Minutes of the Houston Planning Commission

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

September 1, 2016
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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis

Arrived 2:34 p.m. during Director's Report

Truman C. Edminster III
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet

Arrived at 3:23 p.m. during Item II
Arrived at 2:40 p.m. during Director's Report
and left at 4:34 p.m. during Item IV

Absent

Arrived at 2:54 p.m. during Item I

Absent

Absent

EXOFFICIO MEMBERS

Carol A. Lewis
Dale A. Rudick, P.E.
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE AUGUST 11, 2016 (MTFP) AND AUGUST 18, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 11, 2016 (MTFP) Planning Commission meeting minutes.
  Motion: Rifat Second: Bryant Vote: Unanimous Abstaining: None
Commission action: Approved the August 18, 2016 Planning Commission meeting minutes.
  Motion: Alleman Second: Brave Vote: Unanimous Abstaining: None

I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 33 OF THE CODE OF ORDINANCES RELATED TO THE MAJOR THOROUGHFARE & FREEWAY PLAN AND THE BICYCLE MASTER PLAN
Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, including language clarification and forwarded to City Council.
  Motion: Kilkenny Second: Garza Vote: Unanimous Abstaining: None
Speakers: Steve Ashy – supportive; Tammie Kahn –Children’s Museum - opposed, Kathy Blueford-Daniels and Ivory Mayhorn – opposed; Adrian Melendez – undecided.

II. PRESENTATION ON PROPOSED AMENDMENTS TO CHAPTER 41 OF THE CODE OF ORDINANCES RELATED TO STREET NAME CHANGES
Presentation on the proposed amendments to Chapter 41 of the Code of Ordinances related to Street Name Change was given by Brian Crimmins, Planning and Development Department.

Item VI was taken out of order per Council Member Stardig’s request and acted on at this time.

VI. CONSIDERATION OF AN HOTEL MOTEL VARIANCE FOR A TWO-STORY MOTEL @ HOLLISTER RD. LOCATED AT 7255 W. LITTLE YORK RD.
Staff recommendation: Deny the requested Hotel Motel variance.
Commission action: Denied the requested Hotel Motel variance.
  Motion: Zakaria Second: Kilkenny Vote: Unanimous Abstaining: None
Speakers: Council Member Brenda Stardig – opposed; Caroline Ordener, applicant - supportive

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1-99)
Items removed for separate consideration: 15, 25 and 39.

Staff recommendation: Approve staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 99 subject to the CPC 101 form conditions.
  Motion: Brave Second: Bryant Vote: Unanimous Abstaining: None
Commissioners Alleman, Anderson, Clark, and Edminster recused themselves.

Staff recommendation: Approve staff’s recommendations for items 15, 25 and 39, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 15, 25 and 39, subject to the CPC 101 form conditions.
  Motion: Garza Second: Rifat Vote: Unanimous Abstaining: None
Commissioners Alleman, Anderson, Edminster and Clark returned.

C  PUBLIC HEARINGS

100  East Village North  C3N  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions listed.
Motion: Balwin  Second: Zakaria  Vote: Carries  Abstaining: Edminster

101  Evergreen Villas 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: Baldwin  Second: Sanchez  Vote: Unanimous  Abstaining: None
Speaker: Ciprian Mudura – supportive.

102  Westover partial replat no 2  C3N  Withdrawn

103  Willow Trace Sec 1 partial replat no 1 and extension  C3N  Defer
Staff recommendation: Defer the variance for two weeks per the applicant’s request.
Commission action: Deferred the variance for two weeks per the applicant’s request.
Motion: Bryant  Second: Rifaat  Vote: Unanimous  Abstaining: None

D  VARIANCES

104  Eado Point  C3P  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 105 and 106 were taken together at this time.

105  Lakewood Court  C3P  Approve
106  Lakewood Court at Louetta  C2  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

107  Lakewood Pines Sec 5  C3P  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: Clark  Second: Edminster  Vote: Unanimous  Abstaining: None
Items 108 and V were taken together at this time.

108  McGowen Project  C2R  Defer
V.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET
Staff recommendation: Defer the requested off-street parking variance and plat for two weeks per the applicant’s request.
Commission action: Deferred the requested off-street parking variance and plat for two weeks per the applicant’s request.
   Motion: Kilkenney  Second: Edminster  Vote: Carries  Abstaining: Bohan
Speaker: Allen Douglas – opposed.

109  Newport Southwest GP  GP  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Kilkenney  Second: Clark  Vote: Unanimous  Abstaining: None

110  SER Jobs for Progress Campus  C2  Defer
Staff recommendation: Defer the plat for two weeks for additional information.
Commission action: Deferred the plat for two weeks for additional information.
   Motion: Alleman  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioner Edminster recused himself.

111  Sundance Cove GP  GP  Defer
Staff recommendation: Defer the plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
   Motion: Kilkenney  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned.

E  SPECIAL EXCEPTIONS

Items 112 and 113 were taken together at this time.

112  Westfield Village GP  GP  Approve
113  Jasmine Heights Sec 8  C3P
Staff recommendation: Approve the special exception for Item 112, and approve the General Plan and plat subject to the CPC 101 form conditions.
Commission action: Approved the special exception for Item 112, and approved the General Plan and plat subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None
RECONSIDERATION OF REQUIREMENTS

114 Ashley Pointe Sec 14  
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.  
Motion: Anderson Second: Clark  
Vote: Unanimous  
Abstaining: None  

115 Camillo North Eldridge Tract  
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.  
Motion: Garza Second: Rifaat  
Vote: Unanimous  
Abstaining: None  

116 Master Mark Plaza  
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.  
Motion: Bohan Second: Bryant  
Vote: Unanimous  
Abstaining: None  

117 Reserve at Clear Lake City Sec 10  
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.  
Motion: Clark Second: Bryant  
Vote: Carries  
Abstaining: Edminster  

118 Sheldon Ridge Sec 8  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: Baldwin Second: Kilkenny  
Vote: Carries  
Abstaining: Alleman  

119 Stone Henge  
Staff recommendation: Defer the plat for two weeks per the applicant’s request.  
Commission action: Deferred the plat for two weeks per the applicant’s request.  
Motion: Edminster Second: Alleman  
Vote: Unanimous  
Abstaining: None  

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

EXTENSIONS OF APPROVAL

120 El Pollo Loco Northpark  
EOA  
Approve  
121 Elrod Road Data Center  
EOA  
Approve  
122 Enclave at Longwood Sec 1  
EOA  
Approve  
123 Energy Plaza West Office Park  
EOA  
Approve  
124 Forest Village Sec 9  
EOA  
Approve  
125 Master Mark Plaza  
EOA  
Approve  
126 Reserve at Cutten  
EOA  
Approve  
127 Rivergrove Sec 5  
EOA  
Approve
H  NAME CHANGES
   NONE

I  CERTIFICATES OF COMPLIANCE

<table>
<thead>
<tr>
<th></th>
<th>Address</th>
<th>COC</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>130</td>
<td>20492 Old Sorters Road</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>131</td>
<td>20617 Leaf Lane</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>132</td>
<td>20621 Leaf Lane</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>133</td>
<td>19751 Hill Top Lane</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>134</td>
<td>19698 Holly Glenn</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>135</td>
<td>20926 Baldwin Street</td>
<td></td>
<td>Approve</td>
</tr>
<tr>
<td>136</td>
<td>22725 Ford Road</td>
<td></td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Approve staff’s recommendation for items 120-136.
Commission action: Approved staff’s recommendation for items 120-136.

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

J  ADMINISTRATIVE
   NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

<table>
<thead>
<tr>
<th></th>
<th>Address</th>
<th>DPV</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>137</td>
<td>10603 Longmont Drive</td>
<td></td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Grant the development plat variances, and approve the plat subject to the conditions listed.
Commission action: Granted the development plat variances, and approve plat subject to the conditions listed.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2016 FOR:

   a.  Spring Forest Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of September 29, 2016 for items IV a.
Commission action: Established a public hearing date of September 29, 2016 for items IV a.

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

Item V. was considered previously with item 108.

Item VI. was taken earlier in the meeting.

VII.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 29, 2016 FOR A SUPER 8 LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Establish a public hearing date of September 29, 2016 for items VII a.
Commission action: Established a public hearing date of September 29, 2016 for items VII a.

Motion: Zakaria     Second: Rifaat     Vote: Unanimous     Abstaining: None

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF MICHIGAN STREET, NORTH SIDE (MLS 617)
Staff recommendation: Approve the consideration of a special minimum lot size block application for the 1400 block of Michigan Street, north side (MLS 617), and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block application for the 1400 block of Michigan Street, north side (MLS 617), and forwarded to City Council.

Motion: Baldwin    Second: Bohan    Vote: Unanimous    Abstaining: None
Speakers: Mary Ellen Whitworth, applicant, Lindbergh Vickers and Cynthia Greenwood - Supportive

IX. PUBLIC COMMENT
NONE

X. EXCUSE THE ABSENCES OF COMMISSIONERS BALDWIN, SANCHEZ, AND ZAKARIA
Commissioner Baldwin, Commissioner Sanchez and Commissioner Zakaria were present; no Commission action required.

XI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:41 p.m.

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

[Signatures]
Martha L. Stein, Chair
Patrick Walsh, Secretary