Minutes of the Houston Planning Commission

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

May 23, 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 2:36 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Left at 4:41 p.m. during item 110
Susan Alleman
Bill Baldwin
Antoine Bryant Arrived at 3:50 p.m. during item 91
Left at 5:37 p.m. during item 133
Lisa Clark
Rodney Heisch
Randall L. Jones
Isabel Longoria
Lydia Mares Absent
Paul R. Nelson
Linda Porras-Purtle
Ileana Rodriguez Absent
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for Absent
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

DIRECTOR’S REPORT
The Director’s Report was given by Margaret Wallace Brown, Interim Director, Planning and Development.
APPROVAL OF THE APRIL 25, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 25, 2019 Planning Commission meeting minutes.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

I.  PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)
Staff recommendation for item 25 was changed from approve to defer at Fort Bend County’s request.
Item(s) removed for separate consideration: 1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83.
Staff recommendation: Approve staff’s recommendations for item(s) 1 - 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 89 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None
Staff recommendation: Approve staff’s recommendation for items 1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 5, 6, 7, 8, 9, 10, 17, 18, 34, 43, 47, 48, 69, 70, and 83, subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Longoria  Vote: Carried  Abstaining: Alleman, Clark, Jones, Heisch, and Sigler

C  PUBLIC HEARINGS

90  Aftonshire Views  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: Jones  Vote: Unanimous  Abstaining: None

91  Benders Landing Estates Sec 4 partial replat no 3  C3N  Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application.
  Motion: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: Mikalla Hodges, applicant – supportive; Wendy Johnson, Brian Crawford – opposed.

92  Carverdale Sec 7 partial replat no 1  C3N  Withdrawn

93  El Fenice 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

94  Neuven Manor partial replat no 13  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
Speakers: Joe Campo – opposed, Michael Stewart - undecided.
95 Oak Forest Sec 1 partial replat no 2 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: Alleman Second: Baldwin Vote: Unanimous Abstaining: None
Speaker: David White, applicant – supportive.

96 Sun Valley 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: Clark Second: Heisch Vote: Unanimous Abstaining: None

97 Telge Ranch 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: Porras-Pirtle Second: Longoria Vote: Unanimous Abstaining: None

98 Traces Sec 1 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: Alleman Second: Garza Vote: Unanimous Abstaining: None

99 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.
Motion: Baldwin Second: Longoria Vote: Unanimous Abstaining: None
Speaker: Marina Damien, applicant – supportive; Jane Medina, Lauren Haller – opposed.

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

D VARIANCES

101 Balmoral Sec 25 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: Garza Second: Sigler Vote: Unanimous Abstaining: None

102 Bellfort Farms GP GP Approve
Staff recommendation: Grant one of three requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted one of three requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Garza Second: Longoria Vote: Carries Opposed: Clark, Dalton, Nelson, Smith
Speaker: Jacob Floyd, Mike Bohm, applicants – supportive.
103  Ley Road Logistics Center  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: Bryant     Second: Garza     Vote: Unanimous     Abstaining: None

104  Martin Estate  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: Bryant     Vote: Unanimous     Abstaining: None

105 Momins and Khans  C3R  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: Alleman     Second: Clark     Vote: Unanimous     Abstaining: None

106  Niko Nikos Restaurant partial replat no 1  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: Rosenberg     Second: Baldwin     Vote: Carried     Opposed: Alleman, Jones, Heisch, Garza

107  Retreat at Champions Landing Sec 4  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: Garza     Second: Rosenberg     Vote: Unanimous     Abstaining: None

108  Rice Village Amherst replat no 1  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: Rosenberg     Vote: Unanimous     Abstaining: None

109  Unique Design Corner  C2R  Defer
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: Bryant     Second: Baldwin     Vote: Unanimous     Abstaining: None
Speaker: Ron Whitfield – undecided.
110 Urban Jungle Heights  C2
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: Jones  Vote: Unanimous  Abstaining: None
Speaker: Kara Trail, Kasia McCormick, Chad Carolla – opposed.

111 View at Spencer  C2R
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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

112 Wimberly Pines  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: Longoria  Vote: Unanimous  Abstaining: None

Speaker for Item 105 was heard from at this time: Mary Fontenot – supportive.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

113 Montrose Parking Body Shop  C2R
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: Rosenberg  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker: Truman Edminster - supportive.

114 Patterson Park  C2
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: Sigler  Second: Rosenberg  Vote: Unanimous  Abstaining: None

115 Tidwell Townhomes  C3P
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: Smith  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Items G, H, and I were taken together at this time.

### G  EXTENSIONS OF APPROVAL

<table>
<thead>
<tr>
<th>Item</th>
<th>Project Name</th>
<th>EOA</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>116</td>
<td>Benson Airtex</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>117</td>
<td>Cypress Forest Market</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>118</td>
<td>Deep South Ice Rink and Sports Complex</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>119</td>
<td>Grandway West Annex</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>120</td>
<td>Inway Oaks Estates Sec 1 partial replat no 1</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>121</td>
<td>Lantana Sec 3</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>122</td>
<td>McKaskle Warehouses</td>
<td>EOA</td>
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<td>123</td>
<td>Reagan Redevelopment</td>
<td>EOA</td>
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<td>124</td>
<td>Waynebeck Enterprises</td>
<td>EOA</td>
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<td>125</td>
<td>West Bellfort Rufino Shopping Center</td>
<td>EOA</td>
<td>Approve</td>
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<tr>
<td>126</td>
<td>Westgreen Boulevard Street</td>
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<td>Approve</td>
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### H  NAME CHANGES

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<tbody>
<tr>
<td>127</td>
<td>Vargas Reserve on Westpark Drive (prev. Vargus Reserve on Westpark Drive)</td>
<td>Approve</td>
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</table>

### I  CERTIFICATES OF COMPLIANCE

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<tr>
<th>Item</th>
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<th>Action</th>
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<tbody>
<tr>
<td>128</td>
<td>23325 Owens Rd</td>
<td>COC</td>
<td>Approve</td>
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<tr>
<td>129</td>
<td>21077 Thomas St.</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>130</td>
<td>23880 White Oak Ct.</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>131</td>
<td>22102 Water Well Rd</td>
<td>COC</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Approve staff’s recommendation for items 116-131.
Commission action: Approved staff’s recommendation for items 116-131.

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

### J  ADMINISTRATIVE

NONE

### K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

<table>
<thead>
<tr>
<th>Item</th>
<th>Street Name</th>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>132</td>
<td>3763 Drake Street</td>
<td>DPV</td>
</tr>
<tr>
<td>133</td>
<td>431 Kickerillo Drive</td>
<td>DPV</td>
</tr>
</tbody>
</table>

Staff recommendation: Deny the application.
Commission action: Denied the application.

Motion: Rosenberg  Second: Bryant  Vote: Carried  Opposed: Smith

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 Heatherfield Drive, 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 Heatherfield Drive, a local street.

Motion: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None
134 14547 Oak Bend 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 Ashford Forest Drive, 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 Ashford Forest Drive, a local street.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 20, 2019 FOR:
a. Concord Bridge North Sec 3 partial replat no 1
b. Goldquest Group
c. Kingdown Come Place Sec 1 partial replat no 1 and extension
d. Sherwood Estates Sec 3 partial replat no 1
e. Take Five FM 2920
f. Terrace Oaks partial replat no 2
Staff recommendation: Establish a public hearing date of June 20, 2019 for item II a-f.
Commission action: Established a public hearing date of June 20, 2019 for item II a-f.
Motion: Sigler  Second: Garza  Vote: Carried  Abstaining: Heisch

III. CONSIDERATION OF A LANDSCAPE VARIANCE FOR PROPERTY LOCATED AT 3210 SMITH STREET
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: Sigler  Second: Baldwin  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SLEEP INN LOCATED AT 4606 FM 1960 ROAD
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: Smith  Second: Garza  Vote: Unanimous  Abstaining: None

Items V and VI were taken together at this time.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LINE BLOCK FOR THE 2600-2800 BLOCK OF WESTGROVE LANE, EAST AND WEST SIDES (MBL 241)

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LINE BLOCK FOR THE 2600-2800 BLOCK OF EASTGROVE LANE, EAST AND WEST SIDES (MBL 242)
Staff recommendation: Defer the applications at Applicant’s request.
Commission action: Deferred the applications at Applicant’s request.
Motion: Garza  Second: Clark  Vote: Carried  Opposed: Baldwin, Rosenberg

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE HOUSTON HEIGHTS SUBDIVISION, PORTIONS OF BLOCKS 286-290 AND 301-305 (MLSA 743)
Staff recommendation: Defer the application for four weeks.
Commission action: Deferred the application for four weeks.
Motion: Alleman  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Joseph Glaucum, applicant, Patti Glasscock, Oscar Cabada, Jonathan Lindsay – supportive.
VIII. EXCUSE THE ABSENCE(S) OF COMMISSIONER(S) BRYANT, MARES, RODRIGUEZ, AND VICTOR
Commissioners Bryant and Victor were in attendance; therefore, no action was required. A motion was made to excuse the absences of Commissioners Mares and Rodriguez.
Motion: Garza  Second: Alleman  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 6:20 p.m.
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

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