Minutes of the Houston Planning Commission

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

December 13, 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 2:31 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-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

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

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

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

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE NOVEMBER 29, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 29, 2018 Planning Commission meeting minutes.
Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

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

Staff recommendations for item 15 was modified from Defer to Approve.

Item removed for separate consideration 1, 22, 24, 27, 47, 78 and 82.

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: Baldwin Second: Victor Vote: Unanimous Abstaining: None

Commissioner(s) Alleman and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) 1, 47 and 78, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 1, 47 and 78, subject to the CPC 101 form conditions.
Motion: Baldwin Second: Mares Vote: Unanimous Abstaining: None

Commissioner(s) Alleman and Sigler returned.

22 Landmark at Auburn Lakes C3P 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: Sigler Second: Garza Vote: Unanimous Abstaining: None
Speaker: Tiki Chenier – opposed.

24 Legends at Gleannloch Sec 1 C3F 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: Garza Second: Baldwin Vote: Unanimous Abstaining: None
Speaker: Tiki Chenier – opposed.

27 Maybrook Village Sec 1 C3P 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: Jones Second: Nelson Vote: Unanimous Abstaining: None
Speaker(s): John Blount, Harris County – undecided; Tim Early, applicant and Mikalla Hodges, applicant – supportive.

82 Traces Sec 1 partial replat no 4 C2R Withdrawn
C  PUBLIC HEARINGS

84  Contemporary West Sec 1 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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

85  Craig Woods partial replat no 25  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
    Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Nichole Bowden, applicant, Ahmier Saadeddine and Paul Kerley, owner – supportive.

86  Freeway Manor partial replat no 1  C3N  Withdrawn

87  Grace Landing  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: Garza  Vote: Unanimous  Abstaining: None

88  Houstonian Homes on Edgewood  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: Mares  Vote: Unanimous  Abstaining: None

89  Linden Lea 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: Victor  Vote: Unanimous  Abstaining: None

90  Neuen Manor partial replat no 12  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: Clark  Vote: Unanimous  Abstaining: None

D  VARIANCES

91  Aldine Containment Station  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: Jones  Second: Garza  Vote: Unanimous  Abstaining: None

92  Bottled Blonde Houston  C2R  Defer
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: Porras-Pirtle  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Mike VanDusen – undecided; Tim Cisneros, applicant – supportive.
93  Graceview Baptist Church Telge Road    C2    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: Jones    Vote: Unanimous    Abstaining: None

94  Old Greenhouse Road Business Park    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: Jones    Second: Clark    Vote: Unanimous    Abstaining: None

95  Reserve at Cypress Rose Hill    C2    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: Mares    Vote: Unanimous    Abstaining: None

96  Southwest Logistics Park Sec 2    C3P    Defer
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: Mares    Second: Garza    Vote: Unanimous    Abstaining: None

E    SPECIAL EXCEPTIONS

Items 97 and 98 were taken together at this time.

97  Villas at Meadowhill GP    GP    Approve
98  Villas at Meadowhill 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: Sigler    Second: Clark    Vote: Unanimous    Abstaining: None
Speaker(s): Tiki Chenier – opposed; Chris Patterson, applicant - supportive.

F    RECONSIDERATION OF REQUIREMENTS

99  Republic Business 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: Jones    Second: Longoria    Vote: Unanimous    Abstaining: None

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

G    EXTENSIONS OF APPROVAL

100  Bridgeland Parkland Village Lift Station No 2    EOA    Approve
101  Gosling Village Sec 1    EOA    Approve
102  Kirby Crossing    EOA    Approve
103 Park Lake View Drive Street Dedication EOA Approve
104 Valley Ranch Town Center Apartments EOA Approve
105 Willow Trace Sec 1 partial replat EOA Approve
    no 1 and extension

H NAME CHANGES

106 Independence Business Park NC Approve
    (prev. Liberty Business Park)

I CERTIFICATES OF COMPLIANCE

107 21555 Leonard Street COC Approve
108 21015 Briar Willow Drive COC Approve
109 22156 Adams Street COC Approve
110 23330 Robert Road COC Approve

Staff recommendation: Approve staff’s recommendation for items 100-110.
Commission action: Approved staff’s recommendation for items 100-110.
    Motion: Baldwin Second: Mares Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

111 5250 Braesvalley Drive DPV 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: Garza Second: Clark Vote: Unanimous Abstaining: None

112 747 E 6th 1/2 Street DPV Approve
    Staff recommendation: Grant the development plat variance(s) 1) to allow a 11’-10” side building line in lieu of the ordinance-required 25’ building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
    Commission action: Granted the development plat variance(s) 1) to allow a 11’-10” side building line in lieu of the ordinance-required 25’ building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
    Motion: Baldwin Second: Jones Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2019 FOR:
    a. Lakeside Estates Sec 2 partial replat no 2
    b. Long Point Woods Sec 1 partial replat no 2
    c. Newport Sec 6 partial replat no 1 and extension
    Staff recommendation: Establish a public hearing date of January 17, 2019 for item II a-c.
    Commission action: Established a public hearing date of January 17, 2019 for item II a-c.
    Motion: Clark Second: Victor Vote: Unanimous Abstaining: None
III. 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: Morales  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 23682 EASTEX FREEWAY
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: Garza  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

V. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2019 FOR A MAISON ROBERT HOTEL LOCATED AT 347 W 20TH STREET
Staff recommendation: Establish a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.
Commission action: Established a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.
  Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY
Staff recommendation: Defer the application for three weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for three weeks to give the applicant time to submit revised information.
  Motion: Clark  Second: Mares  Vote: Unanimous  Abstaining: None

VII. CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY
Staff recommendation: Approve the Hotel/Motel variance.
Commission action: Approved the Hotel/Motel variance.
  Motion: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:43 p.m.
  Motion: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary