Minutes of the Houston Planning Commission

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

December 14, 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 2:28 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair Absent
Susan Alleman Absent
Bill Baldwin
Fernando L. Brave
Antoine Bryant
Lisa Clark Arrived at 2:54 p.m. during item #88
Algenita Davis Arrived at 2:36 p.m. during item #88
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:35 p.m. during item #88
Meera D. Victor
Mark Mooney for
   The Honorable James Noack
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
Yuhayna H. McCoy

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 NOVEMBER 30, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the November 30, 2017 Planning Commission meeting minutes.
Motion: Baldwin    Second: Mares    Vote: Carries    Abstaining: Bryant,
Kilkenny, Mares and Rosenberg

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)
Staff recommendation: Approve staff's recommendations for items 1 – 83 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1 – 83 subject to the CPC 101 form conditions.
Motion: Porras-Pirtle    Second: Sigler    Vote: Unanimous    Abstaining: None

C    PUBLIC HEARINGS
84    Bay Knoll Sec 3 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: Mares    Second: Baldwin    Vote: Carries    Abstaining: Anderson

85    Bradford Place 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: Bryant    Second: Victor    Vote: Unanimous    Abstaining: None

86    Champion Heavens 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: Kilkenny    Vote: Unanimous    Abstaining: None

87    East End On The Bayou Sec 2     C3N    Defer
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: Sigler    Second: Baldwin    Vote: Unanimous    Abstaining: None

88    Glendower Court partial replat no 3     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: Davis    Vote: Unanimous    Abstaining: None
Speaker(s): Franco Valobra, owner and Andrew Allemand, applicant – supportive; Robert Lee,
Pamela Earthman, Charles Wilds and Edward Gomulka – opposed; Eve Krudy – undecided; Richard
Smith, Managing Engineer, Public Works and Engineering Department.
89  Grove at Oak Forest Sec 1  C3N  Defer
partial replat no 1 and extension
Staff recommendation: Defer the application for three weeks to give applicant time to submit additional information.
Commission action: Deferred the application for three weeks to give applicant time to submit additional information.
  Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

90  Hyde Park Main Addition  C3N  Defer
partial replat no 2
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for three weeks to give staff time to process another mailout.
  Motion: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker(s): Pat Cook, Bruce Reichstein, Ron Nodler – opposed.

91  Newport Sec 9 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: Anderson  Vote: Unanimous  Abstaining: None

92  Reflections 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: Clark  Second: Sigler  Vote: Unanimous  Abstaining: None

93  Rosewood Commons  C3N  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: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None

94  Spring Branch Valley 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: Mares  Second: Clark  Vote: Unanimous  Abstaining: None

95  West Lane Place 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: Porras-Pirtle  Second: Clark  Vote: Unanimous  Abstaining: None
D VARIANCES

96 Atascocita Area Park at Fairbanks
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: Kilkenny    Second: Mares    Vote: Carries    Abstaining: Anderson

97 Bridgeland Parkland Village Lift Station No 2
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: Nelson    Second: Anderson    Vote: Unanimous    Abstaining: None

98 Bridgeland Parkland Village Sec 29
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: Anderson    Second: Bryant    Vote: Unanimous    Abstaining: None

99 Capital Street Terraces
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: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

100 Courtlandt Square Sec 2 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: Baldwin    Second: Clark    Vote: Unanimous    Abstaining: None

101 JDS 370 Tract GP
GP 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: Anderson    Vote: Carries    Abstaining: Sigler

102 Katy Freeway Corner
C2R Approve
Staff recommendation: Deny the variance(s), 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: Bryant    Vote: Carries    Abstaining: Mares and Porras-Pirtle
Speaker(s): Mikalla Hodges, applicant – supportive; Mauri Lucas and Howard Watson – opposed.
103  Larkin Street Townhomes  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: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

104  Mulana Development  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: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None

Items 105 and 106 were taken together at this time.

105  Porter Ranch GP  GP  Approve
106  Porter Ranch Sec 1  C3P  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: Anderson  Vote: Unanimous  Abstaining: None

107  Republic Business Center GP  GP  Withdrawn
108  Republic Business Center Sec 1  C2  Withdrawn

109  Trinity Hospital  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: Bryant  Second: Mares  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

110  Alder Trails Sec 10  EOA  Approve
111  Alder Trails Sec 11  EOA  Approve
112  CBS Outdoor Studemont  EOA  Approve
Replat no 1 and extension
113  HEB Heights  EOA  Approve
114  Hiram Center  EOA  Approve
115  Lower Heights District Addition  EOA  Approve
116  Verde Studemont replat no 2  EOA  Approve
and extension
117  Wildwood at Oakcrest North Sec 18  EOA  Approve
H. NAME CHANGES

118   Thornwall Plaza (prev. Keystone Tiles on Hempstead)    NC    Approve

I. CERTIFICATES OF COMPLIANCE

119   27682 Coach Light    COC   Approve
120   25095 Colette        COC   Approve
121   23909 Mary Lane      COC   Approve
122   19990 Forest Drive   COC   Approve
123   20100 Forest Drive   COC   Approve
124   21985 Kipper Lane    COC   Approve
125   23795 Elmwood Drive  COC   Approve

Staff recommendation: Approve staff’s recommendation for items 110-125.
Commission action: Approved staff’s recommendation for items 110-125.
Motion: Clark    Second: Victor   Vote: Unanimous    Abstaining: None

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126   2535 Inwood Drive    DVP   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: Bryant   Vote: Unanimous    Opposing: None

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 18, 2018 FOR:
a. Briardale partial replat no 4
b. Carolina Place partial replat no 2
c. Center Street Reserve
d. Foster Place partial replat no 1
e. Lakewood Forest Sec 1 partial replat no 1 and extension
f. Timberlake Estates Sec 1 partial replat no 1
g. Villas on Spencer Street replat no 1
h. Wakefield Courts replat no 1

Staff recommendation: Establish a public hearing date of January 18, 2018 for items II a-h.
Commission action: Established a public hearing date of January 18, 2018 for items II a-h.
Motion: Clark    Second: Bryant   Vote: Unanimous    Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET
Withdrawn
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8125 WESTGLEN DRIVE
Staff recommendation: Defer the application for three weeks to allow the applicant to submit revised information.
Commission action: Deferred the application for three weeks to allow the applicant to submit revised information.
  Motion: Sigler   Second: Kilkenny   Vote: Unanimous   Abstaining: None

V.  EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE
Commissioner Porras-Pirtle was present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

Ms. Spence made comments regarding item #85.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:25 p.m.
  Motion: Clark   Second: Rosenberg   Vote: Unanimous   Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary