

Minutes of the Houston Planning Commission

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

March 16, 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 2:34 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Fernando Brave

Antoine Bryant

Lisa Clark

Algenita Davis

Mark A. Kilkenny

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Megan R. Sigler

Eileen Subinsky

Zafar Tahir

Meera D Victor

Shaukat Zakaria

Mark Mooney for

The Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

Absent

Arrived at 2:37 pm during item I

Left at 5:26 pm during item V

Left at 4:42 pm during item 125 & IV

Absent

Left at 5:01 pm during item 126

Absent

Absent

Absent

Absent

EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE MARCH 2, 2017 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 2, 2017 Planning Commission meeting minutes.

Motion: **Rifaat** Second: **Subinsky** Vote: **Carries** Abstaining: **Brave and Mares**

I. PRESENTATION OF THE 2016 PLANNING AND DEVELOPMENT DEPARTMENT'S ANNUAL REPORT

Report was given by Patrick Walsh, Director of the Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 77)

Staff recommendation: Approve staff's recommendation for items 1 – 77 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items 1 - 77 subject to the CPC 101 form conditions.

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

C PUBLIC HEARINGS

78 Briarcoft 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

79 Granlin Grove 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: **Davis** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

80 Lakes at Avalon Village Sec 2 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: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

81 Lindale Park Sec 5 partial replat no 1 C3N Deny

Staff recommendation: Deny the variance(s) and disapprove the plat.

Commission action: Denied the variance(s) and disapproved the plat.

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

Speaker: Senator Sylvia Garcia, Kevin Hoffman, Abby Harrison, Sylvia Cavazos, Elizabeth Payne, Reverend Bill Loucher, Cheryl Oliver Ramirez, Kathleen Guitierrez, Gwyn Guidy, Martha Meyers, Rebecca Abarca, Mike Van Dusen, Bonnie Brown, Virginia Duke and Suzanne Powers – opposed; Dave Petersen, V. F. Bennett, Jamie Reyes, Sony Monreal, Natalie Garza and Cesar Cazares, applicant – supportive.

D VARIANCES

Commissioner Alleman recused herself.

82 Aldine ISD 9999 Veterans Memorial Drive Complex 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: **Kilkenny** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

83 Dominion Christian Centre 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: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

84 Echo Vista 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: **Mares** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman recused herself.

85 Fuchs Tract GP GP 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: **Garza** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman returned.

Items 86, 87 and 88 were taken together at this time.

86 Harris County Improvement District No 13 Lift Station No 1 C2 Approve

87 Harris County Improvement District No 13 Waste Water Treatment Plant No 1 C2 Approve

88 Harris County Improvement District No 13 Water Plant No 1 C2 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: **Kilkenny** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

89 Humble Commerce 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

90 Humble Commerce Sec 1 C2 Withdrawn

91 Marina Place 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 92 and 93 were taken together at this time.

92 Oakview Farms GP GP Approve

93 Oakview Farms Sec 1 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: **Clark** Second: **Rifaat** Vote: **Unanimous** Abstaining: **None**

94 Presidents Park A 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: **Subinsky** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

95 Rogers Corner 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

96 Saint Arnoldville Extension 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: **Alleman** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Speakers: Mikalla Hodges, applicant and Brock Wagner, owner – supportive.

E SPECIAL EXCEPTIONS

97 Elyson Sec 16

C3P

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: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

98	Atascocita Trace Sec 6	EOA	Approve
99	Dowling Street Townhomes	EOA	Approve
100	Dowling Street Villas	EOA	Approve
101	Fall Creek North Public Storage	EOA	Approve
102	Houston ISD Booker T Washington High School	EOA	Approve
103	Katy Trails Sec 3	EOA	Approve
104	Northpointe Canyon Drive Street Dedication Sec 1	EOA	Approve
105	OReilly Auto Shepherd	EOA	Approve
106	Pinto Business Park Detention Pond 7	EOA	Approve
107	Precision Pro	EOA	Approve
108	Royal Brook at Kingwood Sec 10	EOA	Approve
109	South Lakes Houston EMS	EOA	Approve
110	Spring Creek Village	EOA	Approve
111	Spring Event Center	EOA	Approve
112	Valley Ranch Sec 7	EOA	Approve
113	Watercrest at Kingwood	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

114	19680 Heather Lane	COC	Approve
115	20055 Ravenwood Drive	COC	Approve
116	19746 Dogwood Lane	COC	Approve
117	18455 Wisp Willow Way	COC	Approve
118	25180 Fawn Lane	COC	Approve
119	19712 Candlelight	COC	Approve
120	1828 Rankin Road	COC	Approve
121	1703 Atascocita Road	COC	Approve
122	21404 Loop 494e	COC	Approve

Staff recommendation: Approve staff's recommendation for items 98-122.

Commission action: Approved staff's recommendation for items 98-122.

Motion: **Sigler**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

123 3803 Charleston Street

DPV

Approve

Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.

Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.

Motion: **Davis**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

124 825 Davidson Street

DPV

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: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Item 125 and IV were taken together at this time.

125 611 Hyde Park Boulevard

DPV

Approve

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 611 HYDE PARK BOULEVARD**

Staff recommendation: Grant and approve the development plat variance(s) and off street parking variance subject to the conditions listed.

Commission action: Granted and approved the development plat variance(s) and off street parking variance subject to the conditions listed excluding the #2 condition of removing the unpermitted wall construction on the property line along Hyde Park Blvd.

Motion: **Baldwin**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Jennifer Pool, applicant, Joseph Allen, owner, Craig Kennedy, Kenneth Long, John Hill, Mitch Narvojczyk, Jonathan Kay, James Rourke, Carol Metzger and Jason Swarthout – supportive; Ryan Clark – undecided; Richard Smith Public Works and Engineering.

126 3815 Westheimer

DPV

Approve

Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.

Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.

Motion: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Chris Sutton, applicant – undecided.

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2017 FOR:

- a. Broadway Plaza
- b. Draco Spring Manufacturing Company
- c. Houston Heights partial replat no 18
- d. Promise Land replat no 18
- e. Westheimer Gardens Extension partial replat no 4
- f. Westhaven Estates Sec 2 partial replat no 7

Staff recommendation: Establish a public hearing date of April 13, 2017 for items III a-f.

Commission action: Established a public hearing date of April 13, 2017 for items III a-f.

Motion: **Davis**

Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**

Item IV was taken and acted on earlier in the meeting.

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 104 W. 12TH STREET

Staff recommendation: Grant and approve the Off Street Parking variance(s) subject to the conditions listed.

Commission action: Granted and approved the Off Street Parking variance(s) subject to the conditions listed.

Motion: **Baldwin**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Lewis Strauss – opposed; Blake Kahancek, applicant - supportive.

VI. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6655 WILL CLAYTON PARKWAY

Staff recommendation: Grant and approve the Landscape Plan variance(s) subject to the conditions listed.

Commission action: Granted and approved the Landscape Plan variance(s) subject to the conditions listed.

Motion: **Brave**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

VII. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE

Commissioner Brave was present; therefore, no Commission action was required.

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:31 p.m.

Motion: **Clark**

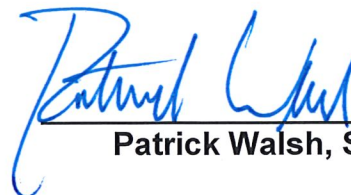
Second: **Rifaat**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Patrick Walsh, Secretary