Minutes of the Houston Planning Commission

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

April 27, 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
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
Shaukat Zakaria
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 Sreerama P.E.
Dawn Ullrich
Carrin F. Patman
DIRECTOR'S REPORT
The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 13, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 13, 2017 Planning Commission meeting minutes.
   Motion: Baldwin   Second: Sigler   Vote: Unanimous   Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 89)

Staff recommendation for item 38 was changed from Approve to Defer.

Items removed for separate consideration: 37

Staff recommendation: Approve staff's recommendation for items 1 – 89 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for items 1 - 89 subject to the CPC 101 form conditions.
   Motion: Kilkenny   Second: Garza   Vote: Unanimous   Abstaining: None

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation for item 37 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation for item 37 subject to the CPC 101 form conditions.
   Motion: Baldwin   Second: Victor   Vote: Unanimous   Abstaining: None

Commissioner Alleman returned.

C  PUBLIC HEARINGS

90  Briardale partial replat no 3  C3N  Defer
Staff recommendation: Defer the applications for two weeks per the applicant's request.
Commission action: Deferred the applications for two weeks per the applicant's request.
   Motion: Kilkenny   Second: Sigler   Vote: Unanimous   Abstaining: None

91  Draco Spring Manufacturing Company  C3N  Approve
Staff recommendation: Grant 2 variance(s) and deny the variance for the dual building line along Edna Street, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted 2 variance(s) and denied the variance for the dual building line along Edna Street, and approved the plat subject to the CPC 101 form conditions.
   Motion: Alleman   Second: Garza   Vote: Carries   Opposed: Brave, Clark, Mares Porras-Pirtle and Zakaria

Speakers: Bonnie Fountain – opposed; Sergio Chevarria, owner— supportive.

92  Fondren Southwest Northfield
Sec 7 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: Porras-Pirtle   Second: Garza   Vote: Unanimous   Abstaining: None
93  Houston Heights partial replat no 18          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

94  Park Place Sec 2 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: Kilkenny  Second: Davis  Vote: Unanimous  Abstaining: None

95  Promise Land 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: Anderson  Vote: Unanimous  Abstaining: None

96  Westheimer Gardens Extension partial replat no 4          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: Mares  Vote: Unanimous  Abstaining: None

D  VARIANCES

97  I 10 East at Freeport partial 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: Kilkenny  Second: Anderson  Vote: Unanimous  Abstaining: None

98  Lyons Redev Thirtythird Venture              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: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

99  Rice Village Amherst                        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: Victor  Vote: Unanimous  Abstaining: None
Items 100 and 101 were taken together at this time.

100 Tavola GP
101 Tavola Sec 32

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: Clark Second: Kilkenny 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

102 Azutami Place
103 Crestmont Heights East
104 Crestmont Heights West
105 Hampton Inn at Karissa Court
106 Humble ISD Groves School
107 Meadows at Cypress Creek replat no 1
108 Springwood at Allana

EOA Approve
EOA Approve
EOA Approve
EOA Approve
EOA Approve
EOA Approve
EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE

109 26859 Peach Creek Drive
110 24463 Linda Lane
111 317 W 1st Street
112 15817 Lorenzo Street

COC Approve
COC Approve
COC Approve
COC Approve

Staff recommendation: Approve staff’s recommendation for items 102-112.
Commission action: Approved staff’s recommendation for items 102-112.

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

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

113 515 Fargo Street

DPV 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: Garza Vote: Unanimous Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MAY 25, 2017 FOR:
   a. Avondale partial replat no 2
   b. Freeman Crossing replat no 1
   c. Shepherd Oaks partial replat no 1
   d. Jaquelyn Meadows replat no 1
   e. Martin partial replat no 2
   f. Shops at Spring Forest
   g. Shadyvilla Addition no 1 partial replat no 3

Staff recommendation: Establish a public hearing date of May 25, 2017 for items II a-g.
Commission action: Established a public hearing date of May 25, 2017 for items II a-g.
   Motion: Clark  Second: Kilkenny  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR BLOSSOM HOTEL AND SUITES LOCATED AT 7118 BERTNER AVENUE

Staff recommendation: Defer the application to give the applicant time to submit revised information.
Commission action: Deferred the application to give the applicant time to submit revised information.
   Motion: Baldwin  Second: Zakaria  Vote: Unanimous  Abstaining: None

IV. EXCUSE THE ABSENCE OF COMMISSIONER KILKENNY
Commissioner Kilkenny was present, therefore no Commission action was required.

V. PUBLIC COMMENT
   NONE
VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:40 p.m.

   Motion: Baldwin       Second: Zakaria       Vote: Unanimous       Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary