Minutes of the Houston Planning Commission

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

October 25, 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 2:30 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
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Maera D. Victor
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
The Honorable Robert E. Hebert
Loyd Smith for
The Honorable Ed Emmett

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 OCTOBER 11, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 11, 2018 Planning Commission meeting minutes.
   Motion: Tahir    Second: Mares    Vote: Unanimous    Abstaining: None

I. PRESENTATION AND CONSIDERATION FOR THE EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA
Staff recommendation: Approve the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forward to City Council.
Commission action: Approved the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forwarded to City Council.
   Motion: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE 2019 PLANNING COMMISSION MEETING DATES
Staff recommendation: Approve the Planning Commission meeting dates for 2019.
Commission action: Approved the Planning Commission meeting dates for 2019.
   Motion: Clark    Second: Alleman    Vote: Unanimous    Abstaining: None

III. PRESENTATION AND CONSIDERATION OF THE 2019 CHAPTER 26 SUBMITTAL DATES
Staff recommendation: Approve the 2019 Chapter 26 submittal dates.
Commission action: Approved the 2019 Chapter 26 submittal dates.
   Motion: Mares    Second: Garza    Vote: Unanimous    Abstaining: None

IV. PUBLIC HEARING ON THE PROPOSED ADDITION OF ELLINGTON ROAD TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN
Presentation was given by Velyjha Southern, Planning and Development Department.
Speakers: None

V. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)
Staff recommendations for item 84 was modified from Defer to Approve.

Items removed for separate consideration: 24, 28, 39, 54 and 84.

Staff recommendation: Approve staff’s recommendations for items 1 – 90, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 90, subject to the CPC 101 form conditions.
   Motion: Garza    Second: Clark    Vote: Unanimous    Abstaining: None

Commissioner(s) Alleman and Clark recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) 24, 28 and 84, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 24, 28 and 84, subject to the CPC 101 form conditions.
   Motion: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioner(s) Alleman and Clark returned.
39  Retreat at Westview Terrace  C3F  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
Speaker(s): Aaron Espinoza – undecided.

54  West Lane Annex partial replat no 3 replat no 1  C3F  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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker(s): Edward Richardson – opposed.

C  PUBLIC HEARINGS

91  Archer Place 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: Porras-Pirtle  Second: Mares  Vote: Unanimous  Abstaining: None

92  Colonial Gold  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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

93  Grace Landing  C3N  Withdrawn

94  Hollywood Gardens partial replat no 7 and extension  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(s): Catherine Barchfeld-Alexander and Ted Jose – opposed.

95  Inwood Park Village replat no 1  C3N  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
    Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

96  Linden Lea Sec 2 partial replat no 1  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

97  Live Oak Growing 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: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None
98  McFarland Court partial replat no 1 and extension
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

99  Newport Sec 6 partial replat no 1 and extension
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: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

100 Saint Annes Catholic Church
C3N
Defer
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Defer the application for two weeks per the applicant's request.
Motion: Baldwin  Second: Morales  Vote: Carries  Opposing: Allemann, Bryant, Clark, Mares, Rosenberg, Sigler
Speaker(s): Andrew Allemann, applicant – supportive; Jane Jancek, Evalyn Krudy and Pam Earthman – opposed; Arva Howard, Legal Department; Richard Smith, Managing Engineer, Houston Public Works.

101 Westhaven Estates Sec 1 partial replat no 9
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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

D  VARIANCES

102 Anderson Lakes
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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

103 Bridgeland Prairieland Village
GP
Defer
Staff recommendation: Defers the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Motion made by Commissioner Bryant, seconded by Commissioner Garza to take items #104, #105, #106, #107 and #112 together at this time. Motion carried unanimously.

104 East Parker Landing
C3R
Defer

105 Grand Parkway Phase 2 partial replat no 1
C2R
Defer

106 Houston Ventures Homes at Houston Avenue
C2
Defer
107 Liberty Heights C2R Defer
112 Wellford Square replat no 1 C2R Defer
Staff recommendation: Defer the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant’s request.
Commission action: Deferred the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant’s request.
Motion: Sigler Second: Bryant Vote: Unanimous Abstaining: None

Commissioner Alleman recused herself.

108 Northwest Transit Center C2R Approve
partial 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: Rosenberg Second: Clark Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

Item(s) #109 and #110 were taken together at this time.

109 Pecan Estates GP GP Approve
110 Pecan Estates Sec 1 C3P Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Bryant Second: Mares Vote: Unanimous Abstaining: None

111 Station Thirty Five Thirty Five C2R 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: Rosenberg Vote: Unanimous Abstaining: None

Item #112 was taken and acted on earlier in the meeting with item(s) #104, #105, #106, and #107.

E SPECIAL EXCEPTIONS
NONE

Chair Martha L. Stein called on Commissioner Tahir for a point of personal privilege to introduce his intern Maham Qadri.

F RECONSIDERATION OF REQUIREMENTS

Items #113 and #114 were taken together at this time.

113 Katy Manor South GP GP Approve
114 Katy Manor South Sec 1 C3P Approve
Staff recommendation: Grant two of the three variance(s), and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted two of the three variance(s), and approved the plat(s) subject to the CPC 101 form conditions.

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

115  Ventana Lakes East Sec 2  C3P  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: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

116  Harris County MUD No 1 Water Plant no 4  EOA  Approve
117  Providence Health Center  EOA  Approve
118  Restoration Temple Center  EOA  Approve
119  Royal Brook at Kingwood Sec 20  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

120  24058 Wildwood Road  COC  Approve
121  21953 Kipper Ln  COC  Approve
122  24325 W. Terrace Drive  COC  Approve
123  19889 South Plantation Estates Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items #116-123.
Commission action: Approved staff’s recommendation for items #116-123.

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

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item #124 and IX were taken together at this time.

124  3310 Travis Street  DPV  Approve
IX.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3310 TRAVIS STREET
Staff recommendation: Grant the development plat variance(s) to allow a 0' building line in lieu of the ordinance-required 10' building line along Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the conditions that the applicant provide 6' sidewalks and 3" caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis 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 Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the
conditions that the applicant provide 6’ sidewalks and 3” caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis Street.

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

VI. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2018 FOR:

a. Balmoral Sec 6 replat no 1
b. Benignus Acres replat partial replat no 1 and extension
c. Craig Woods partial replat no 24
d. Dell Dale Addition partial replat no 1
e. Draco Spring Manufacturing Company
f. First Urban replat no 1
g. Legends at Gloannloch Sec 1 partial replat no 1
h. Magnolia Park partial replat no 6
i. Spring Forest Sec 2 partial replat no 4
j. Steeple Chase Sec 1 partial replat no 1
k. Truro Street Landing replat no 1

Staff recommendation: Establish a public hearing date of November 29, 2018 for item(s) VI a-k.
Commission action: Established a public hearing date of November 29, 2018 for item(s) VI a-k.

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

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET

Staff recommendation: Deferred 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: Rosenberg  Vote: Unanimous  Abstaining: None

VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4305 JACK STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.
Commission action: Granted the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.

Motion: Baldwin  Second: Rosenberg  Vote: Carries  Opposing: Porras-Pirrle and Smith

Item IX was taken earlier with item #124.

X. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA

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: Mares  Vote: Unanimous  Abstaining: None

XI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY

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: Victor  Second: Bryant  Vote: Unanimous  Abstaining: None
XII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE BELT JUNCTION CITY SUBDIVISION – MLSA 717
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forward to City Council with a modified boundary.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forwarded to City Council with a modified boundary.
Motion: Garza Second: Nelson Vote: Unanimous Abstaining: None
Speaker(s): Oscar Vega, applicant – supportive.

XIII. EXCUSE THE ABSENCES OF COMMISSIONER NELSON
Commissioner Nelson was present; therefore, no Commission action was required.

Michael Kramer, Assistant Director made a revision to his Director's Report and stated that the next Walkable Places Committee meeting will be held on November 14 from 4:00 – 6:00 p.m., instead of October 31 date.

XIV. PUBLIC COMMENT
NONE

XV. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:45 p.m.
Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary