Minutes of the Houston Planning Commission

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

July 13, 2017
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order
Vice Chair M. Sonny Garza called the meeting to order at 2:36 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman
Bill Baldwin
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet

EXOFFICIO MEMBERS

Carol A. Lewis
Karun Sreebama P.E.
Dawn Ullrich
Carrin F. Patman

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE JUNE 22, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 22, 2017 Planning Commission meeting minutes.
Motion: Rifaat  Second: Bryant  Vote: Unanimous  Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 85)

Item 28 was taken out of order to hear from speakers.

Items removed for separate consideration: 22, 29 and 30.

Staff recommendation: Approve staff’s recommendation for items 1 – 85 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 85 subject to the CPC 101 form conditions.
  Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Sigler recused herself.

Staff recommendation: Approve staff’s recommendation for item 22, 29 and 30 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item 22, 29 and 30 subject to the CPC 101 form conditions.
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

Commissioner Sigler returned.

28  Hyde Park Court Addition
    partial replat no 2  C3F  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: Sigler  Vote: Unanimous  Abstaining: None
Speakers: Jim Bogel and Michael McKann – opposed

C PUBLIC HEARINGS

86  Facundo Plaza  C3N  Withdrawn

Commissioner Rifaat recused himself.

87  Hyde Park partial replat no 6  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: Nelson  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers: Finis Cowan, Alice McCarthy, Michael McKann, Katherine Simpson and Jim Bogel – opposed; Mary Lou Henry, applicant – supportive; Arva Howard, Legal Department.

Commissioner Rifaat returned.
88 Knoll Park replat no 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: Brave  Second: Rifaat  Vote: Unanimous  Abstaining: None

89 Lamar Terrace partial replat no 8  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: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

90 Long Meadows 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: Subinsky  Second: Nelson  Vote: Unanimous  Abstaining: None
Speakers: Bruce Nichols, Barbara Drell, Thomas McQuilling, Paulette Levine, Lu Taylor, James Kunkel, Katie Moses, Cindy Bluestein, Rajehdra Kumasm and Reagan Sirmons – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

91 Melody Oaks partial replat no 19  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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None

92 Miracle of Hope Sec 1 partial replat no 1 and extension  C3N  Deny
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance and disapproved the plat.
Motion: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None
Speakers: Catherine Roberts, Theophilus Herrington, Gladys House-El, – opposed; Andrew Allgmand, applicant – supportive.

93 Newport Sec 4 partial replat no 2  C3N  Defer
Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
Motion: Mares  Second: Bryant  Vote: Unanimous  Abstaining: None

94 Newport Sec 4 partial replat no 3  C3N  Defer
Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
Motion: Porras-Pirtle  Second: Rifaat  Vote: Unanimous  Abstaining: None

95 North Norhil 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: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None
96  Riverside Terrace Sec 1 C3N Approve
   partial replat no 4
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: Rifaat Second: Baldwin Vote: Unanimous Abstaining: None

97  Spring Oaks Replat no 1 C3N Approve
   partial replat no 4
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: Mares Second: Bryant Vote: Unanimous Abstaining: None

98  Westview Landing Sec 1 C3N Defer
   partial replat no 1
Staff recommendation: Defer the application for two weeks for further study and review of the Public Utilities.
Commission action: Deferred the application for two weeks for further study and review of the Public Utilities.
   Motion: Anderson Second: Kilkenny Vote: Unanimous Abstaining: None

D VARIANCES

99  Logan Heights C2 Withdrawn

100 Northpark Sec 1 C2 Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

101 Cottages on the Bayou C2R Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
   Motion: Rifaat Second: Sigler Vote: Unanimous Abstaining: None
102  Poundbury Sec 1  C3R  Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

103  Sheffield Green  C3R  Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Nelson  Vote: Carries  Opposing: Davis

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

G  EXTENSIONS OF APPROVAL

104  AZ Global Business Solutions  EOA  Approve
105  Bridgeland Cove Drainage Reserve  EOA  Approve
106  Grand Vista North Pump Station  EOA  Approve
107  Meandering Bend Drive  EOA  Approve
  Extension and Reserves
108  Miramesa Sec 2  EOA  Approve
109  Westpark Meadows Reserve  EOA  Approve

H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

110  23700 Rouse Road  COC  Approve
111  0 Darling Street  COC  Approve
112  24107 Lilac Way  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 104-112.
Commission action: Approved staff’s recommendation for items 104-112.
  Motion: Kilkenny  Second: Sigler  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE
K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113  4407 Cetti Street  DPV  Deny
Staff recommendation: Deny the development plat variance.
Commission action: Denied the development plat variance.
Motion: Porras-Pirtle  Second: Sigler  Vote: Unanimous  Abstaining: None

114  1133 E 7th Street  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: Baldwin  Second: Rifaat  Vote: Unanimous  Abstaining: None

115  8451 Fuquay Street  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: Rifaat  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speaker: Joy Walker – undecided.

116  3917 Gano Street  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: Mares  Second: Victor  Vote: Unanimous  Abstaining: None

117  3835 Olympia Drive  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

118  1018 Press Street  DPV  Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 10, 2017 FOR:
   a. Amended Plat of Almeda Place partial replat no 8
   b. Braeburn Gardens partial replat no 2
   c. Cottage Grove Lake partial replat no 1
   d. Greenway Addition Gulfgate Dodge partial replat no 1 and extension
   e. Lakewood Heights Sec 3 partial replat no 1
   f. Long Meadow partial replat no 2
g. Oak Estates Addition partial replat no 2
h. Raintree Village partial replat no 2
i. Villas at Spring Shadows replat no 1

Staff recommendation: Establish a public hearing date of August 10, 2017 for items II a-i.
Commission action: Established a public hearing date of August 10, 2017 for items II a-i.
Motion: Rifat Second: Mares Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 27, 2017 FOR A SUPER 8 HOTEL/MOTEL APPLICATION LOCATED AT 7660 SOUTH LOOP EAST

Staff recommendation: Establish a public hearing date of July 27, 2017 for item III.
Commission action: Established a public hearing date of July 27, 2017 for item III.
Motion: Sigler Second: Rifat Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A EQUINOX HOTEL LOCATED AT 2500 WESTCREEK LANE
Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the Hotel/Motel variance(s), and approved the development plat subject to the conditions listed.
Motion: Sigler Second: Davis Vote: Carries Opposing: Subinsky
Speaker: Mary Lou Henry, applicant – supportive.

V. Public Comment
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:17 p.m.
Motion: Rifat Second: Subinsky Vote: Unanimous Abstaining: None

M. Sonny Garza, Vice Chair
Patrick Walsh, Secretary