

Houston Planning Commission

AGENDA

October 25, 2018

Meeting to be held in
Council Chamber, City Hall Annex
2:30 p.m.

Call to Order

Director's Report

Approval of the October 11, 2018 Planning Commission Meeting Minutes

- I. **Presentation and consideration for the expansion of the Chapter 26 Central Business District parking exempt area** (Hector Rodriguez)
- II. **Presentation and consideration of the 2019 Planning Commission meeting dates** (Hector Rodriguez)
- III. **Presentation and consideration of the 2019 Chapter 26 submittal dates** (Hector Rodriguez)
- IV. **Public hearing on the proposed addition of Ellington Road to the Major Thoroughfare and Freeway Plan** (Velyjha Southern)
- V. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Carlos G. Espinoza y Sánchez)
 - b. Replats (Carlos G. Espinoza y Sánchez)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Carlos G. Espinoza y Sánchez, Lyndy Morris)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Arica Bailey, Chad Miller, Geoff Butler)
 - e. Subdivision Plats with Special Exception Requests (Chad Miller)
 - f. Reconsiderations of Requirement (Geoff Butler, Homero Alegria)
 - g. Extension of Approvals (Lyndy Morris)
 - h. Name Changes (Lyndy Morris)
 - i. Certificates of Compliance (Lyndy Morris)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietsch)
- VI. **Establish a public hearing date of November 29, 2018**
 - 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
- VII. **Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street** (Eric Pietsch)
- VIII. **Consideration of an Off-Street Parking Variance for property located at 4305 Jack Street** (Eric Pietsch)
- IX. **Consideration of an Off-Street Parking Variance for property located at 3310 Travis Street** (Eric Pietsch)
- X. **Consideration of a Hotel/Motel For Residence Inn located at 402 Columbia** (Devin Crittle)
- XI. **Consideration of a Hotel/Motel for Tru by Hilton located at 11090 Katy Freeway** (Arica Bailey)
- XII. **Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of the Belt Junction City Subdivision – MLSA 717** (David Welch)
- XIII. **Excuse the absences of Commissioner Nelson**
- XIV. **Public Comment**
- XV. **Adjournment**

Minutes of the Houston Planning Commission

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

October 11, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 2:35 p.m. during Item I

Lisa Clark

Arrived at 2:57 p.m. during Item #92

Lydia Mares

Christina Morales

Arrived at 2:33 p.m. during Director's Report

Left at 4:34 p.m. during Item # 124

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Left at 3:50 p.m. during Item #105

The Honorable James Noack

Maggie Dalton for

The Honorable Robert E. Hebert

Loyd Smith for

Left at 3:52 p.m. during Item #105

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 SEPTEMBER 27, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 27, 2018 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Mares** Vote: **Carries** Abstaining: **Smith and Victor**

I. PUBLIC HEARING AND CONSIDERATION FOR THE RENAMING OF COTTINGHAM STREET TO MARTIN LUTHER KING JR. BOULEVARD

Presentation was given by Carson Lucarelli, Planning and Development Department.

Staff recommendation: Approve the consideration for the renaming of Cottingham Street to Martin Luther King Jr. Boulevard and forwarded to City Council.

Commission action: Approved the consideration for the renaming of Cottingham Street to Martin Luther King Jr. Boulevard and forwarded to City Council.

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

Speaker(s): None

II. PUBLIC HEARING ON THE PROPOSED BOUNDARY EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA

Presentation was given by Hector Rodriguez, Planning and Development Department.

Speaker(s): Steven Longmire – undecided; Mary Lou Henry, George Levan, Derrek LeRouax, David Hightower and Council Member David Robinson - supportive

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Items **29** and **80** removed for separate consideration.

Staff recommendation: Approve staff's recommendations for items **1 – 89**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 89**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman recused herself.

Staff recommendation: Approve staff's recommendations for item(s) **29** and **80**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) **29** and **80**, subject to the CPC 101 form conditions.

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

Commissioner(s) Alleman returned.

C PUBLIC HEARINGS

90 Amended Plat of Alameda Place C3N Approve
partial replat no 10

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

- 91 Hollywood Gardens partial replat no 7 and extension C3N Defer**
 Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.
 Commission action: Deferred the application for two weeks per Council Member Stardig's request.
 Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 92 Jackson Mews 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 93 Linden Lea Sec 2 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for two weeks per Council Member Stardig's request.
 Commission action: Deferred the application for two weeks per Council Member Stardig's request.
 Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
 Speaker: Robert Nash - undecided.
- 94 Matthews Village Estates amending plat no 1 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: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker: Craig Andress and Gwen Fields – undecided; Ruby Nunez, applicant - supportive.
- 95 McFarland Court partial replat no 1 and extension C3N Defer**
 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 96 Newport Sec 4 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: **Garza** Second: **Clark** Vote: **Carries** Opposing: **Rosenberg**
 Speaker(s): Stephen Chase - opposed; Matt Tucker, applicant – supportive.
- 97 Newport Sec 4 partial replat no 3 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 98 Saint Annes Catholic Church C3N Defer**
 Staff recommendation: Defer the application for two weeks per Council Member Travis' request.
 Commission action: Deferred the application for two weeks per Council Member Travis' request.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speaker: Craig Garcia – supportive.
- 99 Shadow Creek at Augusta Pines 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: **Mares** Vote: **Unanimous** Abstaining: **None**

100 Tulane Court 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: **Victor** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

101 Willow Creek Estates replat Sec 1 C3N Disapprove
partial replat no 3
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Baldwin** Second: **Mares** Vote: **Carries** Opposed: **Bryant, Clark, Dalton, Sigler**

Speaker(s): Mikalla Hodges, applicant – supportive.

D VARIANCES

102 Anderson Lakes GP 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: **Mares** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

103 Breen Reserve 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**

104 Grand National 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

105 Paige Polk C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Item 106 and 107 were taken together at this time.

106 Pecan Estates GP Defer
107 Pecan Estates Sec 1 C3P Defer
Staff recommendation: Defer the applications for two weeks per applicant's request.
Commission action: Deferred the applications for two weeks per applicant's request.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

108 Reserves on Airport GP GP Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.

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

109 Station Thirty Five Thirty Five 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

110 Wellford Square replat no 1 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: **Garza** Vote: **Unanimous** Abstaining: **None**

111 White Oak Flat Sec 1 C2 Disapprove
Staff recommendation: Deny the variance(s) and disapprove the plats subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plats subject to the CPC 101 form conditions.

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

Speaker(s): Doug Smith, Beth Lousteau, Mike Van Dusen, Lionardo Matamores, Jeff Trevino, Tomaro Bell, Michael Huffmaster, opposed; Chris Rhodes and Will Garwood – applicants, supportive

**E SPECIAL EXCEPTIONS
NONE**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

112	Bridgeland Parkland Village Sec 15	EOA	Approve
113	Hardy Industrial Complex Sec 2	EOA	Approve
114	Plaza on Huffmeister	EOA	Approve
115	Royal Brook at Kingwood Sec 10	EOA	Approve

H NAME CHANGES

116	White Oak Flat GP (prev. White Oak Crossing GP)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

117	24105 Furrow Court	COC	Approve
118	22541 Ford Road	COC	Approve
119	26960 Peach Creek Drive (Lot 948)	COC	Approve
120	26960 Peach Creek Drive (Lot 950)	COC	Approve
121	23242 Daniel Rd	COC	Approve
122	18633 Huckleberry Lane	COC	Approve
123	24980 Ford Rd	COC	Approve

Staff recommendation: Approve staff's recommendation for items 112-123.

Commission action: Approved staff's recommendation for items 112-123.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

124	402 Kickerillo Court	DPV	Approve
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Staff recommendation: Grant the development plat variance(s) to allow a new garage to be built at the platted 10' building line in lieu of required 20' garage building line along a local street, Kickerillo Drive.

Commission action: Granted the development plat variance(s) to allow a new garage to be built at the platted 10' building line in lieu of required 20' garage building line along a local street, Kickerillo Drive.

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

125	2600 Travis Street	DPV	Approve
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Staff recommendation: Grant the development plat variance(s) to allow a 0' building line in lieu of the ordinance required 10' building line along a major collector street, McGowen 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 a major collector street, McGowen Street.

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

IV. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2018 FOR:

- a. Broad Oaks partial replat no 9
- b. Greenview Manor Sec 2 partial replat no 3
- c. Grove at Oak Forest Sec 1 partial replat no 1 and extension
- d. Holly Homes replat no 1
- e. Neuen Manor partial replat no 11
- f. Talia Court Village replat no 1 and extension
- g. Wessex partial replat no 1
- h. Westheimer Gardens Extension partial replat no 7

Staff recommendation: Establish a public hearing date of November 8, 2018 for item(s) IV a-h.

Commission action: Established a public hearing date of November 8, 2018 for item(s) IV a-h.

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

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

Staff recommendation: Defer the application for two weeks to give applicant time to talk with staff regarding the parking solution.

Commission action: Deferred the application for two weeks to give the applicant time to talk with staff regarding the parking solution.

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

**VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR DAYS INN
LOCATED AT 13989 WESTHEIMER ROAD**

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

Commission action: Denied the Hotel/Motel variance(s).

Motion: **Baldwin** Second: **Tahir** Vote: **Carries** Opposed: **Dalton and Garza**

Speaker(s): Jose Rodriguez and Sam Patel, applicants, and Howard Cordray, supportive

**VII. PUBLIC COMMENT
NONE**

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary