

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 Porrás-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

Absent

The Honorable James Noack

Maggie Dalton for

Left at 4:28 p.m. during item #138

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Items **67** and **86** were withdrawn and a Public Hearing was requested to be established for May 10, 2018.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 Sotenhams – undecided; Tracy Youngblood, applicant – supportive.

94 East 32nd Street Grove 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95 Fulton Station partial replat no 1 C3N 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: **Bryant** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

96 Newport Sec 8 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

97 Royalwood Sec 1 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: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

98 Sebastian 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

99 Serenity Meadows partial replat no 1 and extension 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

100 Summit Place Addition 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

101 West Lane Annex 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: **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 Dedication Sec 1	C3P	Approve
113	Lantana Sec 1	C3P	Approve
114	Lantana Sec 2	C3P	Approve
115	Lantana Sec 3	C3P	Approve
116	Westgreen Boulevard Street Dedication Sec 3	C3P	Approve

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
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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
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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
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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
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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**

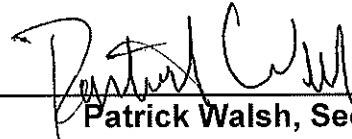
Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



M. Sonny Garza, Vice Chair



Patrick Walsh, Secretary