

HOUSTON PLANNING COMMISSION

AGENDA

NOVEMBER 29, 2018



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

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porrás-Pirtle
Ileanna Rodriguez
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.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Mark J. Mooney, P.E.
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. McCoy, AICP

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

SPEAKER GUIDELINES

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

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 29, 2018

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

Call to Order

Director's Report

Approval of the November 8, 2018 Planning Commission Meeting Minutes

- I. Public hearing and consideration for the renaming of Aldine-Westfield Drive to Aldine-Westfield Lane: From Heaney to Tidwell**

- II. Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (Arica Bailey)
 - b. Replats (Arica Bailey)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Arica Bailey)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Chad Miller, Homero Guajardo Alegria)
 - e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
 - f. Reconsiderations of Requirement (Geoff Butler)
 - g. Extension of Approvals (Homero Guajardo Alegria)
 - h. Name Changes (Homero Guajardo Alegria)
 - i. Certificates of Compliance (Homero Guajardo Alegria)
 - j. Administrative
 - k. Development Plats with Variance Requests (Eric Pietsch)

- III. Establish a public hearing date of January 3, 2019**
 - 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

- IV. Consideration of an Off-Street Parking Variance for property located at 214 Avondale Street (Eric Pietsch)**

- V. Consideration of a Hotel/Motel for Residency Inn located at 14150 Fayridge Drive (Devin Crittle)**

- VI. Consideration of a Hotel/Motel for Tru by Hilton located at 11090 Katy Freeway (Arica Bailey)**

- VII. Public Comment**

- VIII. Adjournment**

Minutes of the Houston Planning Commission

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

November 8, 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 2:39 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Susan Alleman

Left at 4:30 p.m. during item #107

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Arrived at 2:49 p.m. during item #86

Randall L. Jones

Arrived at 3:00 p.m. during item #87

Lester O. King

Arrived at 3:00 p.m. during item #87

Isabel Longoria

Arrived at 3:00 p.m. during item #87

Lydia Mares

Christina Morales

Paul R. Nelson

Left at 4:15 p.m. during item #103

Linda Porrás-Pirtle

Absent

Ileana Rodriguez

Arrived at 3:00 p.m. during item #87

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Maggie Dalton for

Left at 4:17 p.m. during item #105

The Honorable Robert E. Hebert

Loyd Smith for

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 OCTOBER 25, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 25, 2018 Planning Commission meeting minutes.

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

I. CONSIDERATION OF ADDING ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN

Staff recommendation: Approve the consideration of adding Ellington Road between SH-3 and I-45 to the Major Thoroughfare and Freeway Plan and forward to City Council.

Commission action: Approved the consideration of adding Ellington Road between SH-3 and I-45 to the Major Thoroughfare and Freeway Plan and forwarded to City Council.

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 86)

Items removed and to be considered with item 98 later in the meeting: **5** and **6**.

Item removed and taken out of order: **86**.

Staff recommendation: Approve staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 86**, subject to the CPC 101 form conditions.

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

86 White Oak Highline 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

87 Broad Oaks partial replat no 9 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speaker(s) Deborah Bernstein, Katie Brown and Eitan Bernstein – opposed; Anita Doyle and Dale Brown - undecided; Dave Strickland, applicant and Rodrigo Guadarrama, engineer – supportive; Richard Smith, Managing Engineer, Houston Public Works.

88 Greenview Manor Sec 2 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

89 Grove at Oak Forest Sec 1 partial replat no 1 and extension 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: **Garza** Second: **Mares** Vote: **Carries** Opposing: **Baldwin**

Speaker(s): Rick Grothues, applicant – supportive.

Michael Kramer, Assistant Director, continued his Director's Report by welcoming the newly appointed Commissioner(s) Jones, King, Longoria and Rodriguez.

90 Holly Homes 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Nichole Bowden, applicant and Kelly Conklin – supportive.

91 Inwood Park Village replat no 1 C3N Withdrawn

92 Neuen Manor partial replat no 11 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: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Gail McGuire – undecided.

