

Minutes of the Houston Planning Commission

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

November 29, 2018

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:37 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Arrived at 2:54 p.m. during item #14
Susan Alleman	
Bill Baldwin	
Antoine Bryant	Arrived at 2:55 p.m. during item #14
Lisa Clark	
Randall L. Jones	
Isabel Longoria	
Lydia Mares	Absent
Christina Morales	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	
Ileana Rodríguez	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	Absent
Mark Mooney for The Honorable James Noack	Left at 4:06 p.m. during item #86
Maggie Dalton for The Honorable Robert E. Hebert	Left at 4:08 p.m. during item #86
Loyd Smith for The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary

Margaret Wallace Brown, Acting Director, Planning and Development

CHAIR'S REPORT

The Chair's Report was given by Vice Chair M. Sonny Garza.

DIRECTOR'S REPORT

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

APPROVAL OF THE NOVEMBER 8, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 8, 2018 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING AND CONSIDERATION FOR THE RENAMING OF ALDINE-WESTFIELD DRIVE TO ALDINE-WESTFIELD LANE: FROM HEANEY TO TIDWELL

Staff recommendation: Approve the consideration for the renaming of Aldine-Westfield Road to Aldine-Westfield Lane, from Heaney to Tidwell, and forward to City Council.

Commission action: Approved the consideration for the renaming of Aldine-Westfield Road to Aldine-Westfield Lane, from Heaney to Tidwell, and forwarded to City Council.

Motion: **Baldwin**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 72)

Item removed for separate consideration **14**.

Staff recommendation: Approve staff's recommendations for items **1 – 72**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 72**, subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

14 Katy Lakes 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: **Carries** Opposing: **Rosenberg** Abstaining: **Bryant**

Speaker(s): Gordon Gould, Teresa Rodriguez Nelson, Erin Zimmerman and Leslie Gould – opposed; Fred Mathis, Harris County.

C PUBLIC HEARINGS

73 Balmoral Sec 6 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: **Bryant**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

74 Benignus Acres replat 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: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

75 Craig Woods partial replat no 24

C3N

Withdrawn

76 Dell Dale Addition partial replat no 1 and extension

C3N

Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Jones**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

77 Draco Spring Manufacturing Company C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Baldwin** Second: **Longoria** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Bonnie Fountain – opposed; Christian Offenburger, applicant and Sergio Chauarria - supportive.

78 First Urban 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

79 Legends at Gleannloch Sec 1 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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

80 Magnolia Park partial replat no 6 C3N Withdrawn

81 Spring Forest Sec 2 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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

82 Steeple Chase Sec 1 partial replat no 1 C3N Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Morales** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Christian Offenburger, applicant – supportive; Melissa Swisher - opposed.

Commissioner Abraham recused himself.

83 Truro Street Landing 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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Commissioner Abraham returned.
Commissioner Abraham recused himself.

84 Wessex partial replat no 1 C3N Approve
Speaker(s): Andy Lang, Brian Tully, Oliver Mullins, Donald Clayton and Alice Nelson – opposed; Arva Howard, Legal Department.

Motion made by Commissioner Baldwin, seconded by Commissioner Bryant to delay item 84 until later in the meeting to give Legal time to review the deed for the property. Motion carried unanimously.

Commissioner Abraham returned.

D VARIANCES

85 Frenchman Square **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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Joyce Owens, applicant – supportive; Joe Myers, City Engineer, Houston Public Works Department.

86 Miabella **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: **Baldwin** Second: **Sigler** Vote: **Carries** Abstaining: **Rosenberg**
Speaker(s): Mary Villareal, applicant and Tom O’Leary, project architect – supportive.

The Commission returned to item 84 at this time.

84 Wessex 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Arva Howard, Legal Department; Brian Tully - opposed.

87 Reserve at Cypress Rose Hill **C3P** **Defer**
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

88 S F Nobles Addition partial replat no 2 and extension **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: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Smith**

89 TC Jester Schuler Reserve **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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker(s) Elizabeth Brown – opposed; Omar Bossio; William Saour, applicant – supportive.

90 Vita Homes at Center Street **C2R** **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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 91 and 92 were taken together at this time.

91	Forbes Crossing GP	GP	Approve
92	Forbes Crossing Sec 2	C3R	Approve

Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 93 and 94 were taken together at this time.

93	Miramesa West GP	GP	Approve
94	Miramesa West Sec 1	C3P	Approve

Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Bryant** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

Commissioner Alleman recused herself.

95	Katy ISD Agriculture Center	C2	Approve
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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: **Sigler** Vote: **Unanimous** Abstaining: **None**

96	Shady Acres Extension no 3 partial replat no 13	C2R	Withdrawn
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Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

97	Atascocita Area Park	EOA	Approve
98	Balmoral Sec 14	EOA	Approve
99	BTS Capital Inc	EOA	Approve
100	Forest Village Sec 10	EOA	Approve
101	Imperial Business Park	EOA	Approve
102	Kaiser at Lemm Road	EOA	Approve
103	Pham and Nguy Development at Fairbanks	EOA	Approve
104	Sparks Fabricators	EOA	Approve
105	Vadtal Dham Shree Swaminarayan Hindu Temple replat no 1 and extension	EOA	Approve
106	Wealth Team	EOA	Approve

H NAME CHANGES

- | | | | |
|------------|--|-----------|----------------|
| 107 | Centerpoint Energy Bluebonnet Point Reserve (prev. CenterPoint Energy Kingwood Porter Shaving Facility) | NC | Approve |
| 108 | Centerpoint Energy Magnolia Point Reserve (prev. Centerpoint Energy Magnolia Peak Shaving Facility) | NC | Approve |

I CERTIFICATES OF COMPLIANCE

- | | | | |
|------------|----------------------|------------|----------------|
| 109 | 24288 FM 1485 | COC | Approve |
|------------|----------------------|------------|----------------|

Staff recommendation: Approve staff's recommendation for items 97-109.

Commission action: Approved staff's recommendation for items 97-109.

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

Commissioner Alleman returned.

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- | | | | |
|------------|------------------------|------------|----------------|
| 110 | 3705 Locke Lane | DPV | Approve |
|------------|------------------------|------------|----------------|

Staff recommendation: Grant the development plat variance(s) to allow a 15' building line in lieu of the ordinance required 25' building line along Westheimer Road subject to a 6' wide sidewalk along Westheimer Road and 3" caliper trees.

Commission action: Granted the development plat variance(s) to allow a 15' building line in lieu of the ordinance required 25' building line along Westheimer Road subject to a 6' wide sidewalk along Westheimer Road and 3" caliper trees.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2019 FOR:

- a. Adelaide Sec 1 partial replat no 1
- b. Ashley Pointe Sec 11 partial replat no 1
- c. Briar Hollow Apartments
- d. Chasewood Meadows partial replat no 4
- e. Craig Woods partial replat no 24
- f. Enchanted Oaks Sec 2 partial replat no 1 and extension
- g. Inwood Park Village replat no 1
- h. Foster Place partial replat no 2
- i. Riverside Terrace Sec 13 partial replat no 1

Staff recommendation: Establish a public hearing date of January 3, 2019 for item III a-i.

Commission action: Established a public hearing date of January 3, 2019 for item III a-i.

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

IV. 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

V. CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCEY INN LOCATED AT 14150 FAYRIDGE DRIVE

Staff recommendation: Deny the Hotel/Motel.

Commission action: Denied the Hotel/Motel.

Motion: **Baldwin**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

VI. 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: **Alleman**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

VII. PUBLIC COMMENT

Kim Mickelson, Legal Department talked about procedures regarding abstention's, due process and legal precedent.

Michael Kramer, Assistant Director, announced that Carlos Espinoza and Arica Bailey are both leaving the Planning and Development Department and wished them well with their future endeavors.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:04 p.m.

Motion: **Clark**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**



M. Sonny Garza, Vice Chair



Michael Kramer, Secretary