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

David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ileana Rodriguez
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.

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 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: Jones Second: Garza Vote: Carries Opposed: Bryant, Longoria
95  Westheimer Gardens Extension partial replat no 8  C3N  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: 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  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  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  Coativundi  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  
108  Klein Forest Sec 1  
GP  
C3P  
Defer  
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  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  Elson 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 ½” 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 ½” 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. Bassey Woods partial replat no 1
   b. Craig Woods 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