Minutes of the Houston Planning Commission

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

April 25, 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 Absent
Susan Alleman
Bill Baldwin
Antoine Bryant Absent
Lisa Clark
Randall L. Jones Arrived at 2:32 p.m. during Director’s Report
Isabel Longoria Arrived at 2:31 p.m. during Director’s Report
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Absent
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for Commissioner James Noack Absent
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
The Chair recognized Sanskriti Atti and Dioia Phlegm, as part of a national “Take A Child To Work 2019” event.

DIRECTOR’S REPORT
The Director’s Report was given by Margaret Wallace Brown, Interim Director, Planning and Development.
APPROVAL OF THE APRIL 11, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 11, 2019 Planning Commission meeting minutes.
   Motion: Clark       Second: Mares       Vote: Unanimous       Abstaining: None

I.   PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 75)

Item(s) removed for separate consideration: 47.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 75 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 75 subject to the CPC 101 form conditions.
   Motion: Jones       Second: Tahir       Vote: Unanimous       Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendation for item 47, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 47, subject to the CPC 101 form conditions.
   Motion: Clark       Second: Alleman      Vote: Unanimous       Abstaining: None

Commissioner Sigler returned.

C   PUBLIC HEARINGS

76   De Los Angeles  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: Jones       Vote: Unanimous       Abstaining: None

77   Devon Estates partial replat no 1  C3N
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: Longoria    Vote: Unanimous       Abstaining: None

78   Eagle Landing Townhomes  C3N
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: Longoria    Vote: Unanimous       Abstaining: None

79   Gleannloch Farms Office Enclave  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: Alleman     Second: Clark       Vote: Unanimous       Abstaining: None
80  Grove at Oak Forest Sec 1 partial replat no 1 and extension  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: Baldwin  Second: Jones  Vote: Unanimous  Abstaining: None

81  Hyde Park 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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

82  Lantana Sec 1 partial replat no 1  C3N  Withdrawn

83  Macgregor Terrace Sec 2 partial replat no 1  C3N  Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
    Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

84  Newport Sec 7 partial replat no 4  C3N  Defer

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
    Motion: Garza  Second: Longoria  Vote: Carries  Opposed: Clark, Dalton
Speaker: Katie Goodrich, applicant – supportive; Don Cox – opposed; Arva Howard, Legal Department.

85  Summerlyn Terrace 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

86  Traces Sec 1 partial replat no 6  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: Mares  Vote: Unanimous  Abstaining: None

D  VARIANCES

87  Bellfort Farms GP  GP  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: Mares  Second: Garza  Vote: Unanimous  Abstaining: None
Items 88-89 were taken together at this time.

88  Cypresswood Landing GP  GP  Approve
89  Cypresswood Landing Sec 1  C3P  Defer
Staff recommendation: Grant the variance(s) and approve the GP subject to the CPC 101 form conditions and defer the Sec 1 plat per the applicant’s request.
Commission action: Granted the variance(s) and approved the GP subject to the CPC 101 form conditions and deferred the Sec 1 plat per the applicant’s request.
  Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

90  Emancipation Villas  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: Carries  Opposed: Longoria
Speaker: Assata Richards – opposed.

91  Hamilton Enclave  C2R  Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the variance(s) and approved the plat subject to the CPC 101 form conditions, due to unique physical characteristics of a remnant parcel.
  Motion: Clark  Second: Sigler  Vote: Carries  Opposed: Garza, Longoria and Mares
Speaker: Joyce Owens, applicant – supportive.

92  Oakmont Crossing  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: Garza  Vote: Unanimous  Abstaining: None

93  Settegast Ranch 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: Mares  Second: Dalton  Vote: Unanimous  Abstaining: None
Speaker: Gerald Grisson, applicant - supportive.

Commissioner Alleman recused herself.

94  Towne Lake North 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: Clark  Second: Garza  Vote: Carries  Opposed: Longoria and Mares
Commissioner Alleman returned.

95    UPS Sweetwater Hub East
      C2
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: Rosenberg  Vote: Unanimous  Abstaining: None

96    Villas at Foxbrick Lane
      C2
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

E    SPECIAL EXCEPTIONS
NONE

F    RECONSIDERATION OF REQUIREMENTS

97    Montrose Parking Body Shop
      C2R
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
   Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

Commissioner Alleman recused herself.

98    Sheldon ISD High School Sec 1
      C3P
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: Jones  Vote: Unanimous  Abstaining: None

99    Stavinoha Acres
      C2
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: Jones  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

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

G    EXTENSIONS OF APPROVAL
100  Chesapeake Reserve  EOA  Approve
101  Eastwood Green  EOA  Approve
102  Garrett Legacy  
104  Purple Sage Street Street Dedication Sec 1  
105  Rosslyn Addition partial replat no 3  
106  Satya Mason  
107  Skylink Terrace  
108  Tavola Sec 28  
109  Wat Buddha Mongkol of Houston  
110  Windstone Crossing Commercial  

H  NAME CHANGES
   NONE

I  CERTIFICATES OF COMPLIANCE

111  18640 Kita Ct.  COC  Approve
112  21111 Trinity Way  COC  Approve
113  18372 Wisp Willow Way  COC  Approve
114  21425 W Hammond Dr.  COC  Approve
115  23375 Maze Ln.  COC  Approve
116  24374 Parker Rd.  COC  Approve
117  20244 Sam's Hill  COC  Approve
118  17485 Royal Coach Ln.  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 100-118.
Commission action: Approved staff’s recommendation for items 100-118.
   Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
   NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
   NONE

II.  ESTABLISH A PUBLIC HEARING DATE OF MAY 23, 2019 FOR:

a.  Aftonshire Views
b.  Benders Landing Estates Sec 4 partial replat no 3
c.  Carverdale Sec 7 partial replat no 1
d.  El Fenice Sec 1 partial replat no 1
e.  Neuen Manor partial replat no 13
f.  Sun Valley Sec 1 partial replat no 1
g.  Telge Ranch Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of May 23, 2019 for item II a-g.
Commission action: Established a public hearing date of May 23, 2019 for item II a-g.
   Motion: Mares  Second: Garza  Vote: Unanimous  Abstaining: None

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
     LOCATED AT 5520 AVENUE J

Staff recommendation: Defer the application.
Commission action: Deferred the application.
   Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker: Mark Rodriguez – opposed.
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2112 DUNLAVY STREET
Staff recommendation: Grant the off-street parking variance(s) to allow 4 off-street parking spaces in lieu of the required 9 parking spaces, with the condition that 5 bike parking spaces are provided.
Commission action: Deferred the application for two weeks for further study and review.
   Motion: Rosenberg   Second: Nelson   Vote: Unanimous   Abstaining: None
Speake(s): Richard Garcia, applicant – supportive; Andy Lang, opposed.

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 610 OXFORD STREET
Staff recommendation: Defer the application per the applicant’s request.
Commission action: Deferred the application per the applicant’s request.
   Motion: Baldwin   Second: Garza   Vote: Unanimous   Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL FOR THE MONTROSE HOTEL LOCATED AT 2509 DUNLAVY STREET
Staff recommendation: Defer the Hotel/Motel variance for two weeks to allow applicant to submit additional information.
Commission action: Deferred the Hotel/Motel variance for two weeks to allow applicant to submit additional information.
   Motion: Garza   Second: Baldwin   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 4:49 p.m.
   Motion: Clark   Second: Alleman   Vote: Unanimous   Abstaining: None

[Signatures]
Martha L. Stein, Chair
Margaret Wallace Brown, Secretary