Minutes of the Houston Planning Commission

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

January 17, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Arrived at 2:34 p.m. during the Director's Report
Susan Alleman
Bill Baldwin
Antoine Bryant Absent
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares Absent
Christina Morales Left at 3:51 p.m. during item 86
Paul R. Nelson Left at 5:22 p.m. during item III
Linda Porras-Pirtle Left at 3:52 p.m. during item 86
Illeana Rodriguez Left at 5:05 p.m. during item 95 and 96
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor Absent
Mark Mooney for Commissioner James Noack
Maggie Dalton for The Honorable KP George
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.
POINT OF PERSONAL PRIVILEGE
The Chair recognized Richard Smith’s last day to represent Houston Public Works Department at the Planning Commission and thanked him for being a great representative. She also recognized Joe Myer, who will be attending the Commission meetings in the future.

APPROVAL OF THE JANUARY 3, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 3, 2019 Planning Commission meeting minutes.
  Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 73)
Items removed for separate consideration 2, 15 and 27.

Staff recommendation: Approve staff’s recommendations for items 1 – 73, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 73, subject to the CPC 101 form conditions.
  Motion: Garza Second: Baldwin Vote: Unanimous Abstaining: None

Commissioner(s) Clark and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendations for item(s) 2, 15 and 27, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 2, 15 and 27, subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle Second: Baldwin Vote: Unanimous Abstaining: None

Commissioner(s) Clark and Sigler returned.

C PUBLIC HEARINGS

74 Ashley Pointe Sec 11 partial replat no 1 C3N Defer
Staff recommendation: Defer the application per the applicant’s request.
Commission action: Deferred the application per the applicant’s request.
  Motion: Baldwin Second: Garza Vote: Unanimous Abstaining: None
Speaker(s): Rashid Seemab – opposed.

75 Enchanted Oaks Sec 2 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: Longoria Second: Clark Vote: Unanimous Abstaining: None

76 Lakeside Estates Sec 2 partial replat no 2 C3N Defer
Staff recommendation: Defer the application per Chapter 42 Planning Standards.
Commission action: Deferred the application per Chapter 42 Planning Standards.
  Motion: Garza Second: Rosenberg Vote: Unanimous Abstaining: None
Speaker(s): Adrian De La Garza – opposed.
77  Long Point Woods Sec 1 partial replat no 2  C3N
    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: Baldwin    Second: Clark    Vote: Unanimous    Abstaining: None
    Speaker(s): Jennifer Hundl - opposed

78  Newport Sec 6 partial replat  C3N
    no 1 and extension
    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: Alleman    Second: Garza    Vote: Unanimous    Abstaining: None
    Speaker(s) – Angelina Katen, Vanessa Munez and Norma Molina – opposed.

79  Riverside Terrace Sec 13 partial replat no 1  C3N
    Withdrawn

D  VARIANCES

80  Boulevard Place Sec 3 partial replat no 2  C2R
    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: Baldwin    Second: Jones    Vote: Unanimous    Abstaining: None

81  Buffalo Bayou Park  C3R
    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: Baldwin    Second: Rosenberg    Vote: Unanimous    Abstaining: None

82  Cypress Oaks North GP  GP
    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: Jones    Second: Alleman    Vote: Unanimous    Abstaining: None

83  General Warehouse Systems  C3P
    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

84  Grand Parkway at West Little York GP  GP
    Staff recommendation: Grant the 1st variance and deny the 2nd variance(s) and approve the plat
    subject to the CPC 101 form conditions.
    Commission action: Granted the 1st variance and denied the 2nd variance(s) and approved the plat
    subject to the CPC 101 form conditions.
    Motion: Alleman    Second: Clark    Vote: Unanimous    Abstaining: None
85 Houston Tradeport C3R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
  Motion: Clark  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speaker(s): Mary Lou Henry, applicant – supportive; Bridgette Murray – undecided.

86 Houston Ventures Homes C2R Defer
at Houston Avenue
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
  Motion: Smith  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Craig Weinstock, applicant – supportive.

Item #87 and VII were taken together at this time.

87. Maison Robert C2R Approve
VII. CONSIDERATION OF A HOTEL/MOTEL FOR MAISON ROBERT HOTEL LOCATED AT 347 W 20TH STREET
  Approve
Commissioner Baldwin moved to amend the motion, seconded by Rosenberg. Motion carries with Commissioner(s) Alleman, Clark, Dalton and Garza opposing.

Commissioner Baldwin made motion, seconded by Rosenberg to amend the motion to require 8’ sidewalk on 20th Street on the nonhotel side. Motion carries with Commissioner(s) Alleman, Clark, Dalton, Garza and Jones opposing.

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action(s): Granted the variance(s) and approved the plat subject to the CPC 101 form conditions as amended.
  Motion: Clark  Second: Jones  Vote: Unanimous  Opposing: Alleman, Clark, Dalton, Garza and Jones
Speaker(s): Ben Ackerley, Raymond Redding, Alli Jarrett, Grant Barfusi, Nicholas Muscara, Matthew Werner – supportive; Doris Murdock, Iryna Marchiano – opposed; Joe Myers, City Engineer, Houston Public Works.

88 McCravy Meadows GP 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: Dalton  Second: Alleman  Vote: Unanimous  Abstaining: None

89 Millan Tracts 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: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None
90  Moussa  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: Jones  Vote: Unanimous  Abstaining: None

Item(s) 91 and 92 were taken together at this time.

91  Ranch at Dos Brisas GP  GP  Defer
92  Ranch at Dos Brisas Sec 1  C2  Defer
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.
  Motion: Alleman  Second: Sigler  Vote: Unanimous  Abstaining: None

93  Spring Creek RV Park  C2  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: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None

94  Telge Road Business Park  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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None

Item(s) 95 and 96 were taken together at this time.

Commissioner Alleman recused herself

95  Tomball ISD at Cypress Rose Hill GP  GP  Defer
96  Tomball ISD Educational Campus  C3P  Defer
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.
  Motion: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

97  Westheimer Site  C2R  Withdrawn
98  York Place  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: Jones  Second: Garza  Vote: Unanimous  Abstaining: None
E  SPECIAL EXCEPTIONS

Item(s) 99 and 100 were taken together at this time.

Commissioner Sigler recused herself.

99  Amira Sec 6  C3P  Defer
100  Cypress Heights Drive Street Dedication  C3P  Defer
     Sec 1 and Reserves

Staff recommendation: Defer the application(s) for two weeks per Harris County's request.
Commission action: Deferred the application(s) for two weeks per Harris County’s request.
   Motion: Alleman  Second: Baldwin  Vote: Unanimous  Abstaining: None

Commissioner Sigler returned.

F  RECONSIDERATION OF REQUIREMENTS

101  Miabella  C2R  Withdrawn

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

G  EXTENSIONS OF APPROVAL

102  Clay Road Commerce Park  EOA  Approve
103  Cruz Estates  EOA  Approve
104  Harris County Juvenile Detention Facility  EOA  Approve
105  Houston's Skyscraper Shadows  EOA  Approve
     Sec 2 partial replat no 4
106  McDaniel Gardens replat no 1  EOA  Approve
     and extension
107  Strongfab Solutions Inc  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

108  24094 FM 1485 East  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 102-108.
Commission action: Approved staff’s recommendation for items 102-108.
   Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

109  1026 Blackhaw Street  DPV  Defer

Staff recommendation: Defer the application for two weeks for legal review.
Commission action: Deferred the application for two weeks for legal review.
   Motion: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None
110 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: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2019 FOR:
a. Bassey Woods partial replat no 1 
b. Freeway Manor partial replat no 1 
c. Merrylands Sec 1 partial replat no 1 
d. Quinn Way partial replat no 1 
e. Talia Court Village replat no 1 and extension
f. Temple Terrace partial replat no 3
Staff recommendation: Establish a public hearing date of February 14, 2019 for item II a-f.
Commission action: Established a public hearing date of February 14, 2019 for item II a-f.
Motion: Jones  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET
Staff recommendation: Grant the off-street parking variance(s) to allow 57 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development.
Commission action: Granted the off-street parking variance to allow 57 off-street vehicle parking spaces and 5 bicycle racks (20 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development. The applicant also agreed to provide 2 vehicle spaces off-site therefore they will be short only one vehicle space onsite instead of 3.
Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
Speaker(s): James Roman, applicant and Matt Shafiezadeh – supportive.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 347 WEST 20TH STREET  Withdrawn

V. 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: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL ROYAL LOCATED AT 11503 SOUTH SAM HOUSTON PARKWAY EAST
Staff recommendation: Grant the Hotel/Motel variance(s).
Commission action: Grant the Hotel/Motel variance(s) with the condition the applicant moves one handicap parking space closer to the entry.
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker(s): Lokesh Khosia - supportive

Item VII. was taken and acted on earlier with item 87.
VIII. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM
Commissioner Abraham was present; therefore, no Commission action was required.

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:34 p.m.
Motion: Garza                        Second: Clark                      Vote: Unanimous       Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary