

Minutes of the Houston Planning Commission

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

December 15, 2016

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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Absent

Antoine Bryant

Lisa Clark

Algenita Davis

Left at 3:15 pm during item #90

Mark A. Kilkenny

Absent

Lydia Mares

Paul R. Nelson

Arrived at 2:50 pm during item I

Linda Porras-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Meera D Victor

Shaukat Zakaria

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE DECEMBER 1, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 1, 2016 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 26, ARTICLE VIII – THE OFF-STREET PARKING AND LOADING ORDINANCE

Staff recommendation: Accept recommendation for approval per staff report, and forward to City Council.

Commission action: Accepted recommendation for approval per staff report, and forwarded to City Council.

Motion: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Speakers: Michael Huffmaster and Megan Poissant – opposed.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 86

Items removed for separate consideration: **78**.

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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendations for items **78** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **78** subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker: Donald Perkins, Council Member Green's office - undecided.

C PUBLIC HEARINGS

Commissioner Sigler recused herself.

87 Aliana Sec 43 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: **Rifaat** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Joshua Bullard – opposed.

Commissioner Sigler returned.

88 Almeda Plaza Sec 4 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers: Donald Perkins, Council Member Green's office and Jeffrey Tompkins – opposed.

89 Bayou Fifth Sec 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

90 Brookwood Forest Sec 3 C3N Approve
partial replat no 1 and extension

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

91 Canyon Village at Westheimer Lakes C3N Approve
Sec 1 partial replat no 2

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Dedra Spears – opposed.

92 Colina Homes on Crockett Street C3N Defer
replat no 1

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

93 Lismar Estates 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: **Baldwin** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

94 Rhode at the Vineyards 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**

Speakers: Michael Eaglin – undecided; Mariza Prida, applicant – supportive.

95 Tealbrook Sec 1 partial replat no 3 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: **Rifaat** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

96 Vistas of Klein Lake Sec 2 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

97 Blodgett Grove C2R Defer
Staff recommendation: Defer the application for three weeks per Council Member Boykin's request.
Commission action: Deferred the application for three weeks per Council Member Boykin's request.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Commissioner Clark recused herself.

98 Eldridge Forty Six C3P Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Clark returned.

99 Harris County MUD No 494 Lift Station No 2 C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

100 Homestead Industrial Park GP Defer
Staff recommendation: Defer the application for three weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for three weeks to allow the applicant time to submit revised information.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 101 and 102 were taken together at this time.

101 Lake House GP Defer
102 Lake House Sec 2 C3P 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Porras-Pirtle recused herself.

103 Lyons Avenue Health Center replat no 1 C2R Defer
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for three weeks for additional information.
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
Speakers: Jane McCullough and Joetta Stevenson – opposed; Marylou Henry, applicant – supportive.

Commissioner Porras-Pirtle returned.

104 Murphy Square **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: **Clark** Vote: **Unanimous** Abstaining: **None**

105 Museum of Fine Arts Houston Sec 3 **C2R** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Zakaria** Vote: **Carries** Abstaining: **Garza**

Items 106, 107,108, 109, 110 and 111 were taken together at this time.

106 Palmer Four East End **C2R** **Approve**
107 Palmer One East End **C2R** **Approve**
108 Palmer Three East End **C2R** **Approve**
109 Palmer Two East End **C2R** **Approve**
110 Ranger One East End **C2R** **Approve**
111 Ranger Two East End **C2R** **Approve**

Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker: Tom McCasland, Interim Director, Housing and Community Development Department - supportive

112 Saint Nicholas Place **C2R** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

113 Velasco Place **C2** **Approve**
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

114	Bihner Katy Park	EOA	Approve
115	Development at Spring Cypress and Kuykendahl Sec 1	EOA	Approve
116	Gleannloch Farms Marketplace	EOA	Approve
117	Houston Acreage Estates replat no 1	EOA	Approve
118	Kansas Trails at Cottage Grove	EOA	Approve
119	Newport Court Reserve	EOA	Approve
120	Pier Place	EOA	Approve
121	Royal Brook Reserve	EOA	Approve
122	Spectrum of Hope Tres Sec 1	EOA	Approve
123	US 59 New Caney Commercial Development Sec 2	EOA	Approve

H NAME CHANGES

124	Elyson Falls Drive Street Dedication Sec 1 (prev. Elyson Falls Street Dedication Sec 1)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

125	0 Wolf Road	COC	Approve
126	0 FM 2100	COC	Approve
127	0 FM 2100	COC	Approve
128	0 Scott Road	COC	Approve
129	0 Scott Road	COC	Approve
130	0 Wiley Road	COC	Approve
131	23155 Willowick Street	COC	Approve
132	20505 Ravenwood Drive	COC	Approve
133	30016 Aldine Westfield	COC	Approve

Staff recommendation: Approve staff's recommendation for items 114 to 133.

Commission action: Approved staff's recommendation for items 114 to 133.

Motion: **Rifaat**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134	5419 Brinkman Street	DPV	Approve
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Staff recommendation: Grant the requested variance(s) and approve the development plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the development plat subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

135 1802 Cheshire Lane DPV Approve
Staff recommendation: Grant the requested variance(s) and approve the development plat per the staff report.
Commission action: Granted the requested variance(s) and approved the development plat per the staff report.
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

136 2535 Glen Haven Boulevard DPV Defer
Staff recommendation: Deny the requested variance(s) and development plat per the staff report.
Commission action: Deferred the application for three weeks at the Applicant's request, and to allow time for revised information.
Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
Speakers: Larry Wall, owner and Jesse Givens, applicant – supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 19, 2017 FOR:

- a. **Epic Homes**
- b. **Silverbonnet Place partial replat no 1**
- c. **Shermandale Addition partial replat no 1 and extension**
- d. **Shops at Spring Forest**
- e. **Spring Branch Estates Sec 2 partial replat no 9**
- f. **Washington Terrace partial replat no 3**
- g. **West Lane Annex partial replat no 3**

Staff recommendation: Establish a public hearing date of January 19, 2017 for items **III a-g**.
Commission action: Established a public hearing date of January 19, 2017 for items **III a-g**.
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AIRLINE MOTEL 6 LOCATED AT 4929 AIRLINE DRIVE

Staff recommendation: Grant and approve the hotel/motel variance(s) subject to the conditions listed.
Commission action: Granted and approved the hotel/motel variance(s) subject to the conditions listed.
Motion: **Zakaria** Second: **Bryant** Vote: **Carries** Opposing: **Anderson, Baldwin, Garza, Porras-Pirtle and Victor**
Speaker: Rupesh Patel, owner – supportive.

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AMERICAS BEST VALUE INN LOCATED AT 7421 PARK PLACE BLVD

Staff recommendation: Grant and approve the hotel/motel variance(s) subject to the conditions listed.
Commission action: Granted and approved the hotel/motel variance(s) subject to the conditions listed.
Motion: **Garza** Second: **Rifaat** Vote: **Carries** Opposing: **Baldwin, Victor and Zakaria**
Speakers: Dharmesh Patel, owner and Caroline Ordener, applicant – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 3100 BLOCK OF MEMEL STREET BETWEEN DES CHAUMES STREET AND LINN STREET, NORTH SIDE (MLS 627)

Staff recommendation: Deny the consideration of a Special Minimum Lot Size Block application MLS 627 for the 3100 block of Memel Street between Des Chaumes Street and Linn Street, north side.
Commission action: Denied the consideration of a Special Minimum Lot Size Block application MLS 627 for the 3100 block of Memel Street between Des Chaumes Street and Linn Street, north side.
Motion: **Baldwin** Second: **Garza** Vote: **Carries** Abstaining: **Bryant**
Speakers: Peggy Parker, Pauline Justice – supportive; Altonette Perry Terrance – opposed.

VII. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY

Commissioner Subinsky absences were excused.

Motion: **Clark**

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 5:11 p.m.

Motion: **Alleman**

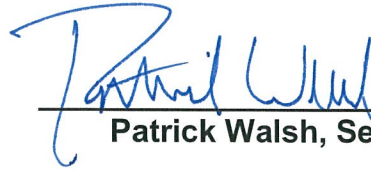
Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary