Minutes of the Houston Planning Commission

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

January 03, 2019
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

Absent

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant

Absen

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 Lina Hidalgo

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

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

CHAIR’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE DECEMBER 13, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 13, 2018 Planning Commission meeting minutes.
   Motion: Mares   Second: Clark   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Item removed for separate consideration 1, 23, 24 and 49.

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: Longoria   Second: Sigler   Vote: Unanimous   Abstaining: None

Commissioner(s) Alleman and Sigler recused themselves.

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

Staff recommendation: Approve staff’s recommendations for item(s) 49 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 49 subject to the CPC 101 form conditions.
   Motion: Garza   Second: Victor   Vote: Unanimous   Abstaining: None

Commissioner(s) Alleman and Sigler returned.

Items 23 and 24 were taken together at this time.

23   Katy Lakes GP          GP    Approve
24   Katy Lakes Sec 2       C3P    Approve

Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Clark   Second: Garza   Vote: Carries   Opposed: Smith   Abstaining: Bryant
Speaker(s): Clayton Weishuhn, applicant – supportive.

C PUBLIC HEARINGS

87   Adelaide 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: Mares   Second: Bryant   Vote: Unanimous   Abstaining: None

88   Ashley Pointe Sec 11 partial 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: Alleman   Vote: Unanimous   Abstaining: None
Speaker(s): Shamim Vohra, Saeed Vohra, Amy Gabbard and Cristina Diaz – opposed.

89 Briar Hollow Place Apartments 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
Speaker(s): Diane Barkin – undecided; Gerald Grissom, applicant – supportive.

90 Chasewood Meadows 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: Jones Second: Bryant Vote: Unanimous Abstaining: None

91 Craig Woods partial replat no 24 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 Enchanted Oaks Sec 2 partial replat no 1 and extension C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: Jones Second: Longoria Vote: Unanimous Abstaining: None
Speaker(s): John Davis – opposed; Jessica Stucky – undecided; Nicole Bowden, applicant – supportive.

93 Foster Place 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: Alleman Second: Bryant Vote: Unanimous Abstaining: None

94 Houstonian Homes on Edgewood C3N Approve
Staff recommendation: Deny the requested 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: Bryant Vote: Carries Opposing: Longoria, Mares and Rosenberg
Speaker(s): Noe Bustidas, Joyce Owens, applicant and Jeff Rodgers – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

95 Inwood Park Village 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: Jones Second: Rosenberg Vote: Unanimous Abstaining: None

96 Riverside Terrace Sec 13 partial replat no 1 C3N Defer
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.
D      VARIANCES

97  Bottled Blonde Houston    C2R  Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Mark Fairchild – opposed; Troy Banhan – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

98  City of Houston White Oak Water Well Site  C2  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: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

99  General Warehouse Systems  C3P  Defer
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: Alleman  Vote: Unanimous  Abstaining: None

100 Grand Parkway at Beckendorff GP  GP  Defer
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: Victor  Second: Garza  Vote: Unanimous  Abstaining: None

101 Houston Tradeport  C3R  Defer
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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): Andres Delovy – supportive.
Commissioner Alleman recused herself.

102 Houston Ventures Homes  C2R  Defer
at Houston Avenue
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: Rosenberg  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

Item #103, V and VII were taken together at this time
V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 347 WEST 20TH STREET

VII. CONSIDERATION OF A HOTEL/MOTEL FOR MAISON ROBERT HOTEL LOCATED AT 347 W 20TH STREET

Staff recommendation: Defer the applications 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: Garza Second: Rosenberg Vote: Unanimous Abstaining: None

Speaker(s): Matthew Marchiano – undecided; Eileen Reed – opposing.

104 Southwest Logistics Park Sec 2 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: Victor Vote: Carries Opposing: Jones

Speaker(s): Andrew Allemand, applicant and Charles Meyer – supportive.

105 Spring Creek RV Park C2 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: Byrant Second: Mares Vote: Unanimous Abstaining: None

106 TKM Estates 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: Bryant Vote: Unanimous Abstaining: None

107 Westheimer Site C2R 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: Sigler Second: Rosenberg Vote: Unanimous Abstaining: None

Speaker(s): Dana Weaver, Sarah Helms, Dr. Roxane Exezidis, Jerry Helms, Margie Cook, Chris Bell and Jack Baber - opposed; Arthur Cole and Camilo Barcenas – undecided; Mary Lou Henry, applicant – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

108 York Place C2R 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: Rosenberg Second: Alleman Vote: Unanimous Abstaining: None

Commissioner Garza made a motion to reconsider item 98 at this time, seconded by Commissioner Clark. Motion carried unanimously.
109  Amira Sec 6 C3P Defer
110  Cypress Heights Drive Street Dedication C3P Defer Sec 1 and Reserves

Staff recommendation: Defer the application(s) for two weeks for further study and review.
Commission action: Deferred the application(s) for two weeks for further study and review.

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

Commissioner Sigler returned.

111  Lake House Sec 3 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: Clark Second: Alleman Vote: Unanimous Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

112  Auz Reserves 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: Jones Vote: Unanimous Abstaining: None
Speaker(s): Mary Lou Henry, applicant - supportive

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

G  EXTENSIONS OF APPROVAL

113  Dennison Tract EOA Approve
114  Franz Grand Parkway Southwest EOA Approve
115  Industrial on Market Street EOA Approve
116  Newport Sec 9 partial replat no 1 EOA Approve
117  Newport Sec 9 partial replat no 1 EOA Approve
118  Nueces Park Place South EOA Approve
119  Reserve at Highway 90 EOA Approve
120  Reserve at Parc Binz EOA Approve
H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

121  18853 Honeysuckle Lane  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 113-121.
Commission action: Approved staff’s recommendation for items 113-121.
Motion: Garza    Second: Rosenberg  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122  1026 Blackhawk Street  DPV  Defer
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: Garza    Second: Clark  Vote: Unanimous  Abstaining: None

123  5250 Braesvalley Drive  DPV  Approve
Staff recommendation: Deny the development plat variance(s).
Commission action: Granted the development plat variance(s) to allow a 22’ building line along
Chimney Rock Road with the condition of a 6’ sidewalk along Chimney Rock Road.
Motion: Rosenberg    Second: Smith  Vote: Unanimous  Abstaining: None
Speaker(s): Rick Grothues, applicant and Barbara Smoller, owner – supportive.

124  604 Hyde Park Boulevard  DPV  Approve
Staff recommendation: Grant the development plat variance(s) to allow a 1’ – 10” building line in lieu
of the ordinance required 10’ building line along Hopkins Street, a local street.
Commission action: Granted the development plat variance(s) to allow a 1’ – 10” building line in lieu
of the ordinance required 10’ building line along Hopkins Street, a local street.
Motion: Jones    Second: Garza  Vote: Unanimous  Abstaining: None

125  1303 Westheimer Road  DPV  Defer
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: Rosenberg    Second: Sigler  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2019 FOR:
  a. Craig Woods partial replat no 25  
  b. Devonshire Place partial replat no 1  
  c. Fullerton Place partial replat no 2  
  d. McCrasy Meadows Sec 2 partial replat no 1 and extension  
  e. Newer Heights Village replat no 1  
  f. Pine Terrace partial replat no 1  
Staff recommendation: Establish a public hearing date of January 31, 2019 for item II a-f.
Commission action: Established a public hearing date of January 31, 2019 for item II a-f.
Motion: Porrass-Pirtle    Second: Clark  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 two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 23692 EASTEX FREEWAY
Staff recommendation: Deny the application.
Commission action: Denied the application.
Motion: Sigler Second: Alleman Vote: Unanimous Abstaining: None

Item V. was taken and acted on earlier with item #103 and VII.

VI. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY
Staff recommendation: Defer the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.
Commission action: Deferred the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.
Motion: Alleman Second: Rosenberg Vote: Unanimous Abstaining: None

Item VII. was taken and acted on earlier with item #103 and V.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE A. C. ALLEN ADDITION SUBDIVISION - MLSA 735
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the A. C. Allen Addition Subdivision, MLSA 735, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the A. C. Allen Addition Subdivision, MLSA 735, and forwarded to City Council.
Motion: Garza Second: Rosenberg Vote: Unanimous Abstaining: None
Speaker(s): Leonardo Matamoros, Greg Shelley and Cynthia Reyes-Revilla – supportive; Luis Castillo – undecided.

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:47 p.m.
Motion: Clark Second: Jones Vote: Unanimous Abstaining: None

Martha L. Stein, Chair Michael Kramer, Secretary