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 Porras-Pirtle Absent
Ileana Rodriguez 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. PLATING 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 and Detention Reserves C3P Approve
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.

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 on Spring Cypress Road 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
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
   Lake Woodlands East Shore Sec 19
   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: 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
H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

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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.

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
Margaret Wallace Brown, Secretary