

## Minutes of the Houston Planning Commission

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

**January 17, 2019**

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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:34 p.m. during the Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Randall L. Jones

Isabel Longoria

Lydia Mares

Absent

Christina Morales

Left at 3:51 p.m. during item 86

Paul R. Nelson

Left at 5:22 p.m. during item III

Linda Porrás-Pirtle

Left at 3:52 p.m. during item 86

Ileana Rodriguez

Left at 5:05 p.m. during item 95 and 96

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Absent

Mark Mooney for

Left at 3:32 p.m. during item 85

Commissioner James Noack

Maggie Dalton for

Left at 5:01 p.m. during item 89

The Honorable KP George

Loyd Smith for

Left at 4:13 p.m. during item 87

The Honorable Lina Hidalgo

### EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. McCoy

### Executive Secretary

Margaret Wallace Brown, Interim Director, Planning and Development

### CHAIR'S REPORT

NONE

### DIRECTOR'S REPORT

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

**POINT OF PERSONAL PRIVILEGE**

The Chair recognized Richard Smith’s last day to represent Houston Public Works Department at the Planning Commission and thanked him for being a great representative. She also recognized Joe Myer, who will be attending the Commission meetings in the future.

**APPROVAL OF THE JANUARY 3, 2019 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the January 3, 2019 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 73)**

Items removed for separate consideration **2, 15** and **27**.

Staff recommendation: Approve staff’s recommendations for items **1 – 73**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1 – 73**, subject to the CPC 101 form conditions.

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

**Commissioner(s) Clark and Sigler recused themselves.**

Staff recommendation: Approve staff’s recommendations for item(s) **2, 15 and 27**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) **2, 15 and 27**, subject to the CPC 101 form conditions.

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

**Commissioner(s) Clark and Sigler returned.**

**C PUBLIC HEARINGS**

**74 Ashley Pointe Sec 11 partial replat no 1                      C3N                      Defer**

Staff recommendation: Defer the application per the applicant’s request.

Commission action: Deferred the application per the applicant’s request.

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

Speaker(s): Rashid Seemab – opposed.

**75 Enchanted Oaks Sec 2 partial replat                      C3N                      Approve**  
**no 1 and extension**

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

**76 Lakeside Estates Sec 2 partial replat no 2                      C3N                      Defer**

Staff recommendation: Defer the application per Chapter 42 Planning Standards.

Commission action: Deferred the application per Chapter 42 Planning Standards.

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

Speaker(s): Adrian De La Garza – opposed.

**77 Long Point Woods Sec 1 partial 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Jennifer Hundl - opposed

**78 Newport Sec 6 partial replat no 1 and extension 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: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker(s) – Angelina Katen, Vanessa Munez and Norma Molina – opposed.

**79 Riverside Terrace Sec 13 partial replat no 1 C3N Withdrawn**

**D VARIANCES**

**80 Boulevard Place Sec 3 partial replat no 2 C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**81 Buffalo Bayou Park C3R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**82 Cypress Oaks North 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**83 General Warehouse Systems C3P 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**

**84 Grand Parkway at West Little York GP GP Approve**  
Staff recommendation: Grant the 1<sup>st</sup> variance and deny the 2<sup>nd</sup> variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the 1<sup>st</sup> variance and denied the 2<sup>nd</sup> variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**85 Houston Tradeport C3R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Mary Lou Henry, applicant – supportive; Bridgette Murray – undecided.

**86 Houston Ventures Homes C2R Defer**  
**at Houston Avenue**  
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Smith** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker(s): Craig Weinstock, applicant – supportive.

**Item #87 and VII were taker together at this time.**

**87. Maison Robert C2R Approve**  
**VII. CONSIDERATION OF A HOTEL/MOTEL FOR MAISON ROBERT HOTEL LOCATED AT**  
**347 W 20<sup>TH</sup> STREET Approve**

Commissioner Baldwin moved to amend the motion, seconded by Rosenberg. Motion carries with Commissioner(s) Alleman, Clark, Dalton and Garza opposing.

Commissioner Baldwin made motion, seconded by Rosenberg to amend the motion to require 8' sidewalk on 20<sup>th</sup> Street on the nonhotel side. Motion carries with Commissioner(s) Alleman, Clark, Dalton, Garza and Jones opposing.

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action(s): Granted the variance(s) and approved the plat subject to the CPC 101 form conditions as amended.

Motion: Clark Second: Jones Vote: Unanimous Opposing: Alleman, Clark, Dalton, Garza and Jones

Speaker(s): Ben Ackerley, Raymond Redding, Alli Jarrett, Grant Barfusi, Nicholas Muscara, Matthew Werner – supportive; Doris Murdock, Iryna Marchiano – opposed; Joe Myers, City Engineer, Houston Public Works.

**88 McCrary Meadows 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: **Dalton** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**89 Millan Tracts 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**90 Moussa 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: **Jones** Vote: **Unanimous** Abstaining: **None**

**Item(s) 91 and 92 were taken together at this time.**

**91 Ranch at Dos Brisas GP GP Defer**  
**92 Ranch at Dos Brisas Sec 1 C2 Defer**  
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.  
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**93 Spring Creek RV Park C2 Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.  
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**94 Telge Road Business Park 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**Item(s) 95 and 96 were taken together at this time.**

**Commissioner Alleman recused herself**

**95 Tomball ISD at Cypress Rose Hill GP GP Defer**  
**96 Tomball ISD Educational Campus C3P Defer**  
Staff recommendation: Defer the application(s) for two weeks to give the applicant time to submit revised information.  
Commission action: Deferred the application(s) for two weeks to give the applicant time to submit revised information.  
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**97 Westheimer Site C2R Withdrawn**  
**98 York Place 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

Item(s) 99 and 100 were taken together at this time.

Commissioner Sigler recused herself.

99	Amira Sec 6	C3P	Defer
100	Cypress Heights Drive Street Dedication Sec 1 and Reserves	C3P	Defer

Staff recommendation: Defer the application(s) for two weeks per Harris County's request.

Commission action: Deferred the application(s) for two weeks per Harris County's request.

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

Commissioner Sigler returned.

**F RECONSIDERATION OF REQUIREMENTS**

101	Miabella	C2R	Withdrawn
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Items G, H, and I were taken together at this time.

**G EXTENSIONS OF APPROVAL**

102	Clay Road Commerce Park	EOA	Approve
103	Cruz Estates	EOA	Approve
104	Harris County Juvenile Detention Facility	EOA	Approve
105	Houstons Skyscraper Shadows Sec 2 partial replat no 4	EOA	Approve
106	McDaniel Gardens replat no 1 and extension	EOA	Approve
107	Strongfab Solutions Inc	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

108	24094 FM 1485 East	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 102-108.

Commission action: Approved staff's recommendation for items 102-108.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

109	1026 Blackhaw Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks for legal review.

Commission action: Deferred the application for two weeks for legal review.

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

**110 1303 Westheimer Road**

**DPV**

**Defer**

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

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

Motion: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 14, 2019 FOR:**

- a. Bassey Woods partial replat no 1
- b. Freeway Manor partial replat no 1
- c. Merrylands Sec 1 partial replat no 1
- d. Quinn Way partial replat no 1
- e. Talia Court Village replat no 1 and extension
- f. Temple Terrace partial replat no 3

Staff recommendation: Establish a public hearing date of February 14, 2019 for item II a-f.

Commission action: Established a public hearing date of February 14, 2019 for item II a-f.

Motion: **Jones**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow 57 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development.

Commission action: Granted the off-street parking variance to allow 57 off-street vehicle parking spaces and 5 bicycle racks (20 bicycle spaces) in lieu of the ordinance-required 66 vehicle parking spaces for a multi-family development. The applicant also agreed to provide 2 vehicle spaces off-site therefore they will be short only one vehicle space onsite instead of 3.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): James Roman, applicant and Matt Shafiezadeh – supportive.

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 347 WEST 20TH STREET**

**Withdrawn**

**V. CONSIDERATION OF A HOTEL/MOTEL FOR EXPRESS INN LOCATED AT 8585 EASTEX FREEWAY**

Staff recommendation: Defer the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

Commission action: Deferred the application for two weeks to give the applicant time to meet with the Houston Public Works Department and TXDOT.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**VI. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL ROYAL LOCATED AT 11503 SOUTH SAM HOUSTON PARKWAY EAST**

Staff recommendation: Grant the Hotel/Motel variance(s).

Commission action: Grant the Hotel/Motel variance(s) with the condition the applicant moves one handicap parking space closer to the entry.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Lokesh Khosia - supportive

**Item VII. was taken and acted on earlier with item 87.**

**VIII. EXCUSE THE ABSENCES OF COMMISSIONER ABRAHAM**

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

**IX. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:34 p.m.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

  
Martha L. Stein, Chair

  
Michael Kramer, Secretary