Minutes of the Houston Planning Commission

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

April 11, 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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Arrived at 2:53 p.m. during item 105
Susan Alleman Arrived at 2:33 p.m. during Director’s Report
Bill Baldwin
Antoine Bryant Arrived at 2:57 p.m. during item 107
Lisa Clark
Randall L. Jones
Isabel Longoria Arrived at 2:31 p.m. during Director’s Report
Lydia Mares Arrived at 2:35 p.m. during item 103
Paul R. Nelson
Linda Porras-Pirtle Arrived at 3:11 p.m. during item 109
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for Absent
    Commissioner James Noack
Maggie Dalton for Left at 4:02 p.m. during item II
    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 MARCH 28, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 28, 2019 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Item(s) removed for separate consideration: 2, 3, 19, 32, 40 and 49.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 - 99 subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff’s recommendation for item(s) 2, 3, 19, 32, 40 and 49, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 2, 3, 19, 32, 40 and 49, subject to the CPC 101 form conditions.

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

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

C PUBLIC HEARINGS

100 Crockett Street Landing 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: Clark   Second: Alleman   Vote: Unanimous   Abstaining: None

101 Devon Estates 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: Garza   Second: Baldwin   Vote: Unanimous   Abstaining: None

Speaker: Stuart Stern – opposed.

102 Eagle Landing Townhomes  C3N   Defer

Staff recommendation: Defer the application for two weeks per Harris County to obtain additional information.

Commission action: Deferred the application for two weeks per Harris County to obtain additional information.

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

103 Garden Oaks First Section 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: Baldwin   Second: Longoria   Vote: Unanimous   Abstaining: None

Speaker: Carrie Arnett, supportive
104 GoodDay Braeswood  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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Terry Corino, applicant – supportive; Gavin Parker – opposed.

105 Harper Woods 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: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Garza  Second: Longoria  Vote: Unanimous  Abstaining: None

106 Harper Woods 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: Alleman  Second: Jones  Vote: Unanimous  Abstaining: None

107 Mangum Manor Sec 1 partial replat no 2  C3N  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
Speaker(s): Francisco Blasco and Jessie Heiner – supportive.

108 Porter Pixel Place  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: Alleman  Vote: Unanimous  Abstaining: None

109 Quinn Way 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: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Jones  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Uriel Figueroa, applicant – supportive; Richard Smith, Houston Public Works.

110 Shadyvilla Addition no 1 partial replat no 4  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

111 Westheimer Gardens 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: Bryant  Second: Jones  Vote: Unanimous  Abstaining: None
D VARIANCES

112 Bridgeland Harris County MUD 418 Lift Station no 3 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: Mares  Second: Jones  Vote: Unanimous  Abstaining: None

113 Bridgeland Parkland Village Sec 44 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: Smith  Second: Nelson  Vote: Unanimous  Abstaining: None

114 Buck Landing C2R Withdrawn

115 Cypresswood Landing GP GP 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: Jones  Second: Bryant  Vote: Unanimous  Abstaining: None

116 Delz Business Park 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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Bobby Thompson, undecided.

117 Emancipation Villas 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: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

Items 118-119 were taken together at this time.

118 Groves GP GP Approve
119 Groves Sec 30 C3F Approve
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 approved the plat(s) subject to the CPC 101 form conditions
  Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

120 Hamilton Enclave C2R Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two per the applicant’s request.
  Motion: Mares  Second: Longoria  Vote: Unanimous  Abstaining: None
121  Highland Village Estates  C3R  Withdrawn

122  Oakmont Crossing  C2R  Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application.
Motion: Sigler       Second: Baldwin    Vote: Unanimous    Abstaining: None
Speaker: Bret Hightower, applicant – supportive.

123  Stages Repertory Theatre replat no 1  C2R  Withdrawn

E    SPECIAL EXCEPTIONS
NONE

F   RECONSIDERATION OF REQUIREMENTS

Items 124-125 were taken together at this time.

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<td>124</td>
<td>McCrary Meadows GP</td>
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<td>125</td>
<td>Brandt Road Street Dedication Sec 1</td>
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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: Dalton       Second: Jones    Vote: Unanimous    Abstaining: None

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

G    EXTENSIONS OF APPROVAL

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<tr>
<td>126</td>
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<td>Bridgeland Mason Road Street Dedication and Reserve Sec 5</td>
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<td>136</td>
<td>Timewise at Katy Hockley Reserve</td>
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H    NAME CHANGES

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<td>137</td>
<td>Bridge Creek GP (prev. Miramesa West GP)</td>
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<td>138</td>
<td>Bridge Creek Sec 1 (prev. Miramesa West Sec 1)</td>
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<tr>
<td>139</td>
<td>Bridge Creek Sec 4 (prev. Miramesa West Sec 4)</td>
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<tr>
<td>140</td>
<td>Villefranche Villas (prev. Villafranche Villas)</td>
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I. CERTIFICATES OF COMPLIANCE

141 24469 W Terrace Dr.  COC  Approve
142 22282 Portstown  COC  Approve
143 21365 North Street  COC  Approve
144 20707 Punkin Street  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 126-144.
Commission action: Approved staff’s recommendation for items 126-144.

Motion: Mares  Second: Bryant  Vote: Carries  Abstaining: Sigler on items 126 and 133

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 9, 2019 FOR:

a. Almeda Geona Place partial replat no 1
b. Bridgeland Parkland Village Sec 21 partial replat no 1
c. Fullerton Place partial replat no 3
d. Houston Skyscraper Shadows Sec 1 partial replat no 1
e. Kluski Place Sec 1 partial replat no 1
f. Lindale Park Sec 3 partial replat no 1
g. Lindale Park Sec 5 partial replat no 2
h. Oak Forest Sec 1 partial replat no 2
i. Shiloh Lake Estates Sec 1 partial replat no 1 and extension
j. Terrace Oaks partial replat no 2
k. Vincent Estates replat no 1
l. Washington Terrace partial replat no 4
m. Westheimer Gardens Extension partial replat no 9
n. Westheimer Manor partial replat no 1
o. Wildwood Glen Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of May 9, 2019 for item II a-o.
Commission action: Established a public hearing date of May 9, 2019 for item II a-o.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 4710 CENTER STREET

Staff recommendation: Grant the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6‘ unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

Commission action: Granted the variance to allow 91 vehicle spaces in lieu of the required 126 spaces subject to the following conditions: provide a 6‘ unobstructed sidewalk along Center Street and Parker Street, except where there are existing barriers; relocate the existing fence within the property boundaries along both Center Street and Parker Street; and coordinate with METRO on the bus stop along N. Shepherd Drive.

Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Michael Chabala, applicant – supportive.
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2112 DUNLAVY STREET
Staff recommendation: Defer the application for two weeks for revised information.
Commission action: Deferred the application for two weeks for revised information.
   Motion: Jones   Second: Mares   Vote: Unanimous   Abstaining: None

V. 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: Alleman   Second: Jones   Vote: Unanimous   Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE DOWNTOWN LOCATED AT 115 W. CAVALCADE STREET
Staff recommendation: Deny the Hotel/Motel variance.
Commission action: Denied the Hotel/Motel variance.
   Motion: Baldwin   Second: Nelson   Vote: Unanimous   Abstaining: None

VII. EXCUSE THE ABSENCES OF COMMISSIONERS BRYANT AND VICTOR
Commissioners Bryant and Victor were present; therefore, no Commission action was required.

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.
   Motion: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary