

Minutes of the Houston Planning Commission

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

October 25, 2018

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

Bill Baldwin

Antoine Bryant

Lisa Clark

Lydia Mares

Christina Morales

Left at 4:02 p.m. after item #100

Paul R. Nelson

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

Executive Secretary

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

CHAIR'S REPORT

The Chair's Report was given by Commissioner Martha L. Stein.

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 11, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 11, 2018 Planning Commission meeting minutes.

Motion: **Tahir**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION AND CONSIDERATION FOR THE EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA

Staff recommendation: Approve the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forward to City Council.

Commission action: Approved the consideration for the expansion of the Chapter 26 Central Business District parking exempt area and forwarded to City Council.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE 2019 PLANNING COMMISSION MEETING DATES

Staff recommendation: Approve the Planning Commission meeting dates for 2019.

Commission action: Approved the Planning Commission meeting dates for 2019.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PRESENTATION AND CONSIDERATION OF THE 2019 CHAPTER 26 SUBMITTAL DATES

Staff recommendation: Approve the 2019 Chapter 26 submittal dates.

Commission action: Approved the 2019 Chapter 26 submittal dates.

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

IV. PUBLIC HEARING ON THE PROPOSED ADDITION OF ELLINGTON ROAD TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN

Presentation was given by Velyjha Southern, Planning and Development Department.

Speakers: None

V. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 90)

Staff recommendations for item **84** was modified from Defer to Approve.

Items removed for separate consideration: **24, 28, 39, 54** and **84**.

Staff recommendation: Approve staff's recommendations for items **1 – 90**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 90**, subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman and Clark recused themselves.

Staff recommendation: Approve staff's recommendations for item(s) **24, 28** and **84**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **24, 28** and **84**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Commissioner(s) Alleman and Clark returned.

39 Retreat at Westview Terrace C3F 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**
Speaker(s): Aaron Espinoza – undecided.

54 West Lane Annex partial replat no 3 replat no 1 C3F 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Edward Richardson – opposed.

C PUBLIC HEARINGS

91 Archer Place 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: **Mares** Vote: **Unanimous** Abstaining: **None**

92 Colonial Gold 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: **Clark** Vote: **Unanimous** Abstaining: **None**

93 Grace Landing C3N Withdrawn

94 Hollywood Gardens partial replat no 7 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Catherine Barchfeld-Alexander and Ted Jose – opposed.

95 Inwood Park Village 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

96 Linden Lea Sec 2 partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

97 Live Oak Growing 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: **Bryant** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

98 McFarland Court 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

99 Newport Sec 6 partial replat no 1 and extension C3N 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

100 Saint Annes Catholic Church C3N Defer

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

Commission action: Defer the application for two weeks per the applicant's request.

Motion: **Baldwin** Second: **Morales** Vote: **Carries** Opposing: **Alleman, Bryant, Clark, Mares, Rosenberg, Sigler**

Speaker(s): Andrew Allemand, applicant – supportive; Jane Janecek, Evalyn Krudy and Pam Earthman – opposed; Arva Howard, Legal Department; Richard Smith, Managing Engineer, Houston Public Works.

101 Westhaven Estates Sec 1 partial replat no 9 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**

D VARIANCES

102 Anderson Lakes 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

103 Bridgeland Prairieland Village GP GP 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Motion made by Commissioner Bryant, seconded by Commissioner Garza to take items #104, #105, #106, #107 and #112 together at this time. Motion carried unanimously.

104 East Parker Landing C3R Defer

105 Grand Parkway Phase 2 partial replat no 1 C2R Defer

106 Houston Ventures Homes at Houston Avenue C2 Defer

107 Liberty Heights **C2R** **Defer**
112 Wellford Square replat no 1 **C2R** **Defer**
Staff recommendation: Defer the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant's request.
Commission action: Deferred the application(s) for two weeks per Chapter 42 Planning Standards and per the applicant's request.
Motion: **Sigler** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

108 Northwest Transit Center **C2R** **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: **Rosenberg** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

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

109 Pecan Estates GP **GP** **Approve**
110 Pecan Estates Sec 1 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

111 Station Thirty Five Thirty Five **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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Item #112 was taken and acted on earlier in the meeting with item(s) #104, #105, #106, and #107.

E SPECIAL EXCEPTIONS
NONE

Chair Martha L. Stein called on Commissioner Tahir for a point of personal privilege to introduce his intern Maham Qadri.

F RECONSIDERATION OF REQUIREMENTS

Items #113 and #114 were taken together at this time.

113 Katy Manor South GP **GP** **Approve**
114 Katy Manor South Sec 1 **C3P** **Approve**
Staff recommendation: Grant two of the three variance(s), and approve the plat(s) subject to the CPC 101 form conditions.

Commission action: Granted two of the three variance(s), and approved the plat(s) subject to the CPC 101 form conditions.

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

115 Ventana Lakes East Sec 2

C3P

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

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

G EXTENSIONS OF APPROVAL

116	Harris County MUD No 1 Water Plant no 4	EOA	Approve
117	Providence Health Center	EOA	Approve
118	Restoration Temple Center	EOA	Approve
119	Royal Brook at Kingwood Sec 20	EOA	Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

120	24058 Wildwood Road	COC	Approve
121	21953 Kipper Ln	COC	Approve
122	24325 W. Terrace Drive	COC	Approve
123	19889 South Plantation Estates Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items #116-123.

Commission action: Approved staff's recommendation for items #116-123.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item #124 and IX were taken together at this time.

124	3310 Travis Street	DPV	Approve
------------	---------------------------	------------	----------------

IX. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3310 TRAVIS STREET

Staff recommendation: Grant the development plat variance(s) to allow a 0' building line in lieu of the ordinance-required 10' building line along Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the conditions that the applicant provide 6' sidewalks and 3" caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis Street.

Commission action: Granted the development plat variance(s) to allow a 0' building line in lieu of the ordinance-required 10' building line along Travis Street, a local street and the off-street parking variance(s) to allow 13 off-street vehicle parking spaces and 2 bicycle racks (8 bicycle spaces) in lieu of the ordinance-required 25 vehicle parking spaces for the proposed office addition subject to the

conditions that the applicant provide 6' sidewalks and 3" caliper street trees along Travis and Francis Streets and close the unused vehicular curb cut on Travis Street.

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

VI. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2018 FOR:

- a. Balmoral Sec 6 replat no 1
- b. Benignus Acres replat partial replat no 1 and extension
- c. Craig Woods partial replat no 24
- d. Dell Dale Addition partial replat no 1
- e. Draco Spring Manufacturing Company
- f. First Urban replat no 1
- g. Legends at Gleannloch Sec 1 partial replat no 1
- h. Magnolia Park partial replat no 6
- i. Spring Forest Sec 2 partial replat no 4
- j. Steeple Chase Sec 1 partial replat no 1
- k. Truro Street Landing replat no 1

Staff recommendation: Establish a public hearing date of November 29, 2018 for item(s) VI a-k.

Commission action: Established a public hearing date of November 29, 2018 for item(s) VI a-k.

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

VII. 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: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4305 JACK STREET

Staff recommendation: Grant the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.

Commission action: Granted the off-street parking variance(s) to allow 21 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 34 vehicle parking spaces for the proposed Timberline Fitness Studio development.

Motion: **Baldwin** Second: **Rosenberg** Vote: **Carries** Opposing: **Porras-Pirtle and Smith**

Item IX was taken earlier with item #124.

X. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA

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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

XI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY

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: **Victor** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

XII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE BELT JUNCTION CITY SUBDIVISION – MLSA 717

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forward to City Council with a modified boundary.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Belt Junction City Subdivision, MLSA 717 and forwarded to City Council with a modified boundary.

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

Speaker(s): Oscar Vega, applicant – supportive.

XIII. EXCUSE THE ABSENCES OF COMMISSIONER NELSON

Commissioner Nelson was present; therefore, no Commission action was required.

Michael Kramer, Assistant Director made a revision to his Director’s Report and stated that the next Walkable Places Committee meeting will be held on November 14 from 4:00 – 6:00 p.m., instead of October 31 date.

**XIV. PUBLIC COMMENT
NONE**

XV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:45 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary