Minutes of the Houston Planning Commission

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

February 14, 2019
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 2:31 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza, Vice Chair
David Abraham Arrived at 2:42 p.m. during item 60
Susan Alleman Absent
Bill Baldwin
Antoine Bryant
Lisa Clark Absent
Randall L. Jones
Isabel Longoria
Lydia Mares
Christina Morales Absent
Paul R. Nelson
Linda Porras-Purtle Arrived at 2:39 p.m. during item 60
Ileana Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor
Mark Mooney for Commissioner James Noack Absent
Maggie Dalton for The Honorable KP George Absent
Loyd Smith for The Honorable Lina Hidalgo

EXOFFICIO MEMBERS
Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary
Margaret Wallace Brown, Interim Director, Planning and Development

CHAIR’S REPORT
NONE
DIRECTOR’S REPORT
The Director’s Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JANUARY 31, 2019 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the January 31, 2019 Planning Commission meeting minutes.
   Motion: Garza        Second: Mares    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 81)
Item removed for separate consideration 60.

Staff recommendation: Approve staff’s recommendations for items 1 – 81, subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 81, subject to the CPC 101 form conditions.
   Motion: Jones        Second: Bryant   Vote: Unanimous    Abstaining: None

60  Lakeview Retreat Detention Reserve C2R Defer
Staff recommendation: Defer the application for two weeks per applicant’s request.
Commission action: Deferred the application for two weeks.
   Motion: Baldwin     Second: Mares    Vote: Carries      Abstaining: None
Speaker(s): Jennifer Curtis, applicant – supportive.

C PUBLIC HEARINGS

82  Bassey Woods partial replat no 1 C3N Withdrawn
83  Devonshire Place 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: Bryant   Vote: Carries      Abstaining: None
Speaker(s): George Fowler – opposed.

84  Freeway Manor 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: Baldwin  Vote: Unanimous     Abstaining: None
Speaker(s): Nick Cankovic Sr. – undecided.

85  Merrylands 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: Jones        Second: Porras-Pirtle Vote: Unanimous     Abstaining: None

86  Quinn Way partial replat no 1 C3N Withdrawn
87  Talia Court Village replat no 1 C3N Withdrawn
and extension
88  Temple Terrace 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: Tahir        Vote: Unanimous      Abstaining: None

D  VARIANCES

89  Avex Tract GP                     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: Mares                Second: Nelson         Vote: Unanimous      Abstaining: None

90  Bays FM 1960                    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: Bryant                Second: Rodriguez   Vote: Unanimous      Abstaining: None
Speaker(s): Vijaya R. Atlura – opposed.

91  Calumet Contempo Living         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, including that a grease trap in street is addressed.
Approved the plat subject to the CPC 101 form conditions.
  Motion: Bryant                Second: Jones         Vote: Unanimous      Abstaining: None
Speaker(s): Mary Villareal, applicant – supportive; Susan Granberg, Alberto Ramos and Manuel Heredia – undecided.

92  City Gate GP                     GP                     Defer
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 for further study and review.
  Motion: Baldwin               Second: Bryant         Vote: Unanimous      Abstaining: None
Speaker(s): Jennifer Curtis, applicant – supportive; Berdie Bellard, Dorian Benn, Yessica Cavasos, Chris Davies, Ankur Desai and Mahmoud Hoozmouche – opposed; Joe Myers, Houston Public Works.

93  Coatomundi                     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: Bryant                Second: Rosenberg    Vote: Unanimous      Abstaining: None

94  Eado Navigation                  C2R                    Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
  Motion: Longoria              Second: Mares      Vote: Unanimous      Abstaining: None
95  Garden Oaks Multifamily  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
Speaker(s): Chris O’Neil, applicant – supportive; Larry Justice – opposed; Jennifer Woodruff – undecided.

96  Katy Gaston Tract  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: Jones  Second: Sigler  Vote: Unanimous  Abstaining: None

97  Katy Lakes GP  GP  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: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker(s): Shawn McCoy, Clay Weissen, applicants – supportive; Erin Zimmerman – opposed.

98  Makezie Highlands  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: Bryant  Vote: Unanimous  Abstaining: None
Speaker(s): Sandra Price – undecided.

99  Ranch at Dos Brisas GP  GP  Withdrawn
100  Ranch at Dos Brisas Sec 1  C2  Withdrawn
101  Spurling Estates  C2  Defer
Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
Motion: Bryant  Second: Mares  Vote: Unanimous  Abstaining: None

Item(s) 102 and 103 were taken together at this time.

102  Tomball ISD at Cypress Rose Hill GP  GP  Approve
103  Tomball ISD Educational Campus  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: Mares  Second: Jones  Vote: Unanimous  Abstaining: None
104  Trinity Lutheran Church North Annex C2  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: Garza  Vote: Unanimous  Abstaining: None

105  Upper Kirby Senior Living 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: Mares  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

106  Bridgeland Tuckerton Road and Summer Camp Drive Street C3P  Approve
Dedication and Reserve
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: Smith  Second: Garza  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

107  Balmoral Park Lakes East Sec 7 C3F  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: Jones  Second: Nelson  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

108  Balmoral Park Lakes East Sec 7 EOA  Approve
109  Carlsway Property partial replat no 1 EOA  Approve
110  Garza Mount Houston EOA  Approve
111  Khin Residence EOA  Approve
112  Renmar Terrace EOA  Approve
113  Silverdale Heights EOA  Approve

H  NAME CHANGES

114  GPT Wallisville Road Tract (prev. GBT Wallisville Road Tract) NC  Approve
I. CERTIFICATES OF COMPLIANCE

115 7013 De Priest Street  
116 23624 Park Drive  
117 24889 Lynn Lane  

Staff recommendation: Approve staff’s recommendation for items 108-117.
Commission action: Approved staff’s recommendation for items 108-117.
  Motion: Rodríguez  Second: Garza  Vote: Unanimous  Abstaining: None

J. ADMINISTRATIVE

NONE

K. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118 3202 Glen Haven Boulevard  

Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions that 1) allow a 12’-10” building line in lieu of the ordinance-required 25’ building line along Buffalo Speedway, a major thoroughfare; and 2) to allow an existing curb cut and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare.
Commission action: Granted and approved the development plat variance(s) subject to the conditions that 1) allow a 12’-10” building line in lieu of the ordinance-required 25’ building line along Buffalo Speedway, a major thoroughfare; and 2) to allow an existing curb cut and existing driveway to remain for vehicular access to a single-family lot from Buffalo Speedway, a major thoroughfare.
  Motion: Sigler  Second: Garza  Vote: Unanimous  Abstaining: None

119 2512 Southmore Blvd.  

DPV  

Withdrawn

120 1918 Wheeler Street  

DPV  

Defer

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow the applicant time to submit revised information.
  Motion: Porras-Pirtle  Second: Mares  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 14, 2019 FOR:

a. Crawford Addition partial replat no 2
b. Gleannloch Farms Office Enclave
c. Magnolia Park partial replat no 6
d. Memorial Green Sec 2 replat and extension partial replat no 1
e. Windermere partial replat no 1
f. Steeplechase Sec 1 partial replat no 1 and extension
g. Traces Sec 1 partial replat no 5
h. Westgrove Court partial replat no 1
i. Wildwood Glen Sec 1 partial replat no 1

Staff recommendation: Establish a public hearing date of March 14, 2019 for item II a-i.
Commission action: Established a public hearing date of March 14, 2019 for item II a-i.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
III. CONSIDERATION OF A HOTEL/MOTEL FOR HOTEL BLUE AT 166 ESPLANADE BLVD
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: Garza  Second: Jones  Vote: Unanimous  Abstaining: None

IV. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT
Commissioner Bryant was present; therefore, no Commission action was required.

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the
meeting at 4:37 p.m.
Motion: Victor  Second: Baldwin  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Michael Kramer, Secretary