Minutes of the Houston Planning Commission

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

June 06, 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 Arrived at 2:41 p.m. during item 72
Susan Alleman Arrived at 2:38 p.m. during 6 and 9
Bill Baldwin
Antoine Bryant Absent
Lisa Clark
Rodney Heisch
Randall L. Jones Arrived at 2:38 p.m. during 6 and 9
Isabel Longoria
Lydia Mares
Paul R. Nelson
Linda Porras-Purtle
Ileana Rodriguez Arrived at 3:00 p.m. during item 72
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:49 during item 72
Left at 4:52 during items III & IV
Meera D. Victor
Mark Mooney for Commissioner James Noack Absent
Maggie Dalton for The Honorable KP George
Loyd Smith for The Honorable Lina Hidalgo
Left at 3:30 p.m. after item 80

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 MAY 23, 2019 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 23, 2019 Planning Commission meeting minutes.
  Motion: Garza     Second: Clark     Vote: Unanimous     Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 71)

Item(s) removed for separate consideration: 6 and 9.

Staff recommendation: Approve staff’s recommendations for item(s) 1 - 71 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1 - 71 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle     Second: Baldwin     Vote: Unanimous     Abstaining: None

Commissioner Heisch recused himself.

Staff recommendation: Approve staff’s recommendation for items 6 and 9, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 6 and 9, subject to the CPC 101 form conditions.
  Motion: Baldwin     Second: Garza     Vote: Unanimous     Abstaining: None

Commissioner Heisch returned.

C PUBLIC HEARINGS

72 Benders Landing Estates Sec 4 C3N Approve
  partial replat no 3

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: Clark     Vote: Unanimous     Abstaining: None
Speaker(s): Mikalla Hodges, applicant, Richard Huntington, Andrew Kasperek and Tommy Hastings – supportive; Wendy Johnson for Patty Crawford, Bobbie Cobb, Bryce Speer – opposed; Arva Howard, Legal Department.

73 Broad Oaks partial replat no 10 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: Abraham     Vote: Unanimous     Abstaining: None

74 Cotton Oaks Estates replat no 1 C3N Withdrawn

75 Foster Place 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: Garza     Second: Baldwin     Vote: Unanimous     Abstaining: None
76 Lantana Sec 1 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: Clark Second: Alleman Vote: Unanimous Abstaining: None

77 McCrery Meadows Sec 2 partial replat no 1 and extension 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: Jones Vote: Carries Opposing: Longoria

78 Oak Forest Sec 1 partial replat no 2 C3N Withdrawn

79 Telge Ranch Sec 1 partial replat no 2 and extension 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: Clark Vote: Unanimous Abstaining: None

80 Washington Terrace partial replat no 4 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: Garza Second: Jones Vote: Carries Opposing: Longoria
Speaker(s): Jamil Hasan, applicant, Henry Santos, Jason Fowell and James Douglas - supportive

81 West Oaks partial replat no 2 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: Mares Second: Clark Vote: Unanimous Abstaining: None

82 Westheimer Manor 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: Garza Second: Alleman Vote: Unanimous Abstaining: None

D VARIANCES

83 Momins and Khans C3R
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: Longoria Vote: Unanimous Abstaining: None
Speaker(s): Joe Myers, Houston Public Works.

84 Public Storage Louetta Road 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: Porras-Pirtle Second: Heisch Vote: Unanimous Abstaining: None
Speaker(s): Sue Darcy – supportive.
85 Retreat at Champions Landing Sec 4\hspace{1em}C3P\hspace{1em}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\hspace{1em}Second: Garza\hspace{1em}Vote: Unanimous\hspace{1em}Abstaining: None

86 Unique Design Corner\hspace{1em}C2R\hspace{1em}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\hspace{1em}Second: Garza\hspace{1em}Vote: Unanimous\hspace{1em}Abstaining: None

87 Urban Jungle Heights\hspace{1em}C2\hspace{1em}Withdrawn
88 View at Spencer\hspace{1em}C2R\hspace{1em}Withdrawn

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Commissioner Heisch recused himself.

89 City Gate Sec 2\hspace{1em}C3R\hspace{1em}Approve
Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin\hspace{1em}Second: Abraham\hspace{1em}Vote: Carries\hspace{1em}Opposing: Clark, Sigler and Smith
Speaker(s): Jennifer Curtis, applicant – supportive.

Commissioner Heisch returned.

90 Patterson Park\hspace{1em}C2\hspace{1em}Approve
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: Baldwin\hspace{1em}Second: Rosenberg\hspace{1em}Vote: Unanimous\hspace{1em}Abstaining: None

91 Zannahville\hspace{1em}C3P\hspace{1em}Approve
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: Garza\hspace{1em}Second: Mares\hspace{1em}Vote: Unanimous\hspace{1em}Abstaining: None

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

G EXTENSIONS OF APPROVAL
92 Newport Sec 7 partial replat no 2\hspace{1em}EOA\hspace{1em}Approve
93 Pine Meadows Estates\hspace{1em}EOA\hspace{1em}Approve
94 Rex Road Crossing\hspace{1em}EOA\hspace{1em}Approve
II. ESTABLISH A PUBLIC HEARING DATE OF JULY 11, 2019 FOR:
   a. Acre Villa partial replat no 1
   b. Carverdale Sec 7 partial replat no 1
   c. Houston Ennis Multifamily
   d. Wilcrest Garden
   e. Woodleigh partial replat no 1
Staff recommendation: Establish a public hearing date of July 11, 2019 for item II a-e.
Commission action: Established a public hearing date of July 11, 2019 for item II a-e.
   Motion: Victor     Second: Garza     Vote: Unanimous     Abstaining: None

Items III and IV were taken together at this time and voted on separately.

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 2600-2800 BLOCK OF WESGROVE LANE, EAST AND WEST SIDES (MBL 241)
Staff recommendation: Deny the application.
Commission action: Denied the application.
   Motion: Baldwin     Second: Jones     Vote: Unanimous     Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 2600-2800 BLOCK OF EASTGROVE LANE, EAST AND WEST SIDES (MBL 242)

Staff recommendation: Deny the application.
Commission action: Denied the application.
   Motion: Baldwin   Second: Sigler   Vote: Unanimous   Abstaining: None

Speaker(s): Sarah Helms, Arturo G. Michel, Shelley Milloway, Tommy Dorsey, applicant, Arthur Epley, Vaughan Clark, Shawn Jackson, Carolyn Hartley, Fred Herring, Alan Baden, Dr. R. H. Exezidis, Melisa Herring and Margie Cook - supportive; Michael Traylor Boatner, Mary Lou Henry and John Deal - opposed.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:47 p.m.
   Motion: Garza   Second: Clark   Vote: Unanimous   Abstaining: None

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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary