

Minutes of the Houston Planning Commission

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

November 30, 2017

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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Arrived at 3:31p.m. during Director's Report

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Absent

Lisa Clark

Absent

Algenita Davis

Left at 3:27 p.m. during item IV

Mark A. Kilkenny

Absent

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Zafar Tahir

Arrived at 2:48 p.m. during item #89 & III

Left at 3:55 p.m. during item VIII

Meera D. Victor

Mark Mooney for

Arrived at 2:46 p.m. during item #87

Left at 3:55 p.m. after item #101

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond J. Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Carrin F. Patman

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

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

APPROVAL OF THE NOVEMBER 9, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 9, 2017 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Alleman** Vote: **Carries** Abstaining: **Mares**

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

Items removed for separate consideration: **1, 41.**

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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Anderson recused themselves.

Staff recommendation: Approve staff's recommendation for item **1, 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **1, 41** subject to the CPC 101 form conditions.

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

Commissioners Alleman and Anderson returned.

C PUBLIC HEARINGS

84 Avondale Square partial 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: **Garza** Second: **Sigler** Vote: **Carries** Abstaining: **Brave**

Speaker: Joshua Kester, applicant – supportive.

85 Brae Burn Acres 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: **Brave** Vote: **Unanimous** Abstaining: **None**

86 Broad Oaks partial replat no 8 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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

87 Cypress Place 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: **Anderson** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

88 Garden Acres 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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

Items 89 & III were taken together at this time and voted on separately.

89 Glendower Court partial replat no 3 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: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET

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: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Matt Tucker, applicant – supportive; Dean McNeely – opposed.

90 Hollywood Gardens partial replat no 6 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**

91 Reflections Sec 2 partial replat no 2 C3N Defer
Staff recommendation: Defer the application for two weeks per Public Works utilities review.
Commission action: Deferred the application for two weeks per Public Works utilities review.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

92 West Lane Place partial replat no 3 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: **Baldwin** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

93 Westheimer Gardens Extension C3N Approve
partial replat no 5
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

94 Courtland Square Sec 2 replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to provide revised information.
Commission action: Deferred the application for two weeks to give the applicant time to provide revised information.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

95 Katy Freeway Corner C2R Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards and give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards and give the applicant time to submit revised information.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Pham and Nguy Development at Fairbanks 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: **Anderson** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Items 97 and 98 were taken together at this time.

97 Porter Ranch GP GP Defer
98 Porter Ranch Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
Motion: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Items 99 and 100 were taken together at this time.

99 Republic Business Center GP GP Defer
100 Rublic Business Center Sec 1 C2 Defer
Staff recommendation: Defer the applications for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the applications for two weeks to give the applicant time to submit revised information.
Motion: **Anderson** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

101 Southwest Logistics Park 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: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Owen Milburn – undecided; Franklin Hall – opposed; Richard Smith, Managing Engineer, Public Works and Engineering

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

102	Grand Morton East	EOA	Approve
103	Harris County MUD No 494 Lift Station no 2	EOA	Approve
104	Kings Plaza	EOA	Approve
105	Miramesa Sec 4	EOA	Approve
106	Ready Mix on Breen	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

107	21115 Dunn Street	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 102-107.

Commission action: Approved staff's recommendation for items 102-107.

Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 4, 2018 FOR:

- a. Edward Court replat no 1
- b. Garden Acres partial replat no 3
- c. Jandor Gardens partial replat no 1
- d. Lakeview Homes Addition partial replat no 3
- e. Spring Valley Point
- f. Summerlyn at Spring Branch
- g. Westbury Sec 3 partial replat no 3
- h. Westhaven Estates Sec 1 partial replat no 8

Staff recommendation: Establish a public hearing date of January 4, 2018 for items II a-h.

Commission action: Established a public hearing date of January 4, 2018 for items II a-h.

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

Item III. Was taken earlier with item #89

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8125 WESTGLEN DRIVE

Staff recommendation: Defer the application for two weeks to allow the applicant to submit revised information.

Commission action: Deferred the application for two weeks to allow the applicant to submit revised information.

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

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE

Staff recommendation: Approve the Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive.

Commission action: Approved the Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive.

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

Speakers: Nichole Bowden, applicant and Rod Johnson, owner – supportive.

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SHEFFIELD PLAZA LOCATED AT 986 SHEFFIELD BOULEVARD

Staff recommendation: Deny the Hotel/Motel application.

Commission action: Denied the Hotel/Motel application.

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

Speaker: Nichole Bowden, applicant – supportive.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR 6234 RICHMOND AVENUE MOTEL LOCATED AT 6234 RICHMOND AVENUE

Staff recommendation: Deny the Hotel/Motel application.

Commission action: Denied the Hotel/Motel application.

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

Speaker: Yota Papadepulos, designer – supportive.

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1700 -1800 BLOCK OF MARYLAND STREET, NORTH AND SOUTH SIDES, BETWEEN DUNLAVY STREET AND WINDSOR STREET - MLS 686

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 1700-1800 block of Maryland Street, north and south sides, between Dunlavy Street and Windsor Street, MLS 686, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block application for the 1700-1800 block of Maryland Street, north and south sides, between Dunlavy Street and Windsor Street, MLS 686, and forwarded to City Council.

Motion: **Brave** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Speakers: Jesus Aguayo Jr., Gonzalo Olano, Elena Wortham, Elizabeth K. Hall, applicant and Paule Johnston – supportive; Jim Gazda – opposed.

Items IX and X were taken together at this time.

IX. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 5500 BLOCK OF ASHBY STREET, EAST SIDE, BETWEEN RICE BOULEVARD AND BOLSOVER STREET - MLS 685

X. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK FOR THE 5500 BLOCK OF ASHBY STREET, EAST SIDE, BETWEEN RICE BOULEVARD AND BOLSOVER STREET - MBL 237

Staff recommendation: Approve the Special Minimum Lot Size Block and Special Minimum Building Line Block applications for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street, MLS 685 and MBL 237, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block and Special Minimum Building Line Block applications for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street, MLS 685 and MBL 237, and forwarded to City Council.

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

XI. PUBLIC COMMENT
NONE

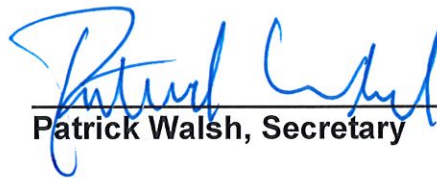
XII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:02 p.m.

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



Martha L. Stein, Chair



Patrick Walsh, Secretary