

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

Absent

Fernando L. Brave

Antoine Bryant

Arrived at 2:44 p.m. during item #89

Lisa Clark

Arrived at 2:33 p.m. during Director's Report

Algenita Davis

Arrived at 2:34 p.m. during approval of Minutes

Mark A. Kilkenny

Lydia Mares

Christina Morales

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Arrived at 2:38 p.m. during item #85

The Honorable James Noack

Left at 3:42 p.m. during item III

Charles O. Dean for

Arrived at 2:37 p.m. during item #85

The Honorable Robert E. Herbert

Raymond J. Anderson for

The Honorable Ed Emmet

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Staff recommendation for item 29 was modified from Approve to Withdrawn.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83 Champion Heavens replat no 1 C3N Withdrawn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 C3N Approve
partial replat no 1 and extension

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 C3N Approve
partial replat no 2

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 C3N Defer
partial replat no 3
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 C3N Approve
partial replat no 8
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

104 Bridgeland Parkland Village Sec 10

EOA

Approve

105 Houmont Park Addition

partial replat no 1

EOA

Approve

106 JHarp Old Sorters

EOA

Approve

107 Reserves on Airport Sec 1

EOA

Approve

108 Texas Custom Granite

EOA

Approve

109 Vu Ninh Chateau

EOA

Approve

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

110 22145 Spear Road

COC

Approve

111 19874 South Plantation Estates Drive

COC

Approve

112 20104 South Pin Oak

COC

Approve

113 22869 Delta Drive

COC

Approve

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

114 5031 Beechnut Street

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: **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 Tesoro 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