Minutes of the Houston Planning Commission

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

December 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza Arrived at 2:45 pm during item I
Susan Alleman
Bill Baldwin Arrived at 2:32 pm during Director’s Report
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:45 pm during item I,
Shafik Rifaat Left at 4:00 pm during item V
Megan R. Sigler
Eileen Subinsky Absent
Meera D Victor Absent
Shaukat Zakaria
Mark Mooney for
The Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet Arrived at 2:32 pm during Director’s Report

EXOFFICIO MEMBERS

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

APPROVAL OF THE NOVEMBER 10, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 10, 2016 Planning Commission meeting minutes with the correction to item #67 noting Commissioner Sigler abstaining.

Motion: Rifaat           Second: Sigler           Vote: Carries           Abstaining: Alleman

I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 26, ARTICLE VIII – THE OFF-STREET PARKING AND LOADING ORDINANCE
Staff recommendation: Accept recommendation for approval per staff report, and forward to City Council.

Commission action: Deferred the proposed amendments for two weeks.

Motion: Bryant           Second: Clark           Vote: Unanimous           Abstaining: None
Speaker: Steve Ashy – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-77)
Items removed for separate consideration: 11, 15, 26, 51 and 57.

Staff recommendation: Approve staff’s recommendations for items 1 – 77 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items 1 - 77 subject to the CPC 101 form conditions.

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

Commissioners Anderson, Kilkenny and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendations for items 11, 15, 26, 51 and 57 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items 11, 15, 26, 51 and 57 subject to the CPC 101 form conditions.

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

Commissioners Anderson, Kilkenny and Sigler returned.

C  PUBLIC HEARINGS

78  Alameda Plaza Sec 4 partial replat no 1  C3N  Defer
Staff recommendation: Defer the application for two weeks per Council Member Green’s request.
Commission action: Deferred the application for two weeks per Council Member Green’s request.

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

79  Houston's Skyscraper Shadows Sec 2 partial replat no 3  C3N  Withdrawn

80  Lismar Estates 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: Bryant           Vote: Unanimous           Abstaining: None
81 Pine Hollow 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: Davis    Second: Bryant   Vote: Unanimous    Abstaining: None

82 Tall Timbers Section of River Oaks      C3N       Approve
partial replat no 6
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

D  VARIANCES

83 Chevron at Washington          C2       Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.
  Motion: Davis    Second: Zakaria   Vote: Unanimous    Abstaining: None

Item 84 and 89 were taken together at this time.

84 Houston Intercontinental Trade    GP       Approve
Center East GP
89 McKay Intercontinental Trade    GP       Approve
Center GP
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: Kilkenny    Second: Nelson   Vote: Unanimous    Abstaining: None

85 Jackson Street Grove         C2R       Approve
Staff recommendation: Grant 3 of the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted 3 of the requested variances and approved the plat subject to the CPC 101 form conditions.
  Motion: Davis    Second: Bryant   Vote: Unanimous    Abstaining: None

86 Laurel Park North Sec 3           C3P       Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Zakaria    Second: Davis   Vote: Unanimous    Abstaining: None
Lexington Woods Business Park  
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: Alleman  
Second: Anderson  
Vote: Unanimous  
Abstaining: None

Mallard Crossing Emergency Service  
C2  
Withdrawn

Item 89 was taken earlier and acted on with item 84.

Woodland Hills Drive Street  
Dedication Sec 1  
SP  
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: Clark  
Vote: Carries  
Abstaining: Anderson

Zube Park  
C2  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: Porras-Pirtle  
Second: Zakaria  
Vote: Carries  
Abstaining: Anderson

SPECIAL EXCEPTIONS

Grand Vista Lakes GP  
GP  
Withdrawn

RECONSIDERATION OF REQUIREMENTS

Galleria replat no 2  
C2R  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: Kilkenny  
Second: Davis  
Vote: Carries  
Abstaining: Garza

Provision at West Bellfort  
C2  
Approve  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: Dean  
Second: Bryant  
Vote: Unanimous  
Abstaining: None

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

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<td>95</td>
<td>Crossing at Katy Fulshear</td>
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<td>96</td>
<td>Cypress Creek Commerce</td>
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<td>Franz Industrial Park</td>
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<td>Grand Vista Sec 21</td>
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<td>Hare Cook Road Street Dedication Sec 1</td>
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H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

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<td>108</td>
<td>19625 Hickory Lane</td>
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Staff recommendation: Approve staff's recommendation for items 95 to 114.
Commission action: Approved staff's recommendation for items 95 to 114.

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

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

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III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 5, 2017 FOR:

a. Country Lake Estates Sec 3 partial replat no 1
b. Monarch Estates Sec 3 partial replat no 1
c. Nira Park Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of January 5, 2017 for items III a-c.
Commission action: Established a public hearing date of January 5, 2017 for items III a-c.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)
Staff recommendation: Deny the off-street parking variance, subject to the staff report conditions.
Commission action: Denied the off-street parking variance, subject to the staff report conditions.
  Motion: Baldwin    Second: Garza    Vote: Unanimous    Abstaining: None

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AIRLINE MOTEL 6 LOCATED AT 4929 AIRLINE DRIVE
Staff recommendation: Grant and approve the hotel/motel variance subject to the conditions listed.
Commission action: Deferred the application for two weeks to give the Commissioner Zakaria time to review the area.
  Motion: Zakaria    Second: Davis    Vote: Unanimous    Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AMERICAS BEST VALUE INN LOCATED AT 7421 PARK PLACE BLVD
Staff recommendation: Defer the hotel/motel variance for two weeks per Council Member Gallegos’ request.
Commission action: Deferred the hotel/motel variance for two weeks per Council Member Gallegos’ request.
  Motion: Zakaria    Second: Baldwin    Vote: Unanimous    Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF WEST DREW STREET BETWEEN MONTROSE BOULEVARD AND VAN BUREN STREET, NORTH SIDE (MLS 625)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street and forward to City Council.
Commission action: Denied the Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street.
  Motion: Zakaria    Second: Clark    Vote: Carries    Abstaining: Brave
  Opposing: Baldwin, Dean, Nelson, Porras-Pirtle and Rifaat
Speakers: Alice McCarthy, Mike McKann, Jim Bogel, Karen Petrisko and Delia Cuellar – supportive
Aman Khan, Cheryl Joseph - opposed

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:27 p.m.
  Motion: Garza    Second: Rifaat    Vote: Unanimous    Abstaining: None

[Signatures]
Martha L. Stein, Chair
Michael Kramer, Secretary