Minutes of the Houston Planning Commission

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

August 30, 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
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

Left at 4:05 p.m. during Item #125
Left at 5:15 p.m. during item #134 & IV
Arrived at 3:54 p.m. during item #122
Absent
Left at 4:49 p.m. during item #134 & IV
Left at 5:34 p.m. during Item V
Absent
Arrived at 2:37 p.m. during Item I
Arrived at 2:35 p.m. during Item I
Left at 5:15 during item # 134 & IV
Absent

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 Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE AUGUST 16, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 16, 2018 Planning Commission meeting minutes.
   Motion: Mares  Second: Bryant  Vote: Unanimous  Abstaining: None

I. PRESENTATION ON THE PROPOSED BOUNDARY EXPANSION OF THE CHAPTER 26 CENTRAL BUSINESS DISTRICT PARKING EXEMPT AREA
Presentation was given by Hector Rodriguez, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 105)
Item removed for separate consideration 17, 20, 38, and 53.

Item 44 & 45 removed for separate consideration to hear from speaker.

Staff recommendation: Approve staff’s recommendations for items 1 – 105, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 105, subject to the CPC 101 form conditions.
   Motion: Garza  Second: Baldwin  Vote: Unanimous  Abstaining: None

Commissioner(s) Sigler and Alleman recused themselves.

Staff recommendation: Approve staff’s recommendations for item 17, 20, 38 and 53 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item 17, 20, 38 and 53 subject to the CPC 101 form conditions
   Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner(s) Sigler and Alleman returned.

44  Palisades Park Sec 1  C3F  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.

45  Palisades Park Sec 2  C3F  Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Speaker(s): Allison Greer - opposed.

C  PUBLIC HEARINGS

106  Afton Oaks Sec 1  C3N  Defer
   partial replat no 1
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Rosenberg  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speaker(s): Mario Galina – applicant – supportive; Wayne White – opposed; Arva Howard, Legal Department.
107  Park Place 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: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None

108  Remington Creek Ranch Sec 6  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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

109  Shadyvilla Addition no 1 Annex 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: Garza  Second: Sigler  Vote: Unanimous  Abstaining: None

110  West Lane Annex 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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

111  Wildwood Glen Sec 1 partial replat no 1  C3N  Withdrawn

D  VARIANCES

112  Adelia Court  C2R  Approve
Staff recommendation: Grant 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: Baldwin  Second: Morales  Vote: Unanimous  Abstaining: None
Speaker(s): Donna Walker- opposed.

113  Bauer Trails partial replat no 1  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: Mares  Second: Baldwin  Vote: Unanimous  Abstaining: None

114  Camp Logan Addition partial replat no 3  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: Bryant  Vote: Unanimous  Abstaining: None
Items 116 and 117 were taken together at this time.

116 Ella Grovewood
117 Ella Timbergrove

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: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None

Items 119 -120, 126 - 129 and 131 - 132 were taken together at this time.

119 Garrow Sampson
120 Garrow York
126 Palmer Four East End
127 Palmer One East End
128 Palmer Three East End
129 Palmer Two East End
131 Ranger One East End
132 Ranger Two East End

Staff recommendation: Deny the variance(s) and disapprove the plat(s).
Commission action: Granted the variances(s) and approved the plat(s) subject to the CPC 101 form conditions with the additional condition of recording the agreement between the developer and HCD prior to recordation.

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

121 Hardy Yards Reserve

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

Speaker(s): Mike Stinson- opposed.
Main Street High Rise Apartments
replat no 2
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: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

Martindale Dreams
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: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None
Speaker(s): Richard Smith, Managing Engineer, Public Works and Engineering.

Montrose Garden
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: Baldwin    Second: Rosenberg    Vote: Unanimous    Abstaining: None
Speaker(s): Karen Gordon, Catherina Budiharto and Jeffrey Melland - opposed.

MP Highway 290 Industrial GP
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: Clark    Vote: Unanimous    Abstaining: None

Items 126, 127, 128, and 129 were taken and acted on earlier with items 119 and 120.

Portland Parkview
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: Alleman    Second: Mares    Vote: Unanimous    Abstaining: None

Items 131 and 132 were taken and acted on earlier with items 119 and 120.

Retreat at Westview Terrace
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 and with additional conditions that subject to a plat note pertaining to the Long Point Entrance being permanently accessible to the residents of the subdivision.
Motion: Garza    Second: Rosenberg    Vote: Unanimous    Abstaining: None
Speaker(s): Mary Lou Henry- applicant; Steve Metzger, Bianca Goudge, Bill Furr, Andy, Jason Jean, Shirley Kopecky, Decio Comin and Lennord Flores- opposed.

Items 134 and IV were taken together at this time.
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 317 W 19TH STREET

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the applications for two weeks to allow the applicant time to provide revised information.

Motion: Baldwin  Second: Morales  Vote: Unanimous  Abstaining: None
Speaker(s): Craig Garcia - applicant and Leatha Allen - supportive; Heather Fordham, Dawn McGarry, Steven Loupe and Ron Medalie - opposed; Richard Smith, Managing Engineer, Public Works and Engineering.

E SPECIAL EXCEPTIONS

Items 135 and 136 were taken together at this time.

135 Woodland Lakes Sec 3  C3P  Defer
136 Woodland Lakes Sec 4  C3P  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

137 Woodland Lakes Sec 5  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: Garza  Second: Victor  Vote: Unanimous  Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

138 Aliana Sec 65  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: Dalton  Vote: Unanimous  Abstaining: None

139 Campanile on Commerce Apartments  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: Morales  Second: Baldwin  Vote: Unanimous  Abstaining: None

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

G EXTENSIONS OF APPROVAL

140 Castle Rock Reserve Southwest  EOA  Approve
141 Tealpointe Lake Estates  EOA  Approve

H NAME CHANGES
NONE
I  CERTIFICATES OF COMPLIANCE

142  24413 Tree Ln  COC  Approve
143  24283 W Terrace Drive  COC  Approve
144  24430 E Terrace Drive  COC  Approve
145  27056 Spanish Oaks Drive  COC  Approve
146  24347 W Terrace Drive  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 140-146.
Commission action: Approved staff’s recommendation for items 140-146.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147  2120 Gentry 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: Alleman  Vote: Unanimous  Abstaining: None

148  11402 Mullins Drive  DPV  Approve
Staff recommendation: Approve the development plat subject to the CPC 101 form conditions.
Commission action: Approved the development plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Smith  Vote: Carries  Opposing: Baldwin, Morales, Porras-Pirtle, Rosenberg and Tahir

III.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 27, 2018 FOR:
    a.  Emancipation One Center
    b.  Hillsdale Creek Sec 1 partial replat no 1
    c.  Katy Pointe Sec 1 partial replat no 1
    d.  Lancaster Place partial replat no 1
    e.  Lancaster Place partial replat no 2
    f.  Little York partial replat no 1
    g.  Oak Forest Village
    h.  River Oaks Estates Sec 1 partial replat no 1
    i.  Tealbrook Sec 1 partial replat no 4 and extension
    j.  Westheimer Estates partial replat no 9

Staff recommendation: Establish a public hearing date of September 27, 2018 for items III a-j.
Commission action: Established a public hearing date of September 27, 2018 for items III a-j.
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

IV. was taken and acted on earlier in the meeting with item 134.

V.  PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL FOR SOUTHWIND HOTEL LOCATED AT 5617 NORTH FREEWAY  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: Alleman  Second: Victor  Vote: Unanimous  Abstaining: None
VI. EXCUSE THE ABSENCE OF COMMISSIONERS BRAVE AND KILKENNY
Commissioner Brave was present; therefore, no Commission action was required.

Motion was made to excuse the absences of Commissioner Kilkenny.
Motion: Garza  Second: Rosenberg  Vote: Unanimous  Abstaining: None

VII. PUBLIC COMMENT
NONE

VIII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:36 p.m.
Motion: Clark  Second: Rosenberg  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary