

Minutes of the Houston Planning Commission

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

December 1, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Arrived at 2:45 pm during item I

Susan Alleman

Bill Baldwin

Arrived at 2:32 pm during Director's Report

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Absent

Meera D Victor

Absent

Shaukat Zakaria

Mark Mooney for

Arrived at 2:45 pm during item I,

The Honorable James Noack

Left at 4:00 pm during item V

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

Arrived at 2:32 pm during Director's Report

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

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

APPROVAL OF THE NOVEMBER 10, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 10, 2016 Planning Commission meeting minutes with the correction to item #67 noting Commissioner Sigler abstaining.

Motion: **Rifaat** Second: **Sigler** Vote: **Carries** Abstaining: **Alleman**

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: Deferred the proposed amendments for two weeks.

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

Speaker: Steve Ashy – undecided.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1- 77)

Items removed for separate consideration: **11, 15, 26, 51 and 57.**

Staff recommendation: Approve staff's recommendations for items 1 – 77 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 - 77 subject to the CPC 101 form conditions.

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

Commissioners Anderson, Kilkenny and Sigler recused themselves.

Staff recommendation: Approve staff's recommendations for items **11, 15, 26, 51 and 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 15, 26, 51 and 57** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioners Anderson, Kilkenny and Sigler returned.

C PUBLIC HEARINGS

78 Almeda Plaza Sec 4 partial replat no 1 C3N Defer

Staff recommendation: Defer the application for two weeks per Council Member Green's request.

Commission action: Deferred the application for two weeks per Council Member Green's request.

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

79 Houstons Skyscraper Shadows C3N Withdrawn
Sec 2 partial replat no 3

80 Lismar Estates replat no 2 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

81 Pine Hollow 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

82 Tall Timbers Section of River Oaks C3N Approve
partial replat no 6
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: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

83 Chevron at Washington C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

Item 84 and 89 were taken together at this time.

84 Houston Intercontinental Trade GP Approve
Center East GP

89 McKay Intercontinental Trade GP Approve
Center GP

Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
Motion: **Kilkenny** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

85 Jackson Street Grove C2R Approve
Staff recommendation: Grant 3 of the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted 3 of the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

86 Laurel Park North Sec 3 C3P Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

87 Lexington Woods Business Park C3P Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

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

88 Mallard Crossing Emergency Service C2 Withdrawn

Item 89 was taken earlier and acted on with item 84.

90 Woodland Hills Drive Street SP Approve
Dedication Sec 1

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Kilkenny** Second: **Clark** Vote: **Carries** Abstaining: **Anderson**

91 Zube Park C2 Approve

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

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

Motion: **Porras-Pirtle** Second: **Zakaria** Vote: **Carries** Abstaining: **Anderson**

E SPECIAL EXCEPTIONS

92 Grand Vista Lakes GP GP Withdrawn

F RECONSIDERATION OF REQUIREMENTS

93 Galleria replat no 2 C2R Approve

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

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

Motion: **Kilkenny** Second: **Davis** Vote: **Carries** Abstaining: **Garza**

94 Provision at West Belfort C2 Approve

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

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

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

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

G EXTENSIONS OF APPROVAL

95	Crossing at Katy Fulshear	EOA	Approve
96	Cypress Creek Commerce	EOA	Approve
97	Franz Industrial Park	EOA	Approve
98	Grand Vista Sec 21	EOA	Approve
99	Hare Cook Road Street Dedication Sec 1	EOA	Approve
100	Harvest Green Sec 10	EOA	Approve
101	Holland Strack Venture	EOA	Approve
102	Laurel Park North Sec 4	EOA	Approve
103	Lehigh Hanson Crosby Rail Terminal Sec 1	EOA	Approve
104	Safesite Tract	EOA	Approve
105	Sammay	EOA	Approve
106	Village at Archer	EOA	Approve
107	Willowcreek Ranch Sec 9	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

108	19625 Hickory Lane	COC	Approve
109	19240 Purus Drive	COC	Approve
110	26927 Peach Creek Drive	COC	Approve
111	27007 Saddle Rock Lane	COC	Approve
112	6410 Killough	COC	Approve
113	27047 Burning Tree	COC	Approve
114	20245 Debbie Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items 95 to 114.

Commission action: Approved staff's recommendation for items 95 to 114.

Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115	5419 John Dreaper Drive	DPV	Withdrawn
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III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 5, 2017 FOR:

- a. Country Lake Estates Sec 3 partial replat no 1
- b. Monarch Estates Sec 3 partial replat no 1
- c. Nira Park Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of January 5, 2017 for items III a-c.

Commission action: Established a public hearing date of January 5, 2017 for items III a-c.

Motion: Rifaat Second: Bryant Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)

Staff recommendation: Deny the off-street parking variance, subject to the staff report conditions.
Commission action: Denied the off-street parking variance, subject to the staff report conditions.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

V. 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 subject to the conditions listed.
Commission action: Deferred the application for two weeks to give the Commissioner Zakaria time to review the area.
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Defer the hotel/motel variance for two weeks per Council Member Gallegos' request.
Commission action: Deferred the hotel/motel variance for two weeks per Council Member Gallegos' request.
Motion: **Zakaria** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1100 BLOCK OF WEST DREW STREET BETWEEN MONTROSE BOULEVARD AND VAN BUREN STREET, NORTH SIDE (MLS 625)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street and forward to City Council.
Commission action: Denied the Special Minimum Lot Size Area application MLS 625 for the 1100 block of West Drew Street, north side, between Montrose Boulevard and Van Buren Street.
Motion: **Zakaria** Second: **Clark** Vote: **Carries** Abstaining: **Brave**
Opposing: **Baldwin, Dean, Nelson, Porras-Pirtle and Rifaat**
Speakers: Alice McCarthy, Mike McKann, Jim Bogel, Karen Petrisko and Delia Cuellar – supportive
Aman Khan, Cheryl Joseph - opposed

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:27 p.m.
Motion: **Garza** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**



Martha L. Stein, Chair



Michael Kramer, Secretary