Minutes of the Houston Planning Commission

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

October 26, 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 2:33 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
Christina Morales
Paul R. Nelson
Linda Porras-Pittle
Ian Rosenberg
Megan R. Sigler
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
Absence

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 12, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 12, 2017 Planning Commission meeting minutes.
   Motion: Clark     Second: Alleman     Vote: Carries     Abstaining: Mares

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 106)

Items removed for separate consideration: 44.

Staff recommendation: Approve staff’s recommendations for items 1 - 106 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 106 subject to the CPC 101 form conditions.
   Motion: Baldwin     Second: Alleman     Vote: Unanimous     Abstaining: None

Commissioners Sigler recused herself.

Staff recommendation: Approve staff’s recommendation for item 44 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item 44 subject to the CPC 101 form conditions.
   Motion: Baldwin     Second: Clark     Vote: Unanimous     Abstaining: None

Commissioners Sigler returned.

C  PUBLIC HEARINGS

107  Amblake Court Two replat no 1       C3N       Defer
Staff recommendation: Defer the application for two weeks per the Legal Department’s request.
Commission action: Deferred the application for two weeks per the Legal Department’s request.
   Motion: Baldwin     Second: Kilkenny     Vote: Unanimous     Abstaining: None
Speaker: Carolyn Boozer – opposed.

108  Commons Park Place
     partial 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: Anderson     Second: Clark     Vote: Unanimous     Abstaining: None

109  Craig Woods partial replat no 22    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: Mares     Vote: Unanimous     Abstaining: None

110  Development at Moritz 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: Alleman     Second: Sigler     Vote: Unanimous     Abstaining: None
111  Garden Oaks Terrace 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: Clark Vote: Unanimous Abstaining: None

112  Hempstead Terrace partial 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: Mares Vote: Unanimous Abstaining: None

113  Miracle of Hope Sec 1 partial replat no 1 and extension C3N Deny
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the application.
Motion: Baldwin  Second: Davis Vote: Carries Abstaining: Rosenberg
Opposing: Alleman, Anderson, Clark, Kilkenny, Porras-Pirtle and Sigler
Speaker: Andrew Allemand, applicant – supportive.

114  Modern at Morris 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: Clark Vote: Unanimous Abstaining: None
Speakers: Eliseo Rias, Mary S. Medel, Delphina V. Torres, Jose Trevino, Ramona Ruiz – opposed.

115  Neuen Manor 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: Sigler  Second: Kilkenny Vote: Unanimous Abstaining: None

116  Patio Homes On Peden 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: Clark Vote: Unanimous Abstaining: None

117  Riverway Estates Sec 1 partial replat no 4 C3N Withdrawn

118  Spring Branch Estates no 2 partial replat no 10 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: Victor Vote: Unanimous Abstaining: None

119  Tan Duc 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: Davis  Second: Mares Vote: Unanimous Abstaining: None
120 Westhaven Estates Sec 1 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: Davis Second: Kilkenny Vote: Unanimous Abstaining: None

D VARIANCES

121 Bridgeland Parkland Village Sec 29 C3P Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit additional information.
Motion: Anderson Second: Baldwin Vote: Unanimous Abstaining: None

122 Cinco Estates 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: Porras-Pirtle Second: Mares Vote: Unanimous Abstaining: None

Item 123 and 125 were taken together at this time and voted on separately.

125 Lakes at Creekside GP GP 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

123 Harris County MUD No 1 C2 Approve
Water Plant no 4
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: Mares Second: Anderson Vote: Unanimous Abstaining: None

124 Heights Water Works C2R Defer
Staff recommendation: Defer the application for two weeks additional information requested.
Commission action: Deferred the application for two weeks additional information requested.
Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None

Item 125 was taken earlier.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
126  Balmoral Park Lakes East Sec 6    C3P    Approve
Staff recommendation: Grant the reconsideration of requirement(s) with special exception (s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) with special exception (s) and approved the plat subject to the CPC 101 form conditions.
Motion: Anderson    Second: Clark    Vote: Unanimous    Abstaining: None

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

G      EXTENSIONS OF APPROVAL

127  Almeda Hall    EOA    Approve
128  Development at West Little York    EOA    Approve
129  DMJJ Enterprise    EOA    Approve
130  Word of God Church Sec 1    EOA    Approve

H      NAME CHANGES

131  Thornwall Hempstead    NC    Approve
(prev. Keystone Tiles on Hempstead)

I      CERTIFICATES OF COMPLIANCE

132  23790 Johnson Road    COC    Approve
133  20851 Thomas Lane    COC    Approve
134  20017 FM 1485    COC    Approve
135  15106 Thistle Down Drive    COC    Approve

Staff recommendation: Approve staff's recommendation for items 127-135.
Commission action: Approved staff's recommendation for items 127-135.
Motion: Clark    Second: Sigler    Vote: Unanimous    Abstaining: None

J      ADMINISTRATIVE
NONE

K      DEVELOPMENT PLATS WITH VARIANCE REQUESTS

136  4903 Cheena Drive    DVP    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: Baldwin    Vote: Unanimous    Abstaining: None

137  602 E. 26th Street    DVP    Defer
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: Mares    Vote: Unanimous    Abstaining: None
138  202 Glenwood Drive  
DVP  
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: Baldwin  Vote: Unanimous  Abstaining: None

139  3719 Olympia Drive  
DVP  
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: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

140  243 Westheimer Road  
DVP  
Defer

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: Porras-Pirtle  Second: Baldwin  Vote: Unanimous  Abstaining: None

141  1234 Wisterwood Drive  
DVP  
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: Victor  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 30, 2017 FOR:

  a.  Broad Oaks partial replat no 8
  b.  Garden Acres partial replat no 2
  c.  Glendower Court partial replat no 3
  d.  Hollywood Gardens partial replat no 6
  e.  Reflections Sec 2 partial replat no 2
  f.  West Lane Place partial replat no 3
  g.  Westheimer Gardens Extension partial replat no 5

Staff recommendation: Establish a public hearing date of November 30, 2017 for items II a-g.
Commission action: Established a public hearing date of November 30, 2017 for items II a-g.

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

III.  CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3201 LOUISIANA STREET

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: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR DAYS INN AT CLAREWOOD LOCATED AT 7129 CLAREWOOD DRIVE

Withdrawn

Staff recommendation: Establish a public hearing date of November 30, 2017 for item IV.
Commission action: Established a public hearing date of November 30, 2017 for item IV.
Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

V. I. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE
Commissioner Brave was present; therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:56 p.m.
Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary