

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 Porrás-Pirtle

Arrived at 2:39 p.m. during item 60

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Mark Mooney for

Absent

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith for

Arrived at 2:32 p.m. during Director's Report

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

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 Coatimundi 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 Makenzie 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 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 NC Approve
 (prev. GBT Wallisville Road Tract)

I CERTIFICATES OF COMPLIANCE

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

Staff recommendation: Approve staff's recommendation for items 108-117.

Commission action: Approved staff's recommendation for items 108-117.

Motion: **Rodriguez** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118	3202 Glen Haven Boulevard	DPV	Approve
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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
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120	1918 Wheeler Street	DPV	Defer
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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