Minutes of the Houston Planning Commission

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

October 12, 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
Susan Alleman
Bill Baldwin
Fernando Brave Absent
Antoine Bryant Absent
Lisa Clark Arrived at 2:36 p.m. during item #1
Algenita Davis
Mark A. Kilkenny
Lydia Mares Absent
Christina Morales
Paul R. Nelson
Linda Porras-Purtle Arrived at 2:40 p.m. during item # 97
Ian Rosenberg Absent
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for Left at 4:44 p.m. during item #101
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
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 Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE SEPTEMBER 28, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 28, 2017 Planning Commission meeting minutes.
  Motion: Baldwin   Second: Garza   Vote: Carries   Abstaining: Kilkenny, Nelson and Sigler

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Staff recommendation: Approve staff’s recommendation for items 1 – 83 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 83 subject to the CPC 101 form conditions.
  Motion: Sigler   Second: Alleman   Vote: Unanimous   Abstaining: None

Motion made by Commissioner Garza and seconded by Commissioner Clark to take items 97, 98 and 103 – 108 out of order and present them at this time together. Motion carried unanimously.

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Staff recommendation: Deny the requested variance(s) and disapprove the plats.
Commission action: Denied the requested variance(s) and disapproved the plats.
  Motion: Garza   Second: Baldwin   Vote: Unanimous   Abstaining: None
Speaker: Tom McCasland, Housing and Community Development Department and Mary Lou Henry, applicant – supportive

C PUBLIC HEARINGS

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<th>Amblake Court Two replat no 1</th>
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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: Alleman   Second: Garza   Vote: Unanimous   Abstaining: None

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<th>Amended Plat of Almeda Place partial replat no 9</th>
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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: Davis   Second: Baldwin   Vote: Unanimous   Abstaining: None
86  Chasewood Meadows partial replat no 3  C3N  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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None

87  Craig Woods partial replat no 21  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: Kilkenny  Vote: Unanimous  Abstaining: None

88  Development at Moritz replat no 1  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: Kilkenny  Second: Baldwin  Vote: Unanimous  Abstaining: None

89  Garden Oaks Terrace  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: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None

90  Goldcrest Group  C3N  Approve
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Porras-Pirtle  Second: Victor  Vote: Unanimous  Abstaining: None

91  Martin 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: Clark  Second: Kilkenny  Vote: Unanimous  Abstaining: None

92  Park Place Sec 2 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: Unanimous  Abstaining: None

93  Royden Oaks 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: Sigler  Vote: Unanimous  Abstaining: None

94  Spring Oaks replat no 1 partial replat no 5  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: Garza  Vote: Unanimous  Abstaining: None
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: Clark    Vote: Unanimous    Abstaining: None

D  VARIANCES

96  Cinco Estates  C2  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: Baldwin    Second: Kilkenney    Vote: Unanimous    Abstaining: None

Item 97 and 98 were taken earlier in the meeting.

99  Harris County MUD no 1  C3P  Withdrawn
Water Plant no 4

100  Midtown City Center  C2R  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: Baldwin    Second: Alleman    Vote: Unanimous    Abstaining: None

101  Mills Creek Crossing Sec 2  C3P  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: Anderson    Second: Clark    Vote: Unanimous    Abstaining: None

102  Museum Medical Tower  C2R  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: Porras-Pirtle    Second: Davis    Vote: Unanimous    Abstaining: None

Items 103, 104, 105, 106, 107 and 108 were taken earlier in the meeting.

109  Reserve at Rosehill  C2  Withdrawn

110  Rivera  C3P  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: Anderson    Second: Clark    Vote: Unanimous    Abstaining: None
Commissioner Alleman recused herself.

111  Sheldon ISD High School GP  
     GP  
     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: Porras-Pirtle  Second: Anderson  Vote: Unanimous  Abstaining: None  
Speaker: John Kirchner, applicant — supportive.

Commissioner Alleman returned.

112  Waldemar Townhomes  
     C2  
     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: Garza  Second: Tahir  Vote: Unanimous  Abstaining: None  
Speaker: Daniel Marquez — opposed.

E  SPECIAL EXCEPTIONS

113  Lakeview Retreat 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: Dean  Second: Sigler  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

114  Sanberg Investment LTD  
     C2R  
     Approve  
Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.  
     Motion: Anderson  Second: Kilkenny  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

115  Grant Plaza  
     EOA  
     Approve

116  Manriquez Reserve  
     EOA  
     Approve

H  NAME CHANGES

NONE
I. CERTIFICATES OF COMPLIANCE

117 21087, 21097 Brazos Drive  COC  Approve
118 25093 Virginia Lane  COC  Approve
119 18944 Iris Lane  COC  Approve
120 20236 Ravenwing Drive  COC  Approve
121 0 Blue Beech Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 115-121.
Commission action: Approved staff’s recommendation for items 115-121.

Motion: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

J. ADMINISTRATIVE
   NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122 4119 Chapman 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: Garza  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 9, 2017 FOR:

a. Ashley Pointe Sec 8 partial replat no 1
b. Avondale Square partial replat no 1
c. Brae Burn Acres partial replat no 1
d. Crescent Island partial replat no 3 and extension
e. Cypress Place partial replat no 1
f. East End on the Bayou Sec 4 partial replat no 1
g. Greenwood Village Sec 4 partial replat no 1
h. Grove at Oak Forest Sec 1 partial replat no 1 and extension
i. Villages at Bear Creek Sec 7 partial replat no 1
j. Wayside Village Sec 2 replat no 1 and extension
k. Westheimer Estates partial replat no 7

Staff recommendation: Establish a public hearing date of November 9, 2017 for items II a-k.
Commission action: Established a public hearing date of November 9, 2017 for items II a-k.

Motion: Sigler  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1050 BRITTMOORE ROAD - GREEN SPACE MINI-STORAGE FACILITY

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.

Motion: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None
IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE
Public Hearing was open and closed.
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
   Motion: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers: Nichole Bowden, applicant and Roger Johnson, owner – supportive.

V. PUBLIC COMMENT
   NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:21 p.m.
   Motion: Nelson  Second: Clark  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary