Minutes of the Houston Planning Commission

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

May 09, 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
Susan Alleman
Bill Baldwin
Antoine Bryant Arrived at 3:04 p.m. during item 82
Lisa Clark
Rodney Heisch
Randall L. Jones
Isabel Longoria
Lydia Mares Absent
Paul R. Nelson
Linda Porras-Pirtle
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for
Commissioner James Noack
Maggie Dalton for Left at 4:31 p.m. during item 96
The Honorable KP George
Loyd Smith for Left at 4:55 p.m. during item 119
The Honorable Lina Hidalgo

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary
Margaret Wallace Brown, Interim Director, Planning and Development

DIRECTOR’S REPORT
The Director’s Report was given by Margaret Wallace Brown, Interim Director, Planning and Development.
PRESENTATION OF PLANNED VISION ZERO INITIATIVE AND RESOLUTION IN SUPPORT OF IT FROM THE BICYCLE ADVISORY COMMITTEE
Presentation of planned Vision Zero Initiative, and resolution in support of it from the Bicycle Advisory Committee, was given by Lauren Grove, Planning and Development Department.
Speakers: Clark Martinson, Robin Holzer, Bicycle Advisory Committee – supportive.

APPROVAL OF THE APRIL 25, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 25, 2019 Planning Commission meeting minutes.
Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 74)
Item(s) removed for separate consideration: 1, 2, 13, 17, 18, 19, 23, 45, and 58.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 74 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 74 subject to the CPC 101 form conditions.
Motion: Jones Second: Alleman Vote: Unanimous Abstaining: None

Commissioners Dalton, Heisch, and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendation for items 1, 2, 13, 17, 18, 19, 23, 45, and 58, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 1, 2, 13, 17, 18, 19, 23, 45, and 58, subject to the CPC 101 form conditions.
Motion: Porras-Pirtle Second: Garza Vote: Unanimous Abstaining: None

Commissioners Dalton, Heisch, and Sigler returned.

Chair Stein recognized new Commissioner Rodney Heisch, and the reappointment of Commissioner Baldwin.

C PUBLIC HEARINGS

75 Alameda Genoa Place 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: Alleman Vote: Unanimous Abstaining: None

Commissioner Heisch recused himself.

76 Bridgeland Parkland Village Sec 21 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: Sigler Second: Longoria Vote: Unanimous Abstaining: None

Commissioner Heisch returned.
77  Devon Estates partial replat no 1    C3N    Withdrawn
78  Eagle Landing Townhomes    C3N    Withdrawn
79  Fullerton Place partial replat no 3    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: Alleman    Vote: Unanimous    Abstaining: None
80  Houston Skyscraper Shadows Sec 1 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: Nelson    Vote: Carried    Opposed: Longoria
81  Kluski Place Sec 1 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: Clark    Vote: Unanimous    Abstaining: None
82  Lindale Park Sec 3 partial replat no 1    C3N    Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions, with the additional condition that the extra building is removed prior to recordation, per Chapter 42 requirements.
Commission action: Approved the plat subject to the CPC 101 form conditions, with the additional condition that the extra building is removed prior to recordation, per Chapter 42 requirements.
Motion: Garza    Second: Baldwin    Vote: Unanimous    Abstaining: None
Speaker(s): Oscar Rangel and Jay Paxton - supportive; Gwyn Guidy, Kevin Hoffman, Virginia Duke, Rick Barajas and Lisa Barajas – opposed.
83  Lindale Park Sec 5 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: Clark    Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker(s): Gwyn Guidy, Kevin Hoffman and Virginia Duke – opposed.
84  Macgregor Terrace Sec 2 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: Sigler    Second: Clark    Vote: Unanimous    Abstaining: None
85  Newport Sec 7 partial replat no 4    C3N    Approve
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the conditions listed.
Motion: Bryant    Second: Jones    Vote: Unanimous    Abstaining: None
86 Oak Forest Sec 1 partial replat no 2 C3N Defer
Staff recommendation: Defer the application for two weeks at applicant’s request.
Commission action: Deferred the application for two weeks at applicant’s request.
Motion: Baldwin Second: Garza Vote: Unanimous Abstaining: None
Speaker(s): Callie Ritter, Todd Moseley, Peter O’Connor and Elizabeth Villareal – opposed.

87 Shiloh Lake Estates Sec 1 partial replat no 1 and extension 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

88 Terrace Oaks partial replat no 2 C3N Withdrawn

89 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: Alleman Second: Jones Vote: Unanimous Abstaining: None

90 Vincent Estates 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: Bryant Vote: Unanimous Abstaining: None
Speaker: Gilberto Martinez – supportive.

91 Washington Terrace 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 due to notification issues.
Motion: Abraham Second: Sigler Vote: Unanimous Abstaining: None
Speaker(s): Consuella Fuselier, Jason Hyman, Brian Van Tubergen, Michele Mays and Janice Hunter – opposed.

92 Westheimer Gardens Extension partial replat no 9 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

93 Westheimer Manor 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: Longoria Vote: Unanimous Abstaining: None

94 Wildwood Glen Sec 1 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: Smith Second: Clark Vote: Unanimous Abstaining: None
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Location</th>
<th>Action</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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<tr>
<td>95</td>
<td>Bellfort Farms GP</td>
<td>Defer</td>
<td>Garza</td>
<td>Jones</td>
<td>Unanimous</td>
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<td>96</td>
<td>Irise Park C2</td>
<td>Approve</td>
<td>Garza</td>
<td>Longoria</td>
<td>Unanimous</td>
<td>None</td>
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<td>97</td>
<td>Mission Prairie GP</td>
<td>Approve</td>
<td>Clark</td>
<td>Jones</td>
<td>Unanimous</td>
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<td>98</td>
<td>Niko Nikos Restaurant partial replat no 1 C2R</td>
<td>Defer</td>
<td>Baldwin</td>
<td>Longoria</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>99</td>
<td>Northpoint 90 Logistics Center GP</td>
<td>Approve</td>
<td>Baldwin</td>
<td>Sigler</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>100</td>
<td>Northwest Harris County Municipal Utility District no 23 Water Plant no 2</td>
<td>Approve</td>
<td>Garza</td>
<td>Clark</td>
<td>Unanimous</td>
<td>None</td>
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<tr>
<td>101</td>
<td>Patio on Richmond C2R</td>
<td>Approve</td>
<td>Baldwin</td>
<td>Bryant</td>
<td>Unanimous</td>
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<td>102</td>
<td>Urban Jungle Heights C2</td>
<td>Defer</td>
<td>Sigler</td>
<td>Longoria</td>
<td>Unanimous</td>
<td>None</td>
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</tbody>
</table>
### View at Spencer
- **Staff recommendation:** Defer the application for two weeks to give the applicant time to submit revised information.
- **Commission action:** Deferred the application for two weeks to give the applicant time to submit revised information.
  - **Motion:** Baldwin
  - **Second:** Bryant
  - **Vote:** Unanimous
  - **Abstaining:** None

### Wimberly Pines
- **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:** Longoria
  - **Vote:** Unanimous
  - **Abstaining:** None

### SPECIAL EXCEPTIONS

#### Villages of Stuebner Hollow GP
- **Staff recommendation:** Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
- **Commission action:** Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
  - **Motion:** Clark
  - **Second:** Alleman
  - **Vote:** Unanimous
  - **Abstaining:** None

### RECONSIDERATION OF REQUIREMENTS

#### Montrose Parking Body Shop
- **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:** Rosenberg
  - **Second:** Baldwin
  - **Vote:** Unanimous
  - **Abstaining:** None

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

### EXTENSIONS OF APPROVAL

<table>
<thead>
<tr>
<th>Item</th>
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<tr>
<td>107</td>
<td>Camillo Lakes Sec 3</td>
<td>EOA</td>
</tr>
<tr>
<td>108</td>
<td>Hugh Road Crossing</td>
<td>EOA</td>
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<tr>
<td>109</td>
<td>Old River Terrace Sec 3 partial replat no 1</td>
<td>EOA</td>
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<tr>
<td>110</td>
<td>Southpoint Business Park West</td>
<td>EOA</td>
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<tr>
<td>111</td>
<td>Tidwell Lakes Sec 3</td>
<td>EOA</td>
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<tr>
<td>112</td>
<td>Tidwell Lakes Sec 6</td>
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### NAME CHANGES

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<tr>
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<th>Action</th>
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<tbody>
<tr>
<td>113</td>
<td>Greens Road and Timber Forest Drive Street Dedication (prev. Greens Road Street Dedication Sec 2)</td>
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### CERTIFICATES OF COMPLIANCE

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<tr>
<th>Item</th>
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<tr>
<td>114</td>
<td>27160 Peach Creek Dr</td>
<td>COC</td>
</tr>
<tr>
<td>115</td>
<td>1211 Northpark Drive</td>
<td>COC</td>
</tr>
<tr>
<td>116</td>
<td>5217 Sherman Street</td>
<td>COC</td>
</tr>
<tr>
<td>117</td>
<td>27675 Lantern Lane</td>
<td>COC</td>
</tr>
<tr>
<td>118</td>
<td>21694 Dogwood Drive</td>
<td>COC</td>
</tr>
</tbody>
</table>
Staff recommendation: Approve staff’s recommendation for items 107-118.
Commission action: Approved staff’s recommendation for items 107-118.

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

**J  ADMINISTRATIVE
NONE**

**K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

119  3723 Latma Drive        DPV    Approve
Staff recommendation: Grant the development plat with variance(s) to allow a 10’ garage building line in lieu of the ordinance-required 20’ building line along Marlive Lane, a local street.
Commission action: Granted the development plat with variance(s) to allow a 10’ garage building line in lieu of the ordinance-required 20’ building line along Marlive Lane, a local street.
Motion: Garza    Second: Alleman    Vote: Unanimous    Abstaining: None

**II.  ESTABLISH A PUBLIC HEARING DATE OF JUNE 6, 2019 FOR:**

a. Broad Oaks partial replat no 10
b. Cotton Oaks Estate replat no 1
b. Foster Place partial replat no 3
d. Lantana Sec 1 partial replat no 1
e. McCracy Meadows Sec 2 partial replat no 1 and extension
f. Telge Ranch Sec 1 partial replat no 2 and extension
g. West Oaks partial replat no 2

Staff recommendation: Establish a public hearing date of June 6, 2019 for item II a-g.
Commission action: Established a public hearing date of June 6, 2019 for item II a-g.
Motion: Bryant    Second: Clark    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: Bryant    Second: Baldwin    Vote: Unanimous    Abstaining: None
Speaker: Emily Abeln, applicant – supportive.

**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 5 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: Garza    Second: Alleman    Vote: Carries    Opposed: Bryant, Clark, Sigler
Speaker: David Michael Garcia, applicant – supportive.

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

**VI.  CONSIDERATION OF A HOTEL/MOTEL FOR THE MONTROSE HOTEL LOCATED AT 2509 DUNLAVY STREET**
Staff recommendation: Grant the variance to allow a hotel with less than 75 rooms to be located in a residential area.
Commission action: Granted the variance to allow a hotel with less than 75 rooms to be located in a residential area.
Motion: Baldwin    Second: Jones    Vote: Unanimous    Abstaining: None
VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE LIBERTY HEIGHTS SECTIONS 3 AND 4 SUBDIVISIONS-MLSA 739

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area for portions of the Liberty Heights Sections 3 and 4 Subdivisions, MLSA 739 and forward to City Council.
Commission action: Approved the consideration of the Special Minimum Lot Size Area for portions of the Liberty Heights Sections 3 and 4 Subdivisions, MLSA 739 and forwarded it to City Council.

Motion: Alleman    Second: Longoria    Vote: Unanimous    Abstaining: None
Speaker: Rene Porras - supportive.

VIII. EXCUSE THE ABSENCE(S) OF COMMISSIONER RODRIGUEZ

A motion was made to excuse the absences of Commissioner Rodriguez.

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

IX. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:20 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary