Minutes of the Houston Planning Commission

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

November 30, 2017
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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for

   The Honorable James Noack
   Charles O. Dean for
   The Honorable Robert E. Herbert
   Raymond J. Anderson for
   The Honorable Ed Emme:

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ullrich
Carrin F. Patman

Executive Secretary
Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.
APPROVAL OF THE NOVEMBER 9, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 9, 2017 Planning Commission meeting minutes.
Motion: Baldwin Second: Alleman Vote: Carries Abstaining: Mares

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Items removed for separate consideration: 1, 41.

Staff recommendation: Approve staff’s recommendations for items 1 – 83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 83 subject to the CPC 101 form conditions.
Motion: Garza Second: Sigler Vote: Unanimous Abstaining: None
Commissioners Alleman and Anderson recused themselves.

Staff recommendation: Approve staff’s recommendation for item 1, 41 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item 1, 41 subject to the CPC 101 form conditions.
Motion: Victor Second: Baldwin Vote: Unanimous Abstaining: None
Commissioners Alleman and Anderson returned.

C PUBLIC HEARINGS

84 Avondale Square 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: Garza Second: Sigler Vote: Carries Abstaining: Brave
Speaker: Joshua Kester, applicant – supportive.

85 Brae Burn Acres 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: Garza Second: Brave Vote: Unanimous Abstaining: None

86 Broad Oaks partial replat no 8 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: Baldwin Second: Davis Vote: Unanimous Abstaining: None

87 Cypress 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: Anderson Second: Davis Vote: Unanimous Abstaining: None
88  Garden Acres 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: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None

Items 89 & III were taken together at this time and voted on separately.

89  Glendower Court partial replat no 3  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: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET
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: Mares  Vote: Unanimous  Abstaining: None
Speakers: Matt Tucker, applicant – supportive; Dean McNeely – opposed.

90  Hollywood Gardens 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: Garza  Second: Victor  Vote: Unanimous  Abstaining: None

91  Reflections Sec 2 partial replat no 2  C3N  Defer
Staff recommendation: Defer the application for two weeks per Public Works utilities review.
Commission action: Deferred the application for two weeks per Public Works utilities review.
Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

92  West Lane Place partial replat no 3  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: Davis  Vote: Unanimous  Abstaining: None

93  Westheimer Gardens Extension partial replat no 5  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

D  VARIANCES

94  Courtland Square Sec 2 replat no 1  C2R  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the application for two weeks to give the applicant time to provide revised information.
Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None
95  Katy Freeway Corner  C2R  Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards and
give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards and
give the applicant time to submit revised information.
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

96  Pham and Nguyen Development  C2  Approve
at Fairbanks
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: Anderson  Second: Nelson  Vote: Unanimous  Abstaining: None

Items 97 and 98 were taken together at this time.

97  Porter Ranch GP  GP  Defer
98  Porter Ranch Sec 1  C3P  Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Anderson  Second: Garza  Vote: Unanimous  Abstaining: None

Items 99 and 100 were taken together at this time.

99  Republic Business Center GP  GP  Defer
100  Republic Business Center Sec 1  C2  Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit
revised information.
Commission action: Deferred the applications for two weeks to give the applicant time to submit
revised information.
  Motion: Anderson  Second: Garza  Vote: Unanimous  Abstaining: None

101  Southwest Logistics Park GP  GP  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: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speakers: Owen Milburn – undecided; Franklin Hall – opposed; Richard Smith, Managing Engineer,
Public Works and Engineering

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

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

102 Grand Morton East EOA Approve
103 Harris County MUD No 494 EOA Approve
   Lift Station no 2
104 Kings Plaza EOA Approve
105 Miramesa Sec 4 EOA Approve
106 Ready Mix on Breen EOA Approve

NAME CHANGES
NONE

CERTIFICATES OF COMPLIANCE

107 21115 Dunn Street COC Approve

Staff recommendation: Approve staff’s recommendation for items 102-107.
Commission action: Approved staff’s recommendation for items 102-107.
Motion: Davis Second: Brave Vote: Unanimous Abstaining: None

ADMINISTRATIVE
NONE

DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 4, 2018 FOR:
   a. Edward Court replat no 1
   b. Garden Acres partial replat no 3
   c. Jandor Gardens partial replat no 1
   d. Lakeview Homes Addition partial replat no 3
   e. Spring Valley Point
   f. Summerlyn at Spring Branch
   g. Westbury Sec 3 partial replat no 3
   h. Westhaven Estates Sec 1 partial replat no 8
Staff recommendation: Establish a public hearing date of January 4, 2018 for items II a-h.
Commission action: Established a public hearing date of January 4, 2018 for items II a-h.
Motion: Sigler Second: Garza Vote: Unanimous Abstaining: None

Item III. Was taken earlier with item #89

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8125 WESTGLEN DRIVE
Staff recommendation: Defer the application for two weeks to allow the applicant to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant to submit revised information.
Motion: Alleman Second: Mares Vote: Unanimous Abstaining: None
V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE
Staff recommendation: Approve the Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive.
Commission action: Approved the Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive.

Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None
Speakers: Nichole Bowden, applicant and Rod Johnson, owner – supportive.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SHEFFIELD PLAZA LOCATED AT 986 SHEFFIELD BOULEVARD
Staff recommendation: Deny the Hotel/Motel application.
Commission action: Denied the Hotel/Motel application.

Motion: Baldwin Second: Anderson Vote: Unanimous Abstaining: None
Speaker: Nichole Bowden, applicant – supportive.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR 6234 RICHMOND AVENUE MOTEL LOCATED AT 6234 RICHMOND AVENUE
Staff recommendation: Deny the Hotel/Motel application.
Commission action: Denied the Hotel/Motel application.

Motion: Baldwin Second: Sigler Vote: Unanimous Abstaining: None
Speaker: Yota Papadepulos, designer – supportive.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1700-1800 BLOCK OF MARYLAND STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND WINDSOR STREET - MLS 686
Staff recommendation: Approve the Special Minimum Lot Size Block application for the 1700-1800 block of Maryland Street, north and south sides, between Dunlavy Street and Windsor Street, MLS 686, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 1700-1800 block of Maryland Street, north and south sides, between Dunlavy Street and Windsor Street, MLS 686, and forwarded to City Council.

Motion: Brave Second: Victor Vote: Unanimous Abstaining: None

Items IX and X were taken together at this time.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 5500 BLOCK OF ASHBY STREET, EAST SIDE, BETWEEN RICE BOULEVARD AND BOLSOVER STREET - MLS 685
X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 5500 BLOCK OF ASHBY STREET, EAST SIDE, BETWEEN RICE BOULEVARD AND BOLSOVER STREET - MBL 237

Staff recommendation: Approve the Special Minimum Lot Size Block and Special Minimum Building Line Block applications for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street, MLS 685 and MBL 237, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block and Special Minimum Building Line Block applications for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street, MLS 685 and MBL 237, and forwarded to City Council.

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

XI. PUBLIC COMMENT
NONE

XII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:02 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary