

Minutes of the Houston Planning Commission

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

December 14, 2017

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 2:28 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

Absent

Susan Alleman

Absent

Bill Baldwin

Fernando L. Brave

Antoine Bryant

Lisa Clark

Arrived at 2:54 p.m. during item #88

Algenita Davis

Arrived at 2:36 p.m. during item #88

Mark A. Kilkenny

Lydia Mares

Christina Morales

Paul R. Nelson

Linda Porrás-Pirtle

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:35 p.m. during item #88

Meera D. Victor

Mark Mooney for

Absent

The Honorable James Noack

Charles O. Dean for

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 NOVEMBER 30, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 30, 2017 Planning Commission meeting minutes.

Motion: **Baldwin** Second: **Mares** Vote: **Carries** Abstaining: **Bryant, Kilkenny, Mares and Rosenberg**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 83)

Staff recommendation: Approve staff's recommendations for items 1 – 83 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 83 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS

84 Bay Knoll Sec 3 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: **Mares** Second: **Baldwin** Vote: **Carries** Abstaining: **Anderson**

85 Bradford Place partial replat no 5 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: **Bryant** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

86 Champion Heavens replat no 1 C3N Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

87 East End On The Bayou Sec 2 C3N Defer

Staff recommendation: Defer the application for three weeks per Chapter 42 planning standards.

Commission action: Deferred the application for three weeks per Chapter 42 planning standards.

Motion: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

88 Glendower Court partial replat no 3 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: **Davis** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Franco Valobra, owner and Andrew Allemand, applicant – supportive; Robert Lee, Pamela Earthman, Charles Wilds and Edward Gomulka – opposed; Eve Krudy – undecided; Richard Smith, Managing Engineer, Public Works and Engineering Department.

- 89 Grove at Oak Forest Sec 1 partial replat no 1 and extension C3N Defer**
 Staff recommendation: Defer the application for three weeks to give applicant time to submit additional information.
 Commission action: Deferred the application for three weeks to give applicant time to submit additional information.
 Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 90 Hyde Park Main Addition partial replat no 2 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for three weeks to give staff time to process another mailout.
 Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
 Speaker(s): Pat Cook, Bruce Reichstein, Ron Nodler – opposed.
- 91 Newport Sec 9 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for three weeks per the applicant’s request.
 Commission action: Deferred the application for three weeks per the applicant’s request.
 Motion: **Baldwin** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**
- 92 Reflections Sec 2 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: **Clark** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 93 Rosewood Commons C3N Defer**
 Staff recommendation: Defer the application for three weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for three weeks to give the applicant time to submit additional information.
 Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 94 Spring Branch Valley partial replat no 7 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 95 West Lane Place 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: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

96 Atascocita Area Park at Fairbanks 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: **Kilkenny** Second: **Mares** Vote: **Carries** Abstaining: **Anderson**

97 Bridgeland Parkland Village Lift Station No 2 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: **Nelson** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

98 Bridgeland Parkland Village Sec 29 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: **Anderson** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

99 Capital Street Terraces C2R Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

100 Courtlandt Square Sec 2 replat no 1 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: **Clark** Vote: **Unanimous** Abstaining: **None**

101 JDS 370 Tract GP GP Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Kilkenny** Second: **Anderson** Vote: **Carries** Abstaining: **Sigler**

102 Katy Freeway Corner C2R Approve

Staff recommendation: Deny the variance(s), 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: **Carries** Abstaining: **Mares and Porras-Pirtle**

Speaker(s): Mikalla Hodges, applicant – supportive; Mauri Lucas and Howard Watson – opposed.

103 Larkin Street Townhomes **C2R** **Defer**
 Staff recommendation: Defer the application for three weeks per the applicant's request.
 Commission action: Deferred the application for three weeks per the applicant's request.
 Motion: **Kilkenny** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

104 Mulana 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: **Anderson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Items 105 and 106 were taken together at this time.

105 Porter Ranch GP **GP** **Approve**
106 Porter Ranch Sec 1 **C3P** **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: **Anderson** Vote: **Unanimous** Abstaining: **None**

107 Republic Business Center GP **GP** **Withdrawn**

108 Republic Business Center Sec 1 **C2** **Withdrawn**

109 Trinity Hospital **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: **Mares** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
NONE

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

G EXTENSIONS OF APPROVAL

110 Alder Trails Sec 10 **EOA** **Approve**
111 Alder Trails Sec 11 **EOA** **Approve**
112 CBS Outdoor Studemont **EOA** **Approve**
 Replat no 1 and extension
113 HEB Heights **EOA** **Approve**
114 Hiram Center **EOA** **Approve**
115 Lower Heights District Addition **EOA** **Approve**
116 Verde Studemont replat no 2 **EOA** **Approve**
 and extension
117 Wildwood at Oakcrest North Sec 18 **EOA** **Approve**

H NAME CHANGES

118 Thornwall Plaza (prev.Keystone Tiles on Hempstead) NC Approve

I CERTIFICATES OF COMPLIANCE

119 27682 Coach Light COC Approve
120 25095 Colette COC Approve
121 23909 Mary Lane COC Approve
122 19990 Forest Drive COC Approve
123 20100 Forest Drive COC Approve
124 21985 Kipper Lane COC Approve
125 23795 Elmwood Drive COC Approve

Staff recommendation: Approve staff's recommendation for items 110-125.

Commission action: Approved staff's recommendation for items 110-125.

Motion: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

126 2535 Inwood Drive DVP Defer

Staff recommendation: Defer the application for three weeks per the applicant's request.

Commission action: Deferred the application for three weeks per the applicant's request.

Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Opposing: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 18, 2018 FOR:

- a. Briardale partial replat no 4
- b. Carolina Place partial replat no 2
- c. Center Street Reserve
- d. Foster Place partial replat no 1
- e. Lakewood Forest Sec 1 partial replat no 1 and extension
- f. Timberlake Estates Sec 1 partial replat no 1
- g. Villas on Spencer Street replat no 1
- h. Wakefield Courts replat no 1

Staff recommendation: Establish a public hearing date of January 18, 2018 for items II a-h.

Commission action: Established a public hearing date of January 18, 2018 for items II a-h.

Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2529 KINGSTON STREET **Withdrawn**

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

Staff recommendation: Defer the application for three weeks to allow the applicant to submit revised information.

Commission action: Deferred the application for three weeks to allow the applicant to submit revised information.

Motion: **Sigler**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

V. EXCUSE THE ABSENCE OF COMMISSIONER PORRAS-PIRTLE

Commissioner Porras-Pirtle was present; therefore, no Commission action was required.

VI. PUBLIC COMMENT

Ms. Spence made comments regarding item #85.

VII. ADJOURNMENT

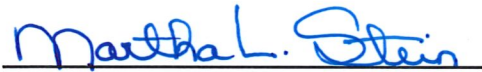
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:25 p.m.

Motion: **Clark**

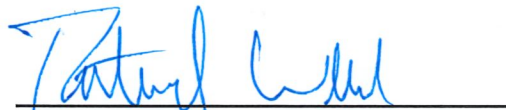
Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary