Minutes of the Houston Planning Commission

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

September 27, 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 2:46 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  Absent
Lydia Mares
Christina Morales
Paul R. Nelson  Absent
Linda Porras-Pirtle
Ian Rosenberg  Absent
Megan R. Sigler
Zafar Tahir
Meera D. Victor  Absent
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

CHAIR’S REPORT
The Chair’s Report was given by Commissioner Martha L. Stein.

DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.
APPROVAL OF THE SEPTEMBER 13, 2018 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 13, 2018 Planning Commission meeting minutes.
Motion: Bryant   Second: Alleman   Vote: Unanimous   Abstaining: None

I. PRESENTATION ON THE PROPOSAL TO ADD ELLINGTON ROAD BETWEEN SH-3 AND I-45 TO THE MAJOR THOROUGHFARE AND FREEWAY PLAN

Presentation was given by Velyjha Southern, Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat Items A and B, 1 –106)

Item 64 and 78 removed for separate consideration.

Staff recommendation: Approve staff’s recommendations for items 1 –106, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 –106, subject to the CPC 101 form conditions.
Motion: Tahir   Second: Brave   Vote: Unanimous   Abstaining: None

Commissioner(s) Alleman recused herself.

Staff recommendation: Approve staff’s recommendations for item(s) 64 and 78, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for item(s) 64 and 78, subject to the CPC 101 form conditions.
Motion: Porras-Pirtle   Second: Mares   Vote: Unanimous   Abstaining: None

Commissioner(s) Alleman returned.

C PUBLIC HEARINGS

107 Dolce Living at Midtown 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: Garza   Second: Bryant   Vote: Unanimous   Abstaining: None

108 Emancipation One Center  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: Brave   Second: Bryant   Vote: Unanimous   Abstaining: None
Speaker(s) Algenita Scott Davis, Herbert Green and Keija Asakura – supportive.

109 Estates at Pech Road  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: Baldwin   Second: Bryant   Vote: Unanimous   Abstaining: None
110 Hillsdale Creek Sec 1 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: Bryant Vote: Unanimous Abstaining: None

111 Katy Pointe Sec 1 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: Baldwin Second: Mares Vote: Unanimous Abstaining: None

112 Little York 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: Sigler Second: Mares Vote: Unanimous Abstaining: None

113 Oak Forest Village C3N Withdrawn

114 Pine Cove Park 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: Mares Second: Alleman Vote: Unanimous Abstaining: None

115 River Oaks Estates Sec 1 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: Garza Second: Bryant Vote: Unanimous Abstaining: None

116 Tealbrook Sec 1 partial replat no 4 and extension 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: Alleman Vote: Unanimous Abstaining: None

117 West Lane Annex partial replat no 3 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: Garza Second: Bryant Vote: Unanimous Abstaining: None
Speaker(s) Edward R. Richardson – opposed.

118 Westheimer Estates partial replat no 9 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: Alleman Vote: Unanimous Abstaining: None
119  Willow Creek Estates replat Sec 1 partial replat no 3  C3N  Defer
Staff recommendation: Defer the application for two weeks per Council Member Castex-Tatum’s request.
Commission action: Deferred the application for two weeks per Council Member Castex-Tatum’s request.
Motion: Baldwin  Second: Mares  Vote: Unanimous  Abstaining: None

D  VARIANCES

120  Anderson Lakes  GP  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: Porras-Pirtle  Second: Baldwin  Vote: Unanimous  Abstaining: None

121  Breen Reserve  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: Garza  Second: Mares  Vote: Unanimous  Abstaining: None

122  Cabello Peluqueria Unisex  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: Sigler  Second: Mares  Vote: Unanimous  Abstaining: None

123  Ella Timbergrove  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: Bryant  Vote: Unanimous  Abstaining: None

124  Paige Polk  C2  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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Item 125 and 126 were taken together at this time.

125  Pecan Estates GP  GP  Defer
126  Pecan Estates Sec 1  C3P  Defer
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None
127   Spring Branch ISD Spring Woods High School  C2  Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
   Motion: Baldwin   Second: Mares   Vote: Unanimous   Abstaining: None

128   Taj Residences  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: Garza   Second: Alleman   Vote: Unanimous   Abstaining: None

129   White Oak Crossing Sec 1  C2R  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: Baldwin   Second: Bryant   Vote: Unanimous   Abstaining: None

E   SPECIAL EXCEPTIONS

130   Marcello Lakes Sec 2  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: Sigler   Second: Alleman   Vote: Unanimous   Abstaining: None

F   RECONSIDERATION OF REQUIREMENTS

131   Ortegas Properties LLC 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: Garza   Second: Bryant   Vote: Unanimous   Abstaining: None

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

G   EXTENSIONS OF APPROVAL
132   Eldridge Holding Commercial  EOA  Approve
133   Furay Park View  EOA  Approve
134   Hagerman Lodge  EOA  Approve
135   Harmony Village Sec 2  EOA  Approve
136   Harris County MUD no 62 Water Plant no 1  EOA  Approve
137   Julia Place  EOA  Approve
138   Katy Islamic Center replat no 1 and extension  EOA  Approve
H NAME CHANGES

141 Valley Ranch Town Center Commercial NC Approve
West (prev. Valley Ranch Commercial West)

I CERTIFICATES OF COMPLIANCE

142 18528 Wisp Willow Way COC Approve
143 24602 Spencer Blvd. COC Approve
144 21868 East Martin COC Approve
145 22222 McCleskey Road COC Approve
146 24924 Plantation Estates Avenue COC Approve

Staff recommendation: Approve staff’s recommendation for items 132-146.
Commission action: Approved staff’s recommendation for items 132-146.
Motion: Bryant Second: Mares Vote: Unanimous Abstaining: None

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

147 2120 Gentry Street DPV Approve
Staff recommendation: Grant the development plat variance(s) 1) to allow an 8’-6” building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15’-4” garage building line in lieu of the 20’ building line along a local street, Henry Street.
Commission action: Granted the variance(s) 1) to allow an 8’-6” building line in lieu of the ordinance-required building line along a local street, Henry Street; and 2) to allow a 15’-4” garage building line in lieu of the 20’ building line along a local street, Henry Street.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 25, 2018 FOR:
a. Archer Place replat no 1
b. Colonial Gold
c. Grace Landing
d. Inwood Park Village replat no 1
e. Live Oak Grcwing replat no 2
f. Newport Sec 6 partial replat no 1 and extension
g. Westhaven Estates Sec 1 partial replat no 9

Staff recommendation: Establish a public hearing date of October 25, 2018 for item(s) III a-g.
Commission action: Established a public hearing date of October 25, 2018 for item(s) III a-g.
Motion: Garza Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 214 AVONDALE STREET
Staff recommendation: Grant the off-street parking variance(s) to allow 58 off-street vehicle parking spaces and 7 bicycle racks (28 bicycle spaces) in lieu of the ordinance-required 72 vehicle parking spaces for a multi-family development.
Commission action: Deferred the application for two weeks to give the applicant time to talk with staff regarding the parking solution.
Motion: Garza    Second: Mares    Vote: Unanimous    Abstaining: None
Speaker(s): Rick Grothues, applicant, Jason Swarthoul, Kenneth Long – supportive; Bo Bell, Philip Hilder, Mitchell Cohen, Philip Muhm, Sylvia Drew, Jim Johnson and ReAnna Bell – opposed; Richard Smith, Managing Engineer, Public Works and Engineering Department.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:39 p.m.
Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary