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

November 29, 2018
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:37 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pittle
Ileana Rodríguez
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

Absent
Arrived at 2:54 p.m. during item #14
Arrived at 2:55 p.m. during item #14
Absent
Absent
Absent
Left at 4:06 p.m. during item #86
Left at 4:08 p.m. during item #86

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

Executive Secretary
Margaret Wallace Brown, Acting Director, Planning and Development

CHAIR’S REPORT
The Chair’s Report was given by Vice Chair M. Sonny Garza.

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
I. PUBLIC HEARING AND CONSIDERATION FOR THE RENAMING OF ALDINE-WESTFIELD DRIVE TO ALDINE-WESTFIELD LANE: FROM HEANEY TO TIDWELL
Staff recommendation: Approve the consideration for the renaming of Aldine-Westfield Road to Aldine-Westfield Lane, from Heaney to Tidwell, and forwarded to City Council.
Commission action: Approved the consideration for the renaming of Aldine-Westfield Road to Aldine-Westfield Lane, from Heaney to Tidwell, and forwarded to City Council.
Motion: Baldwin Second: Porras-Pirtle Vote: Unanimous Abstaining: None

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 72)
Item removed for separate consideration 14.
Staff recommendation: Approve staff’s recommendations for items 1 – 72, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 72, subject to the CPC 101 form conditions.
Motion: Clark Second: Rosenberg Vote: Unanimous Abstaining: None

14 Katy Lakes Sec 3 C3P
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: Alleman Vote: Carries Opposing: Rosenberg Abstaining: Bryant

C PUBLIC HEARINGS

73 Balmoral Sec 6 replat no 1 C3N
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: Jones Vote: Unanimous Abstaining: None

74 Benignus Acres replat partial replat no 1 and extension C3N
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: Bryant Vote: Unanimous Abstaining: None

75 Craig Woods partial replat no 24 C3N Withdrawn

76 Dell Dale Addition partial replat no 1 and extension C3N Disapprove
77  Draco Spring Manufacturing Company  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Baldwin  Second: Longoria  Vote: Unanimous  Abstaining: None
Speaker(s): Bonnie Fountain – opposed; Christian Offenburger, applicant and Sergio Chauarria - supportive.

78  First Urban 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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

79  Legends at Gleannloch Sec 1  C3N  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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

80  Magnolia Park partial replat no 6  C3N  Withdrawn

81  Spring Forest Sec 2 partial replat no 4  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: Mooney  Second: Clark  Vote: Unanimous  Abstaining: None

82  Steeple Chase Sec 1 partial replat no 1  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Morales  Second: Jones  Vote: Unanimous  Abstaining: None
Speaker(s): Christian Offenburger, applicant – supportive; Melissa Swisher - opposed.

Commissioner Abraham recused himself.

83  Truro Street Landing 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: Clark  Second: Baldwin  Vote: Unanimous  Abstaining: None

Commissioner Abraham returned.
Commissioner Abraham recused himself.

84  Wessex partial replat no 1  C3N  Approve
Speaker(s): Andy Lang, Brian Tully, Oliver Mullins, Donald Clayton and Alice Nelson – opposed; Arva Howard, Legal Department.

Motion made by Commissioner Baldwin, seconded by Commissioner Bryant to delay item 84 until later in the meeting to give Legal time to review the deed for the property. Motion carried unanimously.

Commissioner Abraham returned.

D  VARIANCES
85  Frenchman Square  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: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Joyce Owens, applicant – supportive; Joe Myers, City Engineer, Houston Public Works Department.

86  Miabella  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: Sigler  Vote: Carries  Abstaining: Rosenberg
Speaker(s): Mary Villareal, applicant and Tom O’Leary, project architect – supportive.

The Commission returned to item 84 at this time.

84  Wessex 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: Clark  Second: Jones  Vote: Unanimous  Abstaining: None
Speaker(s): Arva Howard, Legal Department; Brian Tully - opposed.

87  Reserve at Cypress Rose Hill  C3P  Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
    Motion: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

88  S F Nobles Addition partial replat no 2 and extension  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: Bryant  Second: Alleman  Vote: Carries  Abstaining: Smith

89  TC Jester Schuler Reserve  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: Baldwin  Vote: Unanimous  Abstaining: None
Speaker(s) Elizabeth Brown – opposed; Omar Bossio; William Saour, applicant – supportive.

90  Vita Homes at Center Street  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: Bryant  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS

Items 91 and 92 were taken together at this time.

91  Forbes Crossing GP   GP          Approve
92  Forbes Crossing Sec 2 C3R         Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Jones  Second: Clark  Vote: Unanimous  Abstaining: None

Items 93 and 94 were taken together at this time.

93  Miramesa West GP   GP          Approve
94  Miramesa West Sec 1 C3P         Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Bryant  Second: Rosenberg  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman recused herself.

95  Katy ISD Agriculture Center   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

96  Shady Acres Extension no 3 C2R          Withdrawn
         partial replat no 13

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

G  EXTENSIONS OF APPROVAL

97  Atascocita Area Park EOA          Approve
98  Balmoral Sec 14 EOA          Approve
99  BTS Capital Inc EOA          Approve
100  Forest Village Sec 10 EOA          Approve
101  Imperial Business Park EOA          Approve
102  Kaiser at Lemm Road EOA          Approve
103  Pham and Nguy Development at Fairbanks EOA          Approve
104  Sparks Fabricators EOA          Approve
105  Vadtal Dham Shree Swaminarayan Hindu Temple replat no 1 and extension EOA          Approve
106  Wealth Team EOA          Approve
H  NAME CHANGES

107  Centerpoint Energy Bluebonnet Point Reserve (prev. CenterPoint Energy Kingwood Porter Shaving Facility)  NC  Approve

108  Centerpoint Energy Magnolia Point Reserve (prev. Centerpoint Energy Magnolia Peak Shaving Facility)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

109  24288 FM 1485  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 97-109.
Commission action: Approved staff’s recommendation for items 97-109.
   Motion: Bryant    Second: Jones    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

110  3705 Locke Lane  DPV  Approve

Staff recommendation: Grant the development plat variance(s) to allow a 15' building line in lieu of the ordinance required 25' building line along Westheimer Road subject to a 6' wide sidewalk along Westheimer Road and 3" caliper trees.
Commission action: Granted the development plat variance(s) to allow a 15' building line in lieu of the ordinance required 25' building line along Westheimer Road subject to a 6' wide sidewalk along Westheimer Road and 3" caliper trees.
   Motion: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None

III.  ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2019 FOR:
 a.  Adelaide Sec 1 partial replat no 1
 b.  Ashley Pointe Sec 11 partial replat no 1
 c.  Briar Hollow Apartments
 d.  Chasewood Meadows partial replat no 4
 e.  Craig Woods partial replat no 24
 f.  Enchanted Oaks Sec 2 partial replat no 1 and extension
 g.  Inwood Park Village replat no 1
 h.  Foster Place partial replat no 2
 i.  Riverside Terrace Sec 13 partial replat no 1

Staff recommendation: Establish a public hearing date of January 3, 2019 for item III a-i.
Commission action: Established a public hearing date of January 3, 2019 for item III a-i.
   Motion: Bryant    Second: Clark    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 two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Baldwin    Second: Bryant    Vote: Unanimous    Abstaining: None
V. CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCEY INN LOCATED AT 14150 FAYRIDGE DRIVE
Staff recommendation: Deny the Hotel/Motel.
Commission action: Denied the Hotel/Motel.
Motion: Baldwin Second: Jones Vote: Unanimous Abstaining: None

VI. 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: Alleman Second: Rosenberg Vote: Unanimous Abstaining: None

VII. PUBLIC COMMENT

Kim Mickelson, Legal Department talked about procedures regarding abstention's, due process and legal precedent.

Michael Kramer, Assistant Director, announced that Carlos Espinoza and Arica Bailey are both leaving the Planning and Development Department and wished them well with their future endeavors.

VIII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:04 p.m.
Motion: Clark Second: Sigler Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice Chair

Michael Kramer, Secretary