Minutes of the Houston Planning Commission

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

March 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Absent
Susan Alleman
Bill Baldwin
Antoine Bryant Absent
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson Absent
Linda POrras-Pirtle
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for
Commissioner James Noack
Maggie Dalton for Left at 5:02 p.m. during item 97
The Honorable KP George
Loyd Smith for Left at 6:20 p.m. after item III
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. Kim Mickelson was invited to speak about the upcoming American Planning Association Conferences.
APPROVAL OF THE MARCH 14, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 14, 2019 Planning Commission meeting minutes.
   Motion: Sigler          Second: Clark          Vote: Carries          Abstaining: Mares

I.    PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 80)

Item(s) removed for separate consideration: 7, 19, 21, 23, 32, 37, 49, and 58.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 80 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 80 subject to the CPC 101 form conditions.
   Motion: Baldwin       Second: Jones     Vote: Unanimous   Abstaining: None

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

Staff recommendation: Approve staff’s recommendation for item(s) 19, 23, 32, 37, 49 and 58, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 19, 23, 32, 37, 49 and 58, subject to the CPC 101 form conditions.
   Motion: Garza         Second: Baldwin     Vote: Unanimous   Abstaining: None

Commissioner(s) Alleman, Dalton, and Sigler returned.

7    Bellaire Boulevard Street  SP
     Dedication Sec 2
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Approved the plat subject to the CPC 101 form conditions.
   Motion: Dalton       Second: Smith      Vote: Carries     Opposed: Baldwin, Garza, Longoria, Mares

Speaker(s): Jennifer Curtis, applicant - supportive.

21   Groves Sec 30  C3F
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
   Motion: Mares        Second: Longoria   Vote: Carries     Opposed: Clark

Speaker(s): Andrew Lang, applicant – supportive.

C    PUBLIC HEARINGS

81   Bassey Woods 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): Essie Hyde, undecided.

82   Craig Woods partial replat no 18  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: Sigler        Second: Alleman     Vote: Unanimous     Abstaining: None
83  Hyde Park partial replat no 8  C3N  Withdrawn

84  Lindale Park Sec 5 partial replat no 2  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Longoria  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Gwyn Guidry – opposed.

85  Macgregor Terrace Sec 2 partial replat no 1  C3N  Withdrawn

86  Memorial Green Sec 2 replat and extension 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

87  Westgrove Court partial replat no 1  C3N  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: Mares  Vote: Carries  Opposed: Baldwin, Rosenberg, Tahir

88  Westheimer Gardens Extension partial replat no 8  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: Unanimous  Abstaining: None

89  Willow Meadows Sec 17 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: Porras-Pirtle  Second: Longoria  Vote: Unanimous  Abstaining: None

D  VARIANCES

Commissioner(s) Dalton and Sigler recused themselves.

90  Amira GP  C3N  Approve
Staff recommendation: Grant the variance(s) and special exception(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s), and approved the plat subject to the CPC 101 form conditions.
Motion: Mares  Second: Clark  Vote: Unanimous  Abstaining: None
Commissioner(s) Dalton and Sigler returned.

91 Bridgeland Parkland Village Sec 44 C3P 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: Longoria Vote: Unanimous Abstaining: None

92 Buck Landing 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: Jones Second: Alleman Vote: Unanimous Abstaining: None

Items 93 and V were taken together at this time.

93 Crossing at Midtown
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 606 DENNIS STREET
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, including the extension of the sidewalks.
Motion: Baldwin Second: Rosenberg Vote: Carries Opposed: Clark, Garza, Jones, Sigler, Smith
Speaker(s): Jeff Boutte, applicant and Omar Izfar – supportive; Terika Davis and Wesley Maresh - opposed.

94 Development at Telge replat no 1 and extension 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: Mares Vote: Unanimous Abstaining: None

95 Hamilton Enclave 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: Clark Second: Baldwin Vote: Unanimous Abstaining: None

96 Heights Estate C3P Withdrawn

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

Item 99 was taken out of order at this time.

99 Klein Forest Sec 1 C3P Withdrawn

Items 98 and 100 were taken together at this time.
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Alleman Second: Sigler Vote: Unanimous Abstaining: None

101 Knox Court
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: Mares Vote: Unanimous Abstaining: None
Speaker(s): Bret Hightower - supportive.

102 Oakmont Crossing
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: Sigler Second: Baldwin Vote: Unanimous Abstaining: None
Speaker(s): Joe Adams – opposed.

103 Stages Repertory Theatre 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: Baldwin Second: Clark Vote: Carries Abstaining: Garza
Speaker(s): Joe Adams – opposed.

104 Sunset Ridge Sec 8
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

105 Willowbend Green Sec 1
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: Mares Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

106 Center Complex
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza Second: Clark Vote: Unanimous Abstaining: None
107  Forestwood Sec 8  C3P  Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Garza  Second: Porras-Pirtle  Vote: Carries  Abstaining: Alleman

108  Tomball ISD at Cypress Rose Hill GP  GP  Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Baldwin  Vote: Unanimous  Abstaining: None

109  Treviso Gardens Sec 3  C3P  Approve
Staff recommendation: Deny the reconsideration of requirements with special exceptions(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the reconsideration of requirements with special exception(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Smith  Second: Clark  Vote: Carries  Opposed: Longoria, Rosenberg

Speaker(s): Christopher Browne, applicant - supportive.

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

G  EXTENSIONS OF APPROVAL

110  Gross Office Park  EOA  Approve
111  Mason Ranch Crossing  EOA  Approve
112  Rambo Estates  EOA  Approve
113  Rosehill Reserve Sec 6  EOA  Approve
114  Stone Lake Center  EOA  Approve
115  Sunset Ridge West Sec 7  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE
NONE

Staff recommendation: Approve staff’s recommendation for items 110-115.
Commission action: Approved staff’s recommendation for items 110-115.
  Motion: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 116 and Ill were presented together at this time, with votes taken separately.
116  5180 Avenue L

DPV: Approve

Staff recommendation: Deny the following requested variances: 1) to allow a 6’ building line in lieu of the ordinance-required 10’ building line along Avenue L; 2) to allow a 1’-6” building line in lieu of the ordinance-required 10’ building line along Edgewood Street; and 3) to not dedicate 5’ for right-of-way widening along Avenue L and Edgewood Street, for the proposed bar and swim club development.
Commission action: Denied the building line variances, but approved the variance to not provide 5’ right-of-way dedication along Avenue L and Edgewood Street.

Motion: Alleman  Second: Baldwin  Vote: Carries  Opposed: Garza, Longoria, Mares, Porras-Pirtle, Rosenberg

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 5180 AVENUE L

Staff recommendation: Deny the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.
Commission action: Approved the off-street parking variance to allow 30 off-street parking spaces in lieu of the ordinance-required 104 parking spaces, for a proposed commercial bar and swim club development.

Motion: Baldwin  Second: Tahir  Vote: Carries  Opposed: Alleman, Clark, Garza, Porras-Pirtle, Sigler, Smith

Speaker(s): Troy Schuma, Joshua Sanders and Matthew Healey – supportive.

Item II was taken and acted on later in the meeting.

Item III was taken and acted on earlier with Item 116.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4170 CENTER STREET

Staff recommendation: Defer the application for two weeks for revised information.
Commission action: Deferred the application for two weeks for revised information.

Motion: Porras-Pirtle  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Item V was taken and acted on earlier with Item 93.

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4928 FULTON STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 13 off-street parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 18 vehicle parking spaces for the proposed café.
Commission action: Granted the off-street parking variance(s) to allow 13 off-street parking spaces and 1 bicycle rack (4 bicycle spaces) in lieu of the ordinance-required 18 vehicle parking spaces for the proposed café.

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

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 610 OXFORD STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 74 off-street vehicle parking spaces and 8 bicycle racks (32 bicycle spaces) in lieu of the ordinance-required 87 vehicle parking spaces for a multifamily development.
Commission action: Deferred the application.

Motion: Baldwin  Second: Tahir  Vote: Unanimous  Abstaining: None
Speaker(s): James Roman, Charlie Pendergraft, applicants; Josh Lee, Letha Allen and Lingard Fitch – supportive; Amy Conley, Sam Trail, Mary Louise Crozat, Lorri White, Pat Siddons, Megan Smith, William Dijak, Lenore Burke, Larry Keast, Kari Kaalstad, Chad Smith, Katie Pearson, Mimi Ribfiro, David Lynn, Steve Reilley, Andrew Bruce, Paulina Sergot, Sarah Bezek, Theodore Shybeh, Chris Peters, Jim Lavir, Krithi Mittakanah, Bryan Kharbanda, Allan Tiller, Nicholas Conley and Kate Champion – opposed; Joe Myers, Houston Public Works. Additional speaker requests not heard: Kyle Fitch, Larianne Dunn, Jeff Ruszkowsk and Ashley Stubbs - opposed.

Item II was taken and acted on at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 25, 2019 FOR:
   a. De Los Angeles
   b. Gleannloch Farms Office Enclave
   c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
   d. Hyde Park partial replat no 8
   e. Lantana Sec 1 partial replat no 1
   f. Macgregor Terrace Sec 2 partial replat no 1
   g. Newport Sec 7 partial replat no 4
   h. Summerlyn Terrace replat no 1
   i. Traces Sec 1 partial replat no 6

Staff recommendation: Establish a public hearing date of April 25, 2019 for item II a-i.
Commission action: Established a public hearing date of April 25, 2019 for item II a-i.

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

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT AREA FOR PORTIONS OF
      THE BRADY SUBDIVISION-MSLA

IX.   EXCUSE THE ABSENCE OF COMMISSIONERS MARES, MORALES, PORRAS-PIRTLE,
      RODRIGUEZ, AND ROSENBERG

Commissioners Mares, Porras-Pirtle, Rodriguez, and Rosenberg were present; no Commission action was taken.

X. PUBLIC COMMENT
   None

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:45 p.m.

   Motion: Tahir  Second: Alleman  Vote: Unanimous  Abstaining: None

[Signatures]

Martha L. Stein, Chair
Margaret Wallace Brown, Secretary