Minutes of the Houston Planning Commission

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

April 26, 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 2:36 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
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Pirtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
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 APRIL 12, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 12, 2018 Planning Commission meeting minutes.
   Motion: Mares        Second: Baldwin     Vote: Carries      Abstaining: Brave

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 119)

Items 104 was withdrawn and a Public Hearing was requested to be established for May 24, 2018.

Items removed for separate consideration 1, 4, 5, 6, 10, 30, 68, 72, 73 and 74.

Staff recommendation: Approve staff’s recommendations for items 1 – 119, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 119, subject to the CPC 101 form conditions.
   Motion: Sigler        Second: Clark     Vote: Unanimous     Abstaining: None

Commissioner Alleman, Clark, Mares and Sigler recused themselves.

Staff recommendation: Approve staff’s recommendations for items 1, 4, 5, 6, 10, 30, 68, 72, 73 and 74, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 4, 5, 6, 10, 30, 68, 72, 73 and 74, subject to the CPC 101 form conditions.
   Motion: Porras-Purtle  Second: Bryant    Vote: Unanimous     Abstaining: None

Commissioner Alleman, Clark, Mares and Sigler returned.

C PUBLIC HEARINGS

120 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: Garza        Second: Alleman    Vote: Unanimous     Abstaining: None

121 Braeswood partial replat no 4 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: Mares      Vote: Unanimous     Abstaining: None

122 Breckenridge Park partial replat no 3 C3N Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Bryant       Second: Clark      Vote: Unanimous     Abstaining: None

123 Briarcroft partial replat no 3 C3N Defer
Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Baldwin      Second: Garza      Vote: Unanimous     Abstaining: None
Speakers: Council Member Greg Travis, Steven Boyd, Mitchell Katine, William Kirk Baker – opposed; Andrew Allemand, applicant - supportive.

124  Briargrove Park Sec 1 C3N Defer
   partial replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Baldwin Second: Brave Vote: Unanimous Abstaining: None
Speakers: Mike Hessel – opposed; Mary Villareal, applicant – supportive.

125  Falls at Dry Creek Sec 3 C3N Approve
   partial replat no 1
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None
Speakers: Ha Ho and Edward Gibson – undecided; Christian Center – opposed.

126  Fulton Station 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: Sigler Second: Alleman Vote: Unanimous Abstaining: None
Speaker: Randall Baxley – undecided.

127  Hyde Park partial replat no 7 C3N Defer
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give staff time to review the deed restrictions.
   Motion: Baldwin Second: Tahir Vote: Carries Opposing: Alleman, Clark and Garza
Speaker: Michael McKann – undecided.

128  Lanier Place partial replat no 3 C3N Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None
Speakers: James Sorgini and James Burke – undecided; Will Dull – opposed.

129  Newport Sec 7 partial replat no 1 C3N Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
   Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None
Speaker: Cathy Price – opposed.

130  Pelham Place 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: Garza Vote: Unanimous Abstaining: None
Sebastian partial replat no 1  C3N  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: Garza  Second: Mares  Vote: Unanimous  Abstaining: None
Speakers: John Kovach – undecided; Mark Valero, applicant – supportive; Richard Smith, Managing Engineer, Public Works and Engineering.

D VARIANCES

Astle Acres  C2  Withdrawn

Items 133-134 were taken together at this time.

Briarmont Sec 2  C3R  Approve
Briarmont Sec 3  C3R  Withdrawn
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

Encanto Real Utility District  C2  Approve
Wastewater Treatment Plant
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: Garza  Vote: Unanimous  Abstaining: None

Fulton Lofts  CR2  Defer
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
Motion made by Sigler, seconded by Mares to reconsider item 136 to hear from speakers.
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks to give time the neighborhood time to meet with the Developer.
Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None
Speakers: Lisa Calzada, Yolanda Gutierrez and Alicia Palomo – opposed; Randall Baxley – undecided; Richard Smith, Managing Engineer, Public Works and Engineering Department.

Grace ER  C2R  Approve
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.
Commission action: Approved the plats subject to the CPC 101 form conditions.
Motion: Clark  Second: Brave  Vote: Unanimous  Abstaining: None
138  Interpose 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: Unanimous  Abstaining: None
Speakers: Mike Van Dusen and Margaret Poissant – opposed.

139  JCWM Properties Place 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: Sigler  Vote: Unanimous  Abstaining: None

140  Rosemont Cottage 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: Baldwin  Second: Rosenberg  Vote: Unanimous  Abstaining: None

141  Woodridge Village Sec 3 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: Baldwin  Second: Brave  Vote: Carries  Abstaining: Sigler

142  Yeibis Mexican Grill 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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker: Carmelo Arredondo – supportive.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

143  Cypress Animal 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: Garza  Second: Clark  Vote: Unanimous  Abstaining: None
Motion made by Baldwin, seconded by Bryant to move item 144 to the end of the agenda due to technical difficulties.

Items 145-146 were taken together at this time.

145  Tavola Sec 31    C3P    Approve
146  Tavola Sec 34    C3P    Approve

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

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

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

G  EXTENSIONS OF APPROVAL
147  Bridgeland Parkland Village Sec 11  EOA  Approve
148  Bridgeland Parkland Village Sec 12  EOA  Approve
149  Chester Park  EOA  Approve
150  Comunidad de Amor  EOA  Approve
151  Dietz Acres partial replat no 1  EOA  Approve
152  Harris County Emergency Services District no 16 Station 3  EOA  Approve
153  Medistar Hoyt Bejjani Sec 1  EOA  Approve

H  NAME CHANGES
154  Amira GP (prev. JDS 370 Tract GP)  NC  Approve

I  CERTIFICATES OF COMPLIANCE
155  24180 Lilac Way  COC  Approve
156  27644 Royal Coach  COC  Approve
157  27418 Burning Tree  COC  Approve
158  24292 Maple Circle  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 147-158.
Commission action: Approved staff’s recommendation for items 147-158.

Motion: Bryant  Second: Garza  Vote: Carries  Abstaining: Sigler from item #154

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

159  362 Cinnamon Oak Lane  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: Sigler  Second: Baldwin  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MAY 24, 2018 FOR:
   a. Briarmont Sec 1 partial replat no 1
   b. Foxhollow West Sec 1 partial replat no 1
   c. Little York partial replat no 1
   d. Pine Terrace Sec 1 partial replat no 1
   e. Remington Creek Ranch Sec 5
   f. Spring Branch Woods Sec 4 partial replat no 1
Staff recommendation: Establish a public hearing date of May 24, 2018 for items II a-f.
Commission action: Established a public hearing date of May 24, 2018 for items II a-f.
   Motion: Clark   Second: Garza   Vote: Unanimous   Abstaining: None

Agenda item 144 was taken at this time.
Commissioner Rosenberg recused himself.

144 Midtown Terrace C2R Approve
Staff recommendation: Deny 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 based on the unique characteristics of the lot and its location to a major thoroughfare also, my reason has no influence with Commissioner Rosenberg.
   Motion: Baldwin   Second: Sigler   Vote: Carries   Opposed: Garza, Mares and Porras Pirtle
Speakers: Andrew Allemand, applicant, Cheryl Joseph, Aman Khan, Eric Samet, Dan Barnum, Joe Cornfeld and Ian Rosenberg – supportive.

Commissioner Rosenberg returned.

III. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6877 WILL CLAYTON PARKWAY
Staff recommendation: Denier 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: Bryant   Second: Baldwin   Vote: Unanimous   Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000-2100 BLOCK OF MACARTHUR STREET, NORTH SIDE, BETWEEN MONTCLAIR DRIVE AND SHERIDAN STREET (MLS 705)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 2000-2100 block of MacArthur Street, north side, between Montclair Drive and Sheridan Street, MLS 705, and forwarded to City Council.
   Motion: Garza   Second: Rosenberg   Vote: Unanimous   Abstaining: None
Speakers: Patrick Peters and Rebecca Bryant – supportive.
V. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE
Commissioner Brave was present therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:42 p.m.

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

_/Martha L. Stein_        /Patrick Walsh_
Martha L. Stein, Chair    Patrick Walsh, Secretary