

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 30, 2017



COUNCIL CHAMBER
CITY HALL ANNEX
2:30 P.M.

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

The Honorable Judge Robert Hebert
Fort Bend County
The Honorable Ed Emmett
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS

Richard W. Stolleis, P.E.
Charles O. Dean, P.E.
Fort Bend County
Raymond J. Anderson, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Dawn Ullrich
Carrin F. Patman

SECRETARY

Patrick Walsh, P.E.

Meeting Policies and Regulations

Order of Agenda

Planning Commission may alter the order of the agenda to consider variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign-up on a designated form located at the entrance to the Council Chamber.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
3. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, time will be allowed after all agenda items have been completed and "public comments" are taken.
4. The applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute for all consent agenda items.
7. Time limits will not apply to elected officials.
8. No speaker is permitted to accumulate speaking time from another person.
9. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
10. The Commission reserves the right to limit speakers if it is the Commission's judgment

that an issue has been sufficiently discussed and additional speakers are repetitive.

11. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston. The Commission cannot exercise discretion nor can it set conditions when granting approvals that are not specifically authorized by law. If the Commission does not act upon a Sec. I agenda item within 30 days, the item is automatically approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because it objects to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements, e.g., water, sewer, drainage, or other public agencies.

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the members Agenda packets, or can forward to the members messages and information.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

The Departments mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

The Departments website is:
www.houstonplanning.com

E-mail us at:
Planning and Development
Dylan.Osborne@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Submit a **SPEAKER FORM** to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speakers may speak only one time per item, including if the item is deferred. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure. **THANK YOU.**

...

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ____ **Applicant** ____ **Supportive** ____ **Opposed** ____ **Undecided**

Houston Planning Commission

AGENDA

November 30, 2017

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

Call to Order

Director's Report

Approval of the November 9, 2017 Planning Commission Meeting Minutes

- I. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Homero Guajardo Alegria)
 - b. Replats (Homero Guajardo Alegria)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe Phlegm, Geoff Butler, Devin Crittle, Chad Miller, Homero Guajardo Alegria, Carlos G. Espinoza Sanchez, Arica Bailey)
 - d. Subdivision Plats with Variance Requests (Suvidha Bandi, Aracely Rodriguez, Chad Miller, Geoff Butler, Carson Lucarelli)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement
 - g. Extension of Approvals (Carson Lucarelli)
 - h. Name Changes (Carson Lucarelli)
 - i. Certificates of Compliance (Carson Lucarelli)
 - j. Administrative
 - k. Development Plats with Variance Requests
- II. Establish a public hearing date of January 4, 2018**
 - a. Edwards Court replat no 1
 - b. Garden Acres partial replat no 3
 - c. Jandor Gardens partial replat no 1
 - d. Lakeview Homes Addition partial replat no 3
 - e. Spring Valley Point
 - f. Summerlyn at Spring Branch
 - g. Westbury Sec 3 partial replat no 3
 - h. Westhaven Estates Sec 1 partial replat no 8
- III. Consideration of an Off-Street Parking Variance for a property located at 2529 Kingston Street (Eric Pietsch)**
- IV. Consideration of an Off-Street Parking Variance for a property located at 8125 Westglen Drive (Chad Miller)**
- V. Consideration of a Hotel/Motel variance for Days Inn at Clarewood located at 7129 Clarewood Drive (Devin Crittle)**
- VI. Consideration of a Hotel/Motel variance for Sheffield Plaza located at 986 Sheffield Blvd (Devin Crittle)**
- VII. Consideration of a Hotel/Motel variance for 6234 Richmond Ave Motel at 6234 Richmond Ave (Arica Bailey)**
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1700 block of Maryland Street, north and south sides, between Dunlavy Street and Windsor Street - MLS 686 (Davonte Caldwell)**
- IX. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street - MLS 685 (Christopher Andrews)**
- X. Public Hearing and Consideration of a Special Minimum Building Line Block for the 5500 block of Ashby Street, east side, between Rice Boulevard and Bolsover Street - MBL 237 (Christopher Andrews)**
- XI. Public Comment**
- XII. Adjournment**

Minutes of the Houston Planning Commission

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

November 9, 2017

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

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

Susan Alleman

Bill Baldwin

Fernando L. Brave

Absent

Antoine Bryant

Arrived at 3:05 p.m. during item #115 & 116

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Absent

Christina Morales

Paul R. Nelson

Linda Porras-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:36 p.m. during Item I

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond J. Anderson for

The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Dawn Ullrich

Carrin F. Patman

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE OCTOBER 26, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 26, 2017 Planning Commission meeting minutes.

Motion: **Alleman**

Second: **Clark**

Vote: **Carries**

Abstaining: **Nelson**

I. PRESENTATION AND CONSIDERATION OF THE 2018 PLANNING COMMISSION MEETING DATES

Commission action: Approved the Planning Commission meeting dates for 2018.

Motion: **Kilkenny**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

II. PRESENTATION AND CONSIDERATION OF THE 2018 OFF-STREET PARKING SUBMITTAL DATES

Commission action: Approved the 2018 off-street parking submittal dates for 2018.

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 99)

Items removed for separate consideration: **49**.

Staff recommendation: Approve staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman recused herself.

Staff recommendation: Approve staff's recommendation for item **49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for item **49** subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Alleman returned.

C PUBLIC HEARINGS

100 Amblake Court Two replat no 1

C3N

Withdrawn

101 Ashley Pointe Sec 8 partial replat no 1

C3N

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: **Anderson**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Andi Tran – opposed; Andrew Allemand, applicant - supportive

102 Avondale Square partial replat no 1

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: **Kilkenny**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

- 103 Brae Burn Acres partial replat no 1 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
- 104 Commons Park Place C3N Withdrawn**
 partial replat no 1
- 105 Crescent Island partial replat no 3 C3N Approve**
 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 106 Cypress Place 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 107 East End on the Bayou Sec 4 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 108 Greenwood Village Sec 4 C3N Withdrawn**
 partial replat no 1
- 109 Grove at Oak Forest Sec 1 C3N Withdrawn**
 partial replat no 1 and extension
 Staff recommendation: Establish a Public Hearing date of December 14, 2017.
 Commission action: Established a Public Hearing date of December 14, 2017.
 Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 110 Hempstead Terrace 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 111 Villages of Bear Creek Sec 7 C3N Approve**
 partial replat no 11
 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: **Anderson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

112 Wayside Village Sec 2 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker: Robert Scott – undecided

113 Westheimer Estates partial replat no 7 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

114 Bridgeland Parkland Village Sec 29 C3P Withdrawn

Items 115 and 116 were taken together at this time.

115 East End Village Apartments C2R Approve

116 East End Woods Apartments C2R Approve

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

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

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

Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department

117 Heights Water Works 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: **Garza** Vote: **Unanimous** Abstaining: **None**

118 Hyatt Place Reserve 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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Motion was made by Davis and seconded by Anderson to reconsider item 106.

106 Cypress Place partial replat no 1 C3N Defer

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

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

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

119 Royal Oaks Landing**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: **Kilkenny**Second: **Garza**Vote: **Unanimous**Abstaining: **None**

Speakers: Mark Lochmann and Raheleh Ansari – opposed; Jeff Freeman, applicant and James Lott – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

Items 120 and 121 were taken together.

120 Willow Fork Groves GP**GP****Approve****121 Willow Fork Groves Sec 1****C3P****Approve**

Staff recommendation: Grant the variance(s) and approve the GP and plat(s) subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the GP and plat(s) subject to the CPC 101 form conditions.

Motion: **Dean**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

122	Al Noor Estates	EOA	Approve
123	Aliana Waste Water Treatment Plant no 2	EOA	Approve
124	Humble Travel Plaza	EOA	Approve
125	Mandolin Square	EOA	Approve
126	Millwork Sec 2	EOA	Approve
127	Oaks at Greens Bayou	EOA	Approve
128	Summers Drywall replat no 1 and extension	EOA	Approve
129	Victoria Reach Drive and Lyndon Bend Drive Street Dedication	EOA	Approve

**H NAME CHANGES
NONE****I CERTIFICATES OF COMPLIANCE****130 21115 Dunn Street****COC****Approve**

Staff recommendation: Approve staff's recommendation for items 122-130.

Commission action: Approved staff's recommendation for items 122-130.

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

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Approve

Opposing: **Baldwin**

Approve

Abstaining: **None**

Abstaining: **None**

Defer

Abstaining: **None**

Defer

Abstaining: **None**

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 2100 BLOCK OF WATTS STREET, NORTH AND SOUTH SIDES, BETWEEN MONTCLAIR DRIVE AND GOLDSMITH STREET - MLS 681

Staff recommendation: Approve the Special Minimum Lot Size Block Area application for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street, MLS 681, and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Area application for the 2100 block of Watts Street, north and south sides, between Montclair Drive and Goldsmith Street, MLS 681, and forwarded to City Council.

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

Speakers: Dr. Adriana Wechsler, applicant, Joe McCourt, Steve Gilliland, Dr. Christiane Spihmueller, Wendy Levine, Richard Sylvan, Harlee McCourt, Linda Sylvan, Linda Paine – supportive

VIII. EXCUSE THE ABSENCE OF COMMISSIONER BRYANT

Commissioner Bryant 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 4:23 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary