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
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-Purtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for
The Honorable James Ncack
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 1C1 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
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Action</th>
<th>Motion</th>
<th>Second</th>
<th>Vote</th>
<th>Abstaining</th>
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<tbody>
<tr>
<td>103</td>
<td>Brae Burn Acres partial replat no 1</td>
<td>Defer</td>
<td>Baldwin</td>
<td>Rosenberg</td>
<td>Unanimous</td>
<td>None</td>
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<td>Motion: Baldwin Second: Rosenberg Vote: Unanimous Abstaining: None</td>
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<td>104</td>
<td>Commons Park Place partial replat no 1</td>
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<td>105</td>
<td>Crescent Island partial replat no 3 and extention</td>
<td>Approve</td>
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<td>Motion: Davis Second: Alleman Vote: Unanimous Abstaining: None</td>
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<td>106</td>
<td>Cypress Place partial replat no 1</td>
<td>Approve</td>
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<td>Motion: Anderson Second: Clark Vote: Unanimous Abstaining: None</td>
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<td>107</td>
<td>East End on the Bayou Sec 4 partial replat no 1</td>
<td>Approve</td>
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<td>108</td>
<td>Greenwood Village Sec 4 partial replat no 1</td>
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<td>109</td>
<td>Grove at Oak Forest Sec 1 partial replat no 1 and extension</td>
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<td>Motion: Kilkenny Second: Baldwin Vote: Unanimous Abstaining: None</td>
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<td>110</td>
<td>Hempsstead Terrace partial replat no 1</td>
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<td>111</td>
<td>Villages of Bear Creek Sec 7 partial replat no 11</td>
<td>Approve</td>
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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

131 602 E. 26th Street

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: Carries  Opposing: Baldwin
Speaker: Jenifer Pool, applicant – supportive.

132 243 Westheimer Road

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: Nelson  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker: John Platou – opposed; Romulo Cisneros, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 14, 2017 FOR:
   a. Bay Knoll Sec 3 partial replat no 1
   b. Bradford Place partial replat no 5
   c. Champion Heavens replat no 1
   d. East End on the Bayou Sec 2
   e. Hyde Park Main Addition partial replat no 2
   f. Rosewood Commons
   g. Spring Branch Valley partial replat no 7
   h. Newport Sec 9 partial replat no 1
Staff recommendation: Establish a public hearing date of December 14, 2017 for items IV a-h.
Commission action: Established a public hearing date of December 14, 2017 for items IV a-h.
Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET

Staff recommendation: Defer the application for three weeks to allow the off-street parking variance to be considered together with the subdivision replat with variance application and public hearing.
Commission action: Deferred the application for three weeks to allow the off-street parking variance to be considered together with the subdivision replat with variance application and public hearing.
Motion: Alleman  Second: Rosenberg  Vote: Unanimous  Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SHEFFIELD PLAZA LOCATED AT 986 SHEFFIELD BOULEVARD

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: Alleman  Vote: Unanimous  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 Spihmuelle, 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