENSIONS OF APPROVAL

131  Balmoral Sec 12  EOA  Approve
132  Downey Oaks Place  EOA  Approve
133  Highland Glen Sec 5  EOA  Approve
134  Rosehill Reserve Sec 5  EOA  Approve
135  Rosehill Reserve Sec 7  EOA  Approve

H  NAME CHANGES

136  Houston Intercontinental Trader Center  NC  Approve
     East Sec 1 (prev. Houston Intercontinental Trade Center East Sec 1)

I  CERTIFICATES OF COMPLIANCE

137  1985 Deer Run  COC  Approve
138  20767 Brazos Dr.  COC  Approve
139  20637 Ravenwing Drive  COC  Approve
140  23948 Honeysuckle Drive  COC  Approve
141  21709 Dunn  COC  Approve
142  20800 S Terrance  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 131-142.
Commission action: Approved staff’s recommendation for items 131-142.
Motion: Sigler  Second: Bryant  Vote: Unanimous  Abstaining: None
J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

143 10847 Britoak Lane  
DPV  
Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

144 2120 Gentry Street  
DPV  
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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

Item 145 and 146 were taken together at this time.

145 8103 Sunnyhill Street  
DPV  
Approve
146 8104 Sunnyhill Street  
DPV  
Approve
Staff recommendation: Approve the development plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the development plat(s) subject to the CPC 101 form conditions.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

147 4 Waverly Court  
DPV  
Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

148 4 W. 11th Place  
DPV  
Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2018 FOR:
a. Amended Plat of Almeda Place partial replat no 10
b. Glendower Court partial replat no 4 and extension
c. Hollywood Gardens partial replat no 7
d. Jackson Mews replat no 1
e. Linden Lea Sec 2 partial replat no 1
f. McFarland Court partial replat no 1 and extension
g. Matthews Village Estates amending plat no 1 replat no 1
h. Newport Sec 4 partial replat no 2
i. Newport Sec 4 partial replat no 3
j. Shadow Creek at Augusta Pines partial replat no 1
k. Tulane Court replat no 1

Staff recommendation: Establish a public hearing date of October 11, 2018 for items II a-k.
Commission action: Established a public hearing date of October 11, 2018 for items III a-k.
Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 214 AVONDALE STREET
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: Clark    Second: Rosenberg    Vote: Unanimous    Abstaining: None
Speaker(s): Re-Anna Bell - opposed.

IV. was taken and acted on earlier in the meeting with item #124.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND
HOTEL LOCATED AT 5617 NORTH FREEWAY
Staff recommendation: Grant the Hotel/Motel variance(s) and approve the development plat subject
to the conditions listed.
Commission action: Granted the Hotel/Motel variance(s) and approved the development plat subject
to the conditions listed, and Legal review.

Motion: Rosenberg    Second: Clark    Vote: Carries    Opposing: Victor
Speaker(s): Caroline Ordener- applicant - supportive.

VI. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 11, 2018 FOR A DAYS INN
HOTEL/MOTEL LOCATED AT 13989 WESTHEIMER ROAD
Staff recommendation: Establish a public hearing date of October 11, 2018 for A Days Inn
Hotel/Motel at 13989 Westheimer Road.
Commission action: Established a public hearing date of October 11, 2018 for A Days Inn Hotel/Motel
at 13989 Westheimer Road.

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

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
FOR THE 1400 BLOCK OF CLEBURNE STREET, NORTH SIDE, BETWEEN AUSTIN STREET
AND LA BRANCH STREET - MLS 729
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for
the 1400 block of Cleburne Street, north side, between Austin Street and La Branch Street, MLS 729
and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for
the 1400 block of Cleburne Street, north side, between Austin Street and La Branch Street, MLS 729
and forwarded to City Council.

Motion: Victor    Second: Nelson    Vote: Unanimous    Abstaining: None
Speaker(s): Alex Brewer, Julia Fox- applicant(s) and Andrew Degar- supportive; John Guajardo,
Stephanie Comeaux, Sinya Chang - opposed.

Commissioner Bryant recused himself.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
FOR THE 3800 BLOCK OF JULIUS LANE, NORTH AND SOUTH SIDES, BETWEEN SCOTT
STREET AND KUHLMAN ROAD - MLS 731
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for
the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road, MLS
731 and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for
the 3800 block of Julius Lane, north and south sides, between Scott Street and Kuhlman Road, MLS
731 and forwarded to City Council.

Motion: Clark  Second: Sigler  Vote: Unanimous  Abstaining: None
Speaker(s): Alexandria Harris- applicant, Verdell Dawkins, James McKnight Jr., and Warren Holleman – supportive; James Walker, Susan Sclafani, and Robert Pope - opposed.

Commissioner Bryant returned.

IX. EXCUSE THE ABSENCES OF COMMISSIONER NELSON
Commissioner Nelson was present; a motion was made to excuse his absences.

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

X. PUBLIC COMMENT
NONE

XI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:35 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary