Minutes of the Houston Planning Commission

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

January 4, 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 2:32 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
Algenita Davis
Mark A. Kilkenny
Lydia Mares
Christina Morales
Paul R. Nelson
Linda Porras-Purtle
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for
  The Honorable James Noack
Charles O. Dean for
  The Honorable Robert E. Herbert
Raymond J. Anderson for
  The Honorable Ed Emme:

Absent
Arrived at 2:44 p.m. during item #89
Arrived at 2:33 p.m. during Director's Report
Arrived at 2:34 p.m. during approval of Minutes
Absent
Arrived at 2:38 p.m. during item #85
Left at 3:42 p.m. during item III
Arrived at 2:37 p.m. during item #85

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Dawn Ullrich
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 DECEMBER 14, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 14, 2017 Planning Commission meeting minutes.
Motion: Clark Second: Mares Vote: Carries Abstaining: Alleman

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 82)
Staff recommendation for item 29 was modified from Approve to Withdrawn.

Staff recommendation: Approve staff’s recommendations for items 1 – 82 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 82 subject to the CPC 101 form conditions.
Motion: Garza Second: Alleman Vote: Carries Abstaining: Kilkenny on item #6

C PUBLIC HEARINGS

83 Champion Heavens replat no 1 C3N Withdrawn

84 East End on the Bayou Sec 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: Alleman Second: Kilkenny Vote: Unanimous Abstaining: None

85 Edwards Court 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: Clark Vote: Unanimous Abstaining: None

86 Garden Acres 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: Mares Vote: Unanimous Abstaining: None

87 Grove at Oak Forest Sec 1 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: Sigler Second: Garza Vote: Unanimous Abstaining: None

88 Hyde Park Main Addition 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: Kilkenny Second: Alleman Vote: Unanimous Abstaining: None
89  Jandor Gardens 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: Kilkenny    Second: Mares    Vote: Unanimous    Abstaining: None
Speakers: Ron Witte – undecided; Alicia Wilcher – opposed.

90  Lakeview Homes Addition 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: Anderson    Second: Clark    Vote: Unanimous    Abstaining: None

91  Newport Sec 9 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: Anderson    Second: Kilkenny    Vote: Unanimous    Abstaining: None

92  Rosewood Commons  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: Davis    Vote: Unanimous    Abstaining: None

93  Spring Valley Point  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

94  Summerlyn at Spring Branch  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: Alleman    Second: Clark    Vote: Unanimous    Abstaining: None

95  Westbury Sec 3 partial replat no 3  C3N  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: Kilkenny    Second: Clark    Vote: Unanimous    Abstaining: None

96  Westhaven Estates Sec 1 partial replat no 8  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
D  VARIANCES

97  Capital Street Terraces  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: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

98  Clay Road Commerce Park  C3P  Defer
Staff recommendation: Defer the application for two weeks per Harris County’s request.
Commission action: Deferred the application for two weeks per Harris County’s request.
Motion: Anderson  Second: Davis  Vote: Unanimous  Abstaining: None
Commissioner Sigler recused herself.

99  JDS 370 Tract GP  GP  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: Anderson  Second: Clark  Vote: Unanimous  Abstaining: None
Commissioner Sigler returned.

100  Larkin Street Townhomes  C2R  Deny
Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plat subject to the CPC 101 form conditions.
Motion: Alleman  Second: Mares  Vote: Carries  Opposing: Davis
Speakers: Austin Love and Refugio Trejo, applicant – supportive.

101  Nueces Park Place South  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: Anderson  Second: Kilkenny  Vote: Unanimous  Abstaining: None

102  Patio Homes At Marina  C2R  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS

103  Town Oak Center  C2  Defer
Staff recommendation: Defer the application plat for two weeks, per the applicant’s request.
Commission action: Deferred the application for two weeks, per the applicant’s request.
   Motion: Anderson  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Fred Mathis, Harris County – opposed; Sherry Zamorano and Beth Harrison – supportive.

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

G  EXTENSIONS OF APPROVAL

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<tr>
<td>104</td>
<td>Bridgeland Parkland Village Sec 10</td>
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<td>105</td>
<td>Houmont Park Addition</td>
<td>EOA</td>
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<td>106</td>
<td>partial replat no 1</td>
<td>EOA</td>
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<td>107</td>
<td>JHarp Old Sorters</td>
<td>EOA</td>
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<td>108</td>
<td>Reserves on Airport Sec 1</td>
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<td>109</td>
<td>Texas Custom Granite</td>
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<td>Vu Ninh Chateau</td>
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H  NAME CHANGES
NONE

I  CERTIFICATES OF COMPLIANCE

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<tr>
<td>110</td>
<td>22145 Spear Road</td>
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<td>111</td>
<td>19874 South Plantation Estates Drive</td>
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<tr>
<td>112</td>
<td>20104 South Pin Oak</td>
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<tr>
<td>113</td>
<td>22869 Delta Drive</td>
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Staff recommendation: Approve staff’s recommendation for items 104-113.
Commission action: Approved staff’s recommendation for items 104-113.
   Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

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<tr>
<td>114</td>
<td>5031 Beechnut Street</td>
<td>DPV</td>
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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: Kilkenny  Second: Alleman  Vote: Carries  Opposing: Rosenberg
115  2535 Inwood Drive  DVP  Withdrawn

116  3755 Olympia 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: Davis  Second: Mares  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 1, 2018 FOR:
   a. Bicycle Bungalows replat no 1
   b. El Tescoro Sec 2 replat no 1 and extension
   c. Houston Heights partial replat no 22
   d. River Oaks Sec 12 partial replat no 2
   e. Skyline on Darling Place replat no 1
   f. Views at Beauchamp

Staff recommendation: Establish a public hearing date of February 1, 2018 for items II a-f.
Commission action: Established a public hearing date of February 1, 2018 for items II a-f.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8125 WESTGLEN DRIVE

Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.
Motion: Garza  Second: Nelson  Vote: Unanimous  Abstaining: None

Speaker: Heidar Malki – supportive.

Commissioner Garza recused himself.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4400 BLOCK OF WALKER STREET, NORTH AND SOUTH SIDES, BETWEEN EASTWOOD AND FASHION STREETS (MLS 691)

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets, MLS 691, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 4400 block of Walker Street, north and south sides, between Eastwood and Fashion Streets, MLS 691, and forwarded to City Council.
Motion: Rosenberg  Second: Bryant  Vote: Unanimous  Abstaining: None

Speakers: Swati Modi, Paulette Kukuk, Paul O’Sullivan, Keri Bas, Peter Bas and Sheila Bas - supportive.

Commissioner Garza returned.
V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:55 p.m.
Motion: Clark Second: Mares Vote: Unanimous Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary