Minutes of the Houston Planning Commission

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

November 8, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Lester O. King
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ileana Rodriguez
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 4:30 p.m. during item #107
Absent
Arrived at 2:49 p.m. during item #86
Arrived at 3:00 p.m. during item #87
Arrived at 3:00 p.m. during item #87
Left at 4:15 p.m. during item #103
Absent
Arrived at 3:00 p.m. during item #87

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.
I. CONSIDERATION OF ADDING ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE
MAJOR THOROUGHFARE AND FREEWAY PLAN
Staff recommendation: Approve the consideration of adding Ellington Road between SH-3 and I-45 to
the Major Thoroughfare and Freeway Plan and forward to City Council.
Commission action: Approved the consideration of adding Ellington Road between SH-3 and I-45 to
the Major Thoroughfare and Freeway Plan and forwarded to City Council.
Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)
Items removed and to be considered with item 98 later in the meeting: 5 and 6.
Item removed and taken out of order: 86.

Staff recommendation: Approve staff’s recommendations for items 1 – 86, subject to the CPC 101
form conditions.
Commission action: Approved staff’s recommendations for items 1 – 86, subject to the CPC 101
form conditions.
Motion: Garza Second: Mares Vote: Unanimous Abstaining: None

86 White Oak Highline
C2R 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

C PUBLIC HEARINGS

87 Broad Oaks 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: Sigler Second: Baldwin Vote: Unanimous Abstaining: None
Speaker(s) Deborah Bernstein, Katie Brown and Eitan Bernstein – opposed; Anita Doyle and Dale
Brown - undecided; Dave Strickland, applicant and Rodrigo Guadarrama, engineer – supportive;
Richard Smith, Managing Engineer, Houston Public Works.

88 Greenview Manor Sec 2
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: Smith Second: Clark Vote: Unanimous Abstaining: None

89 Grove at Oak Forest Sec 1
partial replat no 1 and extension
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: Mares Vote: Carries Opposing: Baldwin
Speaker(s): Rick Grothues, applicant – supportive.
Michael Kramer, Assistant Director, continued his Director’s Report by welcoming the newly appointed Commissioner(s) Jones, King, Longoria and Rodriguez.

90  Holly Homes 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: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Nichole Bowden, applicant and Kelly Conklin – supportive.

91  Inwood Park Village replat no 1  C3N  Withdrawn

92  Neuen Manor partial replat no 11  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: Sigler  Vote: Unanimous  Abstaining: None
Speaker(s): Gail McGuire – undecided.

93  Newport Sec 6 partial replat no 1 and extension  C3N  Withdrawn

94  Saint Annes Catholic Church  C3N  Withdrawn

95  Talia Court Village 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: Clark  Vote: Unanimous  Abstaining: None
Commissioner King recused himself.

96  Wessex partial replat no 1  C3N  Defer
Staff recommendation: Defer the application for three weeks per the applicant’s request.
Commission action: Deferred the application for three weeks per the applicant’s request.
Motion: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Commissioner King returned.

97  Westheimer Gardens Extension partial replat no 7  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

D  VARIANCES

5  Bridgeland Creek Parkway Street Dedication Sec 7  SP  Approve

6  Bridgeland Creek Parkway Street Street Dedication Sec 8  SP  Approve
98  Bridgeland Prairieland Village GP  GP  Approve
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Council Member Stardig – supportive.

99  Centre Park Terrace Sec 2  C3R  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: Mares  Vote: Unanimous  Abstaining: None

100  East Parker Landing  C3R  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: Alleman  Vote: Unanimous  Abstaining: None

101  East Polk District  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: Baldwin  Second: Morales  Vote: Unanimous  Abstaining: None
Speaker(s) Curtis Davis, Assala Richards, Nef Harmouche, applicant and Mahmoud Harmouche – supportive.

102  Emancipation Heights  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: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None

103  Grand Parkway Phase 2
    partial replat no 1  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: Dalton  Second: Jones  Vote: Unanimous  Abstaining: None

104  Houston Ventures Homes
    at Houston Avenue  C2R  Withdrawn
105  Miabella  C2R  Defer
Staff recommendation: Defer the application for three weeks per the applicant’s request.
Commission action: Deferred the application for three weeks per the applicant’s request.
  Motion: Rosenberg  Second: Garza  Vote: Unanimous  Abstaining: None

106  TC Jester Schuler Reserve  C2R  Defer
Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.
  Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s) – Michael Schurich, applicant – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

107  Wellford Square replat no 1  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

108  Maybrook Village GP  GP  Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Smith  Second: Mares  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

109  Dwell at Lake Houston  C2  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: Sigler  Vote: Unanimous  Abstaining: None

110  Shady Acres Extension no 3  C2R  Defer
partial replat no 13
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

111  Ventana Lakes East Sec 2  C3P  Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Mares  Vote: Unanimous  Abstaining: None
Woodland Lakes Sec 3 C3P 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: Mares Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL

113 Augusta Woods Senior Living EOA Approve
114 Frassati Way Street Dedication Sec 2 EOA Approve
115 Fuchs Tract Klein ISD EOA Approve
116 Fox Elementary School Sec 1
116 Fuchs Tract Lift Station EOA Approve
117 Katy Freeway Corner EOA Approve
118 Kings Lake Estates Sec 9 EOA Approve
119 Kuykendahl Memorial Baptist Church EOA Approve
120 North Eldridge Complex Sec 1 EOA Approve
121 Spring Business Park EOA Approve
122 Springfield Sec 1 partial replat no 1 EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

123 20807 Stevens Street COC Approve
124 25178 Redbird Ln COC Approve
Staff recommendation: Approve staff’s recommendation for items #113-124.
Commission action: Approved staff’s recommendation for items #113-124.
Motion: Clark Second: Rosenberg Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2018 FOR:
a. Contemporary West Sec 1 partial replat no 1
b. Craig Woods partial replat no 25
c. Freeway Manor partial replat no 1
d. Grace Landing
e. Houstonian Homes on Edgewood
f. Linden Lea Sec 2 partial replat no 1
g. Neuen Manor partial replat no 12

Staff recommendation: Establish a public hearing date of December 13, 2018 for item III a-g.
Commission action: Established a public hearing date of December 13, 2018 for item III a-g.
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET
Staff recommendation: Deferred the application for three weeks per the applicant’s request.
Commission action: Deferred the application for three weeks per the applicant’s request.
Motion: Baldwin  Second: Victor  Vote: Unanimous  Abstaining: None
Speaker(s): Omar Izfar, Attorney representing applicant – supportive.

V. CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA
Staff recommendation: Deny the Hotel/Motel.
Commission action: Denied the Hotel/Motel.
Motion: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speaker(s) Kathleen Powell, R. Aaron Flores, Patty Glasslock, Rebecca Marek, Joseph Glaccum, Stacey Courville, Oscar Cabada, Elizabeth Mathis and Mark Williamson - opposed.

VI. CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY
Staff recommendation: Defer the application for three weeks per Chapter 42 Planning Standards.
Commission action: Deferred the application for three weeks per Chapter 42 Planning Standards.
Motion: Mares  Second: Victor  Vote: Unanimous  Abstaining: None

VII. PUBLIC COMMENT
Michael Kramer, Assistant Director, announced that Carson Lucarelli was leaving the Planning and Development Department and wished him well with his future endeavors.

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:14 p.m.
Motion: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary