Minutes of the Houston Planning Commission

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

October 11, 2018
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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Lydia Mares
Christina Morales
Arrived at 2:35 p.m. during Item I
Arrived at 2:57 p.m. during Item #92
Arrived at 2:33 p.m. during Director’s Report
Left at 4:34 p.m. during Item # 124
Absent

Paul R. Nelson
Linda Porras-Pittle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
The Honorable Robert E. Hebert
Loyd Smith for
The Honorable Ed Emmett
Left at 3:50 p.m. during Item #105
Left at 3:52 p.m. during Item #105

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

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

CHAIR’S REPORT
The Chair’s Report was given by Commissioner Martha L. Stein.

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE SEPTEMBER 27, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 27, 2018 Planning Commission meeting minutes.
Motion: Baldwin Second: Mares Vote: Carries Abstaining: Smith and Victor

I. PUBLIC HEARING AND CONSIDERATION FOR THE RENAMING OF COTTINGHAM STREET TO MARTIN LUTHER KING JR. BOULEVARD

Presentation was given by Carson Lucarelli, Planning and Development Department.

Staff recommendation: Approve the consideration for the renaming of Cottingham Street to Martin Luther King Jr. Boulevard and forwarded to City Council.

Commission action: Approved the consideration for the renaming of Cottingham Street to Martin Luther King Jr. Boulevard and forwarded to City Council.

Motion: Baldwin Second: Bryant Vote: Unanimous Abstaining: None
Speaker(s): None

II. PUBLIC HEARING ON THE PROPOSED BOUNDARY EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA

Presentation was given by Hector Rodriguez, Planning and Development Department.
Speaker(s): Steven Longmire – undecided; Mary Lou Henry, George Levan, Derek LeRouax, David Hightower and Council Member David Robinson - supportive

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items 29 and 80 removed for separate consideration.

Staff recommendation: Approve staff’s recommendations for items 1 – 89, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 89, subject to the CPC 101 form conditions.

Motion: Sigler Second: Mares Vote: Unanimous Abstaining: None
Commissioner(s) Alleman recused herself.

Staff recommendation: Approve staff’s recommendations for item(s) 29 and 80, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 29 and 80, subject to the CPC 101 form conditions.

Motion: Porras-Prtle Second: Baldwin Vote: Unanimous Abstaining: None
Commissioner(s) Alleman returned.

C  PUBLIC HEARINGS

90 Amended Plat of Almeda Place partial replat no 10 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: Bryant Vote: Unanimous Abstaining: None
91 Hollywood Gardens partial replat no 7 and extension  
C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.  
Commission action: Deferred the application for two weeks per Council Member Stardig's request.  
Motion: Baldwin Second: Garza Vote: Unanimous Abstaining: None

92 Jackson Mews 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: Bryant Vote: Unanimous Abstaining: None

93 Linden Lea Sec 2 partial replat no 1  
C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.  
Commission action: Deferred the application for two weeks per Council Member Stardig's request.  
Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None
Speaker: Robert Nash - undecided.

94 Matthews Village Estates amending plat no 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
Speaker: Craig Andress and Gwen Fields - undecided; Ruby Nunez, applicant - supportive.

95 McFarland Court partial replat no 1 and extension  
C3N Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.  
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.  
Motion: Baldwin Second: Bryant Vote: Unanimous Abstaining: None

96 Newport Sec 4 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: Garza Second: Clark Vote: Carries Opposing: Rosenberg
Speaker(s): Stephen Chase - opposed; Matt Tucker, applicant – supportive.

97 Newport Sec 4 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: Porras-Purtle Second: Bryant Vote: Unanimous Abstaining: None

98 Saint Annes Catholic Church  
C3N Defer
Staff recommendation: Defer the application for two weeks per Council Member Travis' request.  
Commission action: Deferred the application for two weeks per Council Member Travis' request.  
Motion: Garza Second: Clark Vote: Unanimous Abstaining: None
Speaker: Craig Garcia – supportive.

99 Shadow Creek at Augusta Pines 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: Mares Vote: Unanimous Abstaining: None
100 Tulane Court replat no 1
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: Victor Second: Bryant Vote: Unanimous Abstaining: None

101 Willow Creek Estates replat Sec 1
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Baldwin Second: Mares Vote: Carries Opposed: Bryant, Clark, Dalton, Sigler

Speaker(s): Mikalla Hodges, applicant – supportive.

D VARIANCES

102 Anderson Lakes
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 Second: Smith Vote: Unanimous Abstaining: None

103 Breen Reserve
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: Clark Second: Garza Vote: Unanimous Abstaining: None

104 Grand National
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: Smith Second: Mares Vote: Unanimous Abstaining: None

105 Paige Polk
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

Item 106 and 107 were taken together at this time.

106 Pecan Estates GP
107 Pecan Estates Sec 1
Staff recommendation: Defer the applications for two weeks per applicant’s request.
Commission action: Deferred the applications for two weeks per applicant’s request.
Motion: Sigler Second: Clark Vote: Unanimous Abstaining: None
Reserves on Airport GP

Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

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

Station Thirty Five Thirty Five

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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Wellford Square replat no 1

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: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

White Oak Flat Sec 1

Staff recommendation: Deny the variance(s) and disapprove the plats subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plats subject to the CPC 101 form conditions.

Motion: Morales  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Doug Smith, Beth Lousteau, Mike Van Dusen, Lionardo Matamores, Jeff Trevino, Tomaro Bell, Michael Huffmaster, opposed; Chris Rhodes and Will Garwood – applicants, supportive

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

Bridgeland Parkland Village Sec 15  EOA  Approve
Hardy Industrial Complex Sec 2  EOA  Approve
Plaza on Huffmeister  EOA  Approve
Royal Brook at Kingwood Sec 10  EOA  Approve

H NAME CHANGES

White Oak Flat GP
(prev. White Oak Crossing GP)  NC  Approve
I. CERTIFICATES OF COMPLIANCE

117 24105 Furrow Court  COC  Approve
118 22541 Ford Road  COC  Approve
119 26960 Peach Creek Drive (Lot 948)  COC  Approve
120 26960 Peach Creek Drive (Lot 950)  COC  Approve
121 23242 Daniel Rd  COC  Approve
122 18633 Huckleberry Lane  COC  Approve
123 24980 Ford Rd  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 112-123.
Commission action: Approved staff’s recommendation for items 112-123.

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

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

124 402 Kickerillo Court  DPV  Approve
Staff recommendation: Grant the development plat variance(s) to allow a new garage to be built at the platted 10’ building line in lieu of required 20’ garage building line along a local street, Kickerillo Drive.
Commission action: Granted the development plat variance(s) to allow a new garage to be built at the platted 10’ building line in lieu of required 20’ garage building line along a local street, Kickerillo Drive.

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

125 2600 Travis Street  DPV  Approve
Staff recommendation: Grant the development plat variance(s) to allow a 0’ building line in lieu of the ordinance required 10’ building line along a major collector street, McGowen Street.
Commission action: Granted the development plat variance(s) to allow a 0’ building line in lieu of the ordinance required 10’ building line along a major collector street, McGowen Street.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2018 FOR:
   a. Broad Oaks partial replat no 9
   b. Greenview Manor Sec 2 partial replat no 3
   c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
   d. Holly Homes replat no 1
   e. Neuen Manor partial replat no 11
   f. Talia Court Village replat no 1 and extension
   g. Wessex partial replat no 1
   h. Westheimer Gardens Extension partial replat no 7

Staff recommendation: Establish a public hearing date of November 8, 2018 for item(s) IV a-h.
Commission action: Established a public hearing date of November 8, 2018 for item(s) IV a-h.

Motion: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCIATED AT 214 AVONDALE STREET
Staff recommendation: Defer the application for two weeks to give applicant time to talk with staff regarding the parking solution.
Commission action: Deferred the application for two weeks to give the applicant time to talk with staff regarding the parking solution.
VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR DAYS INN LOCATED AT 13989 WESTheimer ROAD  
Staff recommendation: Deny the Hotel/Motel variance(s).  
Commission action: Denied the Hotel/Motel variance(s).  
  Motion: Baldwin Second: Tahir Vote: Carries Opposed: Dalton and Garza  
Speaker(s): Jose Rodriguez and Sam Patel, applicants, and Howard Cordray, supportive

VII. PUBLIC COMMENT  
NONE

VIII. ADJOURNMENT  
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.  
  Motion: Clark Second: Garza Vote: Unanimous Abstaining: None

Martha L. Stein, Chair  
Michael Kramer, Secretary