Minutes of the Houston Planning Commission

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

April 12, 2018
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 2:30 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
Susan Alleman Arrived at 2:36 p.m. during V
Bill Baldwin
Fernando L. Brave Absent
Antoine Bryant Arrived at 2:37 p.m. during V
Lisa Clark Absent
Mark A. Kilkenny Left at 3:50 p.m. during item #120
Lydia Mares
Christina Morales Absent
Paul R. Nelson Absent
Linda Porras-Pirtle Arrived at 3:02 p.m. during item #99
Ian Rosenberg
Megan R. Sigler
Zafar Tahir Arrived at 2:49 p.m. during item #93
Meera D. Victor
Mark Mooney for
The Honorable James Noack
Maggie Dalton for
The Honorable Robert E. Hebert
Loyd Smith for
The Honorable Ed Emmett

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
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 MARCH 29, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 29, 2018 Planning Commission meeting minutes.
    Motion: Baldwin  Second: Sigler  Vote: Carries  Abstaining: Kilkenny, Mares and Victor

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 91)

Item 55 was removed to take later in the meeting with item 120.

Item 61 was changed from Approve to Defer per the request of the District A Council Member.

Items 67 and 86 were withdrawn and a Public Hearing was requested to be established for May 10, 2018.

Staff recommendation: Approve staff’s recommendations for items 1 – 91, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 91, subject to the CPC 101 form conditions.
    Motion: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Motion made by Kilkenny, seconded by Rosenberg to take item V out of order at this time.

Commissioner Garza recused himself.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4600 BLOCK OF PARK DRIVE, NORTH AND SOUTH SIDES, BETWEEN SOUTH LOCKWOOD DRIVE AND EDDINGTON STREET (MLS 703)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street, with a modified boundary and forward to city council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4600 block of Park Drive, north and south sides, between South Lockwood Drive and Eddington Street, with a modified boundary and forwarded to city council.
    Motion: Baldwin  Second: Victor  Vote: Unanimous  Abstaining: None
Speakers: Paulette Kukuk, Paul O’Sullivan, applicant - supportive

Commissioner Garza returned.

C PUBLIC HEARINGS

92  Bayou Woods Sec 2 partial replat no 3  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: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None

93  Claytons Park East 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: Barza  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Randy Sotenham – undecided; Tracy Youngblood, applicant – supportive.
94 East 32nd Street Grove replat no 1

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: Garza  Vote: Unanimous  Abstaining: None

95 Fulton Station partial replat no 1

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
Motion: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None

96 Newport Sec 8 partial replat no 3

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: Alleman  Vote: Unanimous  Abstaining: None

97 Royalwood Sec 1 partial replat no 2

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: Tahir  Vote: Unanimous  Abstaining: None

98 Sebastian partial replat no 1

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: Sigler  Vote: Unanimous  Abstaining: None

99 Serenity Meadows partial replat no 1 and extension

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: Tahir  Vote: Unanimous  Abstaining: None

100 Summit Place Addition partial replat no 4

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

101 West Lane Annex partial replat no 4

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: Victor  Vote: Unanimous  Abstaining: None

D VARIANCES
102 Albion 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: Garza  Second: Porras-Pirtle  Vote: Carries  Opposing: Rosenberg
Speakers: Eddie Grossman – opposed; Mary Lou Henry, applicant – supportive; Richard Smith, Managing Engineer Public Works and Engineering.

103 Astle Acres  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: Kilkenny  Second: Mares  Vote: Unanimous  Abstaining: None
Items 104-105 were taken together at this time.

104 Briarmont Sec 2  C3R  Defer
105 Briarmont Sec 3  C3R  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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None

106 Genoa Red Bluff Plaza  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: Mares  Second: Alleman  Vote: Unanimous  Abstaining: None

107 Grace ER  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: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

108 Great Commission Family Church  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: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None

109 Interpose  C2R  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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

110 JCWM Properties Place replat no 1  C2R  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: Graza  Second: Bryant  Vote: Unanimous  Abstaining: None
Items 111 – 116 were taken together at this time.

111  Lantana GP  GP  Approve
112  Lantana Heights Drive Street  C3P  Approve
Dedication Sec 1
113  Lantana Sec 1  C3P  Approve
114  Lantana Sec 2  C3P  Approve
115  Lantana Sec 3  C3P  Approve
116  Westgreen Boulevard Street  C3P  Approve
Dedication Sec 3

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

Motion: Dalton  Second: Kilkenny  Vote: Unanimous  Abstaining: None

117  Larkin Street Townhomes  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: Kilkenny  Vote: Unanimous  Abstaining: None

Items 118 and 119 were taken together at this time.

118  Laterna Villas North  C2  Approve
119  Laterna Villas South  C2  Approve

Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

Items 120, 121 and 55 were taken together at this time.

120  Marcello Lakes GP  GP  Approve
121  Marcello Lakes Sec 2  C3F  Approve
55  Treviso Garden Sec 3  C3F  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

122  Mc Kinney 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: Bryant  Second: Rosenberg  Vote: Unanimous  Abstaining: None
Speakers: Andrew Allemand, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

Chair Martha L. Stein excused herself from the meeting, and Vice Chair Sonny Garza proceeded to chair the meeting.

123 Texas Installs Business Park C2R Approve
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

   Motion: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker: Fred Mathis, Harris County – undecided.

124 Washington Avenue Retail 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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Commissioner Rosenberg recused himself.

125 Midtown Terrace C2R Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

   Motion: Sigler  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Andrew Allemand, applicant – supportive.

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

G EXTENSIONS OF APPROVAL
126 Felro Trail EOA Approve
127 Gosling Office Park EOA Approve
128 Houston Heights partial replat no 18 EOA Approve
129 Katy Lakes Lift Station Reserve EOA Approve
130 Katy Lakes Sec 1 EOA Approve
131 Merrylands Sec 1 EOA Approve

H NAME CHANGES
NONE
I. CERTIFICATES OF COMPLIANCE

132 24295 Pine Circle COC Approve
133 18544 Wisp Willow Way COC Approve
134 27600 Royal Coach COC Approve
135 20216 Forest Drive West COC Approve
136 27036 Peach Creek COC Approve

Staff recommendation: Approve staff’s recommendation for items 126-136.
Commission action: Approved staff’s recommendation for items 126-136.
Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Rosenberg returned.

J. ADMINISTRATIVE
NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

137 3702 Overbrook Lane DPV Approve
Staff recommendation: Deny the variance(s) and development plat.
Commission action: Granted the variance(s) and approved the development plat based on the common development pattern in the neighborhood.
Motion: Baldwin  Second: Porras-Pirtle  Vote: Carries  Opposing: Mares
Speakers: Laura Herring and Jennifer Pool, applicants – supportive.

138 6114 Presidio Drive 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: Bryant  Second: Rosenberg  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 10, 2018 FOR:
   a. Braeswood partial replat no 5
   b. Briarcroft partial replat no 4
   c. Crosby Village Sec 3 partial replat no 1
   d. Meyerland Sec 2 partial replat no 1
   e. North Shepherd Square
   f. Shadywood Addition partial replat no 1
   g. Towne Lake Sec 39 partial replat no 1
   h. Tulane West partial replat no 1
Staff recommendation: Establish a public hearing date of May 10, 2018 for items II a-h.
Commission action: Established a public hearing date of May 10, 2018 for items II a-h.
Motion: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6877 WILL CLAYTON PARKWAY
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: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None
IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL BLUE DOWNTOWN
   LOCATED AT 115 CAVALCADE ROAD
Staff recommendation: Deny the application.
Commission action: Denied the application.
   Motion: Baldwin        Second: Victor     Vote: Unanimous     Abstaining: None
Speaker: Caroline Ordener, applicant – supportive

Item V. was taken and acted on earlier in the meeting.

VI. PUBLIC COMMENT
Commission Alleman asked if staff reviews mobility studies when reviewing a plat.

VII. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza
adjourned the meeting at 4:39 p.m.
   Motion: Bryant          Second: Rosenberg   Vote: Unanimous     Abstaining: None

M. Sonny Garza, Vice Chair

Patrick Walsh, Secretary