93 Newport Sec 6 partial replat no 1 and extension C3N Withdrawn

94 Saint Annes Catholic Church C3N Withdrawn

95 Talia Court Village 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner King recused himself.

96 Wessex 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**

Commissioner King returned.

97 Westheimer Gardens Extension C3N Approve
partial replat no 7
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**

D VARIANCES

5 Bridgeland Creek Parkway SP Approve
Street Dedication Sec 7

6 Bridgeland Creek Parkway Street SP Approve
Street Dedication Sec 8

98 Bridgeland Prairieland Village GP GP Approve
Staff recommendation: Grant the variance(s) and special exception(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.

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

99 Centre Park Terrace Sec 2 C3R 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: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Council Member Stardig – supportive.

100 East Parker Landing C3R 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 East Polk District 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: **Morales** Vote: **Unanimous** Abstaining: **None**

102 Emancipation Heights 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: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Speaker(s) Curtis Davis, Assala Richards, Nef Harmouche, applicant and Mahmoud Harmouche – supportive.

103 Grand Parkway Phase 2 C2R Approve
partial replat no 1

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: **Jones** Vote: **Unanimous** Abstaining: **None**

104 Houston Ventures Homes C2R Withdrawn
at Houston Avenue

105 Miabella **C2R** **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: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

106 TC Jester Schuler Reserve **C2R** **Defer**
Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speaker(s) – Michael Scheurich, applicant – supportive; Richard Smith, Managing Engineer, Houston Public Works Department.

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

E SPECIAL EXCEPTIONS

108 Maybrook Village GP **GP** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

109 Dwell at Lake Houston **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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

110 Shady Acres Extension no 3 partial replat no 13 **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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

111 Ventana Lakes East Sec 2 **C3P** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

112 Woodland Lakes Sec 3

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: **Garza**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

113	Augusta Woods Senior Living	EOA	Approve
114	Frassati Way Street Dedication Sec 2	EOA	Approve
115	Fuchs Tract Klein ISD Fox Elementary School Sec 1	EOA	Approve
116	Fuchs Tract Lift Station	EOA	Approve
117	Katy Freeway Corner	EOA	Approve
118	Kings Lake Estates Sec 9	EOA	Approve
119	Kuykendahl Memorial Baptist Church	EOA	Approve
120	North Eldridge Complex Sec 1	EOA	Approve
121	Spring Business Park	EOA	Approve
122	Springfield Sec 1 partial replat no 1	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

123	20807 Stevens Street	COC	Approve
124	25178 Redbird Ln	COC	Approve

Staff recommendation: Approve staff's recommendation for items #113-124.

Commission action: Approved staff's recommendation for items #113-124.

Motion: **Clark**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2018 FOR:

- a. Contemporary West Sec 1 partial replat no 1
- b. Craig Woods partial replat no 25
- c. Freeway Manor partial replat no 1
- d. Grace Landing
- e. Houstonian Homes on Edgewood
- f. Linden Lea Sec 2 partial replat no 1
- g. Neuen Manor partial replat no 12

Staff recommendation: Establish a public hearing date of December 13, 2018 for item III a-g.

Commission action: Established a public hearing date of December 13, 2018 for item III a-g.

Motion: **Garza**

Second: **Baldwin**

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 three weeks per the applicant's request.

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

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

Speaker(s): Omar Izfar, Attorney representing applicant – supportive.

V. CONSIDERATION OF A HOTEL/MOTEL FOR RESIDENCE INN LOCATED AT 402 COLUMBIA

Staff recommendation: Deny the Hotel/Motel.

Commission action: Denied the Hotel/Motel.H

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

Speaker(s) Kathleen Powell, R. Aaron Flores, Patty Glasslock, Rebecca Marek, Joseph Glaccum, Stacey Courville, Oscar Cabada, Elizabeth Mathis and Mark Williamson - opposed.

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

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

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

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

VII. PUBLIC COMMENT

Michael Kramer, Assistant Director, announced that Carson Lucarelli was leaving the Planning and Development Department and wished him well with his future endeavors.

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:14 p.m.

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

Martha L. Stein, Chair

Michael Kramer, Secretary