

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

Absent

Susan Alleman

Bill Baldwin

Absent

Antoine Bryant

Arrived at 2:38 p.m. during items #23 and 24
Left at 4:57 p.m. during item #107

Lisa Clark

Randall L. Jones

Arrived at 2:36 p.m. during items #23 and 24

Isabel Longoria

Lydia Mares

Left at 5:01 p.m. during item #107

Christina Morales

Absent

Paul R. Nelson

Linda Porras-Pirtle

Arrived at 2:42 p.m. during items #23 and 24

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Left at 4:37 p.m. during item #104

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Absent

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.

Commission action: Approved the plats subject to the CPC 101 form.

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.

Motion: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

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 at Houston Avenue

C2R

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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Item #103, V and VII were taker together at this time

- 103 Maison Robert C2R Defer**
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.

98 City of Houston White Oak Water Well Site 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: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Item #109 and 110 were taken together at this time.

Commissioner Sigler recused herself.

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 Blackhaw 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. McCrary 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: **Porras-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 Matamoras, 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