Minutes of the Houston Planning Commission

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

January 31, 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
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porrás-Pirtle
Ileana Rodríguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
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 Michael Kramer, Assistant Director, Planning and Development Department.

Chair Martha L. Stein introduced Luis Villasana representing the Houston Public Works, Building Code Division.

APPROVAL OF THE JANUARY 17, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 17, 2019 Planning Commission meeting minutes.
Motion: Clark Second: Baldwin Vote: Carries Abstaining: Mares

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2019 SEMI-ANNUAL WATER/WASTEWATER IMPACT FEES REPORT
Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.
Staff recommendation: Accept recommendation per staff report of the January 2019 Semi Annual Water/Wastewater Impact Fees and forward to City Council.
Commission action: Accepted recommendation per staff report of the January 2019 Semi Annual Water/Wastewater Impact Fees and forwarded to City Council.
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2019 SEMI-ANNUAL DRAINAGE IMPACT FEES REPORT
Presentation was given by Deidre VanLangen, Division Manager, Houston Public Works Department.
Staff recommendation: Accept recommendation per staff report of the January 2019 Semi-Annual Drainage Impact Fees and forward to City Council.
Commission action: Accepted recommendation per staff report of the January 2019 Semi-Annual Drainage Impact Fees and forwarded to City Council.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)
Items removed for separate consideration 12, 29, 30, 53, 54 and 55.
Staff recommendation: Approve staff’s recommendations for items 1 – 86, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 86, subject to the CPC 101 form conditions.
Motion: Garza Second: Rosenberg Vote: Unanimous Abstaining: None

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

Staff recommendation: Approve staff’s recommendations for item(s) 12, 29, 30, 53, 54 and 55, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 12, 29, 30, 53, 54 and 55, subject to the CPC 101 form conditions.
Motion: Jones Second: Clark Vote: Unanimous Abstaining: None

Commissioner(s) Alleman, Dalton, Mares and Sigler returned.
PUBLIC HEARINGS

87 Ashley Pointe Sec 11 partial replat no 1 C3N Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
  Motion: Jones Second: Clark Vote: Unanimous Abstaining: None
Speaker(s): Andrew Allemand, applicant – supportive.

88 Craig Woods partial replat no 25 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: Mares Vote: Unanimous Abstaining: None

89 Devonshire Place partial replat no 1 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the application for two weeks for legal review.
  Motion: Garza Second: Baldwin Vote: Carries Abstaining: Alleman, Clark, Dalton, Sigler, Rosenberg
Speaker(s): Jane Janecek, James Lober, Richard Rodriguez, Jeanne Bauer, Walter Hittelman, Emma Fauss, Jeff Frey, Jeffrey Cully, Tyler Smith and Gail Peter Borgen – opposed; Omar Izfar and Mary Villareal – supportive; Arva Howard, Legal Department.

90 Fullerton Place 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: Jones Second: Clark Vote: Unanimous Abstaining: None

91 Lakeside Estates Sec 2 partial replat no 2 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
  Motion: Baldwin Second: Longoria Vote: Unanimous Abstaining: None
Speaker(s): Tom Kennedy – opposed.

92 Long Point Woods Sec 1 partial replat no 2 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
  Motion: Garza Second: Mares Vote: Unanimous Abstaining: None
Speaker(s): Jonathan St Romain – opposed.

93 McCrary Meadows Sec 2 partial replat no 1 and extension 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: Dalton Vote: Unanimous Abstaining: None
Speaker(s): Janice Elias – undecided.
94  Newer Heights Village 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

95  Newport Sec 6 partial replat no and extension  C3N  Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: Sigler  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker(s): Arthur Katen and Alejandro Munoz – opposed.

96  Pine Terrace partial replat no 1  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

D  VARIANCES

97  Boulevard Place Sec 3 partial replat no 2  C2R  Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

98  Buffalo Bayou Park  C3R  Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): George Greene and Bridget Jenson – undecided; David Ott, applicant – supportive; Yuhayna Mahmud, Metro.

99  Cypress Oaks North 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.
Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

100  Fairview Addition 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: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None
101 Garden Oaks Multifamily
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: Rosenberg  Vote: Unanimous  Abstaining: None

102 Gulf Business Park
C2
Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
  Motion: Jones  Second: Clark  Vote: Unanimous  Abstaining: None

103 Houston Tradeport
C3R
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: Victor  Vote: Unanimous  Abstaining: None
Speaker(s): Mary Fontenot – supportive.

104 Houston Ventures Homes at Houston Avenue
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: Jones  Vote: Unanimous  Abstaining: None
Speaker(s): Darren Upp – opposed; Craig Weinstock, applicant – supportive.

105 Katy Lakes GP
GP
Defer
Staff recommendation: Defer the application(s) for two weeks per Harris County’s request.
Commission action: Deferred the application(s) for two weeks per Harris County’s request.
  Motion: Mares  Second: Smith  Vote: Unanimous  Abstaining: None
Speaker(s): Shawn Zimmerman – opposed: Clayton Weishuhn, representing applicant – supportive.

Item(s) 106 and 107 were taken together at this time.

106 Marketplace 249 GP
GP
Approve

107 Marketplace 249 Reserve Sec 1
C2
Approve
Staff recommendation: Approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Approved the plat(s) subject to the CPC 101 form conditions.
  Motion: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None

Item(s) 108 and 109 were taken together at this time.

108 Ranch at Dos Brisas GP
GP
Defer

109 Ranch at Dos Brisas Sec 1
C2
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: Mares  Second: Alleman  Vote: Unanimous  Abstaining: None
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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Recommendation</th>
<th>Action</th>
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<tr>
<td>110</td>
<td>Spring Creek RV Park</td>
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<tr>
<td>111</td>
<td>Spring Cypress Estates GP</td>
<td>GP</td>
<td>Approve</td>
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<td>112</td>
<td>Spring Cypress Estates Sec 1</td>
<td>C2</td>
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<td></td>
<td>Second: Mares</td>
<td></td>
<td>Abstaining: None</td>
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<tr>
<td>116</td>
<td>Amira Sec 6</td>
<td>C3P</td>
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<td>117</td>
<td>Cypress Heights Drive Street Dedication Sec 1 and Reserves</td>
<td>C3P</td>
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<td></td>
<td>Second: Jones</td>
<td></td>
<td>Abstaining: None</td>
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<tr>
<td>113</td>
<td>Tomball ISD at Cypress Rose Hill GP</td>
<td>GP</td>
<td>Defer</td>
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<tr>
<td>114</td>
<td>Tomball ISD Educational Campus</td>
<td>C3P</td>
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<td>Defer the application(s) for two weeks per the applicant’s request.</td>
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<td>Vote: Unanimous</td>
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<td>Abstaining: None</td>
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<td>115</td>
<td>Upper Kirby Senior Living</td>
<td>C2R</td>
<td>Defer</td>
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<tr>
<td></td>
<td>Second: Rosenberg</td>
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<td>Abstaining: None</td>
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E SPECIAL EXCEPTIONS

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<tr>
<th>Item</th>
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<tr>
<td>118</td>
<td>Balmoral Park Lakes East Sec 7</td>
<td>C3F</td>
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<td></td>
<td>Motion: Alleman</td>
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<td>Vote: Unanimous</td>
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<tr>
<td></td>
<td>Second: Mares</td>
<td></td>
<td>Abstaining: None</td>
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Items G, H, and I were taken together at this time.

**G  EXTENSIONS OF APPROVAL**

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<tr>
<td>119</td>
<td>Beltway Park SH 249</td>
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<tr>
<td>120</td>
<td>Enclave at Lone Oak Sec 1</td>
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<td>121</td>
<td>Enclave at Lone Oak Sec 2</td>
<td>EOA</td>
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<tr>
<td>122</td>
<td>Hidden Meadow Sec 14</td>
<td>EOA</td>
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<td>123</td>
<td>Magnolia Park Plaza</td>
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<td>124</td>
<td>Starwood Farms</td>
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<td>125</td>
<td>Teal Gardens</td>
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<td>126</td>
<td>Views at Abernathy</td>
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<td>127</td>
<td>Windsong Business Plaza</td>
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**H  NAME CHANGES**

NONE

**I  CERTIFICATES OF COMPLIANCE**

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<tr>
<td>128</td>
<td>21675 Dogwood Drive</td>
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<td>129</td>
<td>21726 Dogwood Drive</td>
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<td>130</td>
<td>14106 Dartwood Drive</td>
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<td>131</td>
<td>24015 Briar Thicket Drive</td>
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<td>132</td>
<td>23350 Clifwood Drive</td>
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<td>133</td>
<td>19947 South Plantation Estates</td>
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</table>

Staff recommendation: Approve staff’s recommendation for items 119-133.
Commission action: Approved staff’s recommendation for items 119-133.

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

**J  ADMINISTRATIVE**

NONE

**K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

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<tr>
<td>134</td>
<td>1026 Blackhow Street</td>
<td>DPV</td>
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<tr>
<td>135</td>
<td>2512 Southmore Blvd.</td>
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Staff recommendation: Deferr the application for two weeks to allow applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow applicant time to submit additional information.

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

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<tr>
<th></th>
<th>Address</th>
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<tbody>
<tr>
<td>136</td>
<td>1303 Westheimer Road</td>
<td>DPV</td>
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</tbody>
</table>

Staff recommendation: Grant the development plat variance(s) to allow a 4’ building line for a new pergola, and a 18.5’ building line for an enclosed addition in lieu of the ordinance-required 25’ building line along a major thoroughfare, Westheimer Road.
Commission action: Granted the development plat variance(s) to allow a 4’ building line for a new pergola, and a 18.5’ building line for an enclosed addition in lieu of the ordinance-required 25’ building line along a major thoroughfare, Westheimer Road.

Motion: Rosenberg  Second: Baldwin  Vote: Unanimous  Abstaining: None
IV. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 28, 2019 FOR:
   a. Pine Briar Addition replat no 1
   b. Pine Hollow Sec 2 partial replat no 2
   c. West Oaks no 2 partial replat no 3
   d. Westheimer Gardens Extension partial replat no 6
   e. Westheimer Gardens Extension partial replat no 8
   f. Willow Meadows Sec 17 partial replat no 1

Staff recommendation: Establish a public hearing date of February 28, 2019 for item IV a-f.
Commission action: Established a public hearing date of February 28, 2019 for item IV a-f.
   Motion: Clark      Second: Mares      Vote: Unanimous      Abstaining: None

V. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY

Staff recommendation: Grant the Hotel/Motel variance(s) to allow a Hotel to be located adjacent to residential property with less than 51 rooms.
Commission action: Granted the Hotel/Motel variance(s) to allow a Hotel to be located adjacent to residential property with less than 51 rooms.
   Motion: Alleman      Second: Clark      Vote: Unanimous      Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EQUINOX LOCATED AT 2500 WESTCREEK LANE

Staff recommendation: Grant the Hotel/Motel variance(s) to allow a hotel to take primary access off of Westcreek Lane, rather than adjacent Westheimer Road; and to allow a hotel to take primary access from a residential street, Westcreek Lane.
Commission action: Grant the Hotel/Motel variance(s) to allow a hotel to take primary access off of Westcreek Lane, rather than adjacent Westheimer Road; and to allow a hotel to take primary access from a residential street, Westcreek Lane; with the condition to provide a 6’ sidewalk along Westcreek Lane.
   Motion: Baldwin      Second: Clark      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 5:11 p.m.
   Motion: Garza      Second: Clark      Vote: Unanimous      Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary