

Minutes of the Houston Planning Commission

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

December 13, 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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham Absent

Susan Alleman

Bill Baldwin

Antoine Bryant Absent

Lisa Clark Arrived at 2:43 p.m. during item #24

Randall L. Jones

Isabel Longoria

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Ileana Rodriguez

Ian Rosenberg Absent

Megan R. Sigler

Zafar Tahir Absent

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

Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR'S REPORT

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

DIRECTOR'S REPORT

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

C PUBLIC HEARINGS

84 Contemporary West Sec 1 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

85 Craig Woods partial replat no 25 C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

Speaker(s): Nichole Bowden, applicant, Ahmier Saadeddine and Paul Kerley, owner – supportive.

86 Freeway Manor partial replat no 1 C3N Withdrawn

87 Grace Landing 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: **Garza** Vote: **Unanimous** Abstaining: **None**

88 Houstonian Homes on Edgewood C3N Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

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

89 Linden Lea 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: **Garza** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

90 Neuen Manor partial replat no 12 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

91 Aldine Containment Station C2 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**

92 Bottled Blonde Houston C2R Defer

Staff recommendation: Defer the application for three weeks for further study and review.

Commission action: Deferred the application for three weeks for further study and review

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

Speaker(s): Mike VanDusen – undecided; Tim Cisneros, applicant – supportive.

93 Graceview Baptist Church Telge Road C2 Defer
Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

94 Old Greenhouse Road Business Park C2 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: **Clark** Vote: **Unanimous** Abstaining: **None**

95 Reserve at Cypress Rose Hill 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Southwest Logistics Park Sec 2 C3P Defer
Staff recommendation: Defer the application for three weeks for further study and review.
Commission action: Deferred the application for three weeks for further study and review.
Motion: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

Items 97 and 98 were taken together at this time.

97 Villas at Meadowhill GP Approve
98 Villas at Meadowhill 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: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Tiki Chenier – opposed; Chris Patterson, applicant - supportive.

F RECONSIDERATION OF REQUIREMENTS

99 Republic Business Center C2 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: **Longoria** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

100 Bridgeland Parkland Village Lift Station No 2 EOA Approve
101 Gosling Village Sec 1 EOA Approve
102 Kirby Crossing EOA Approve

| | | | |
|-----|---|-----|---------|
| 103 | Park Lake View Drive Street Dedication | EOA | Approve |
| 104 | Valley Ranch Town Center Apartments | EOA | Approve |
| 105 | Willow Trace Sec 1 partial replat no 1 and extension | EOA | Approve |

H NAME CHANGES

| | | | |
|-----|---|----|---------|
| 106 | Independence Business Park (prev. Liberty Business Park) | NC | Approve |
|-----|---|----|---------|

I CERTIFICATES OF COMPLIANCE

| | | | |
|-----|--------------------------|-----|---------|
| 107 | 21555 Leonard Street | COC | Approve |
| 108 | 21015 Briar Willow Drive | COC | Approve |
| 109 | 22156 Adams Street | COC | Approve |
| 110 | 23330 Robert Road | COC | Approve |

Staff recommendation: Approve staff's recommendation for items 100-110.

Commission action: Approved staff's recommendation for items 100-110.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

| | | | |
|-----|------------------------|-----|-------|
| 111 | 5250 Braesvalley Drive | DPV | Defer |
|-----|------------------------|-----|-------|

Staff recommendation: Defer the application for three weeks per the applicant's request.
Commission action: Deferred the application for three weeks per the applicant's request.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

| | | | |
|-----|----------------------|-----|---------|
| 112 | 747 E 6th 1/2 Street | DPV | Approve |
|-----|----------------------|-----|---------|

Staff recommendation: Grant the development plat variance(s) 1) to allow a 11'-10" side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
Commission action: Granted the development plat variance(s) 1) to allow a 11'-10" side building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Studewood street; and 2) to allow driveway access from a major thoroughfare to a single-family lot from Studewood street with a T-Turn around, existing curb cut to remain.
Motion: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2019 FOR:

- a. Lakeside Estates Sec 2 partial replat no 2
- b. Long Point Woods Sec 1 partial replat no 2
- c. Newport Sec 6 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of January 17, 2019 for item II a-c.

Commission action: Established a public hearing date of January 17, 2019 for item II a-c.

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

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

Staff recommendation: Deferred the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 23692 EASTEX FREEWAY

Staff recommendation: Deferred the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

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

V. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 3, 2019 FOR A MAISON ROBERT HOTEL LOCATED AT 347 W 20TH STREET

Staff recommendation: Establish a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.

Commission action: Established a Public Hearing date of January 3, 2019 for a Maison Robert Hotel located at 347 W 20th street.

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

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

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

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

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

VII. CONSIDERATION OF A HOTEL/MOTEL FOR TRU BY HILTON LOCATED AT 11090 KATY FREEWAY

Staff recommendation: Approve the Hotel/Motel variance.

Commission action: Approved the Hotel/Motel variance.

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

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:43 p.m.

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



Martha L. Stein, Chair



Michael Kramer, Secretary