Minutes of the Houston Planning Commission

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

August 18, 2016
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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
   Honorable James Noack
Charles O. Dean for
   The Honorable Robert E. Herbert
Raymond Anderson for
   The Honorable Ed Emmet

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 AUGUST 4, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the August 4, 2016 Planning Commission meeting minutes.
  Motion: Rifaat  Second: Subinsky  Vote: Carries  Abstaining: Brave

I. Public hearing and consideration of proposed amendments to Chapter 33 of the Code of Ordinances related to the Major Thoroughfare & Freeway Plan and the Bicycle Master Plan. (Brian Crimmins)

Speakers: Michael Huffmaster, Jane Cahill West, - opposed (request revision)

A motion was made to suspend the rules to hear from a special guest.
  Motion: Bryant  Second: Edminster  Vote: Unanimous  Abstaining: None
Mayor Turner presented Proclamation to former Chair Mark Kilkenny.

Item I. was resumed.

Additional speakers: Shelley Kennedy – supportive, Tomara Bell, Supportive/opposed, Steven Vealey – request revision, Mike Van Dusen - Undecided , Diane Merin – request revision, Dan Plette-supportive, Mary Blitzer -supportive, Neil Verma – supportive with amendment

The public hearing was closed. No staff recommendation.

II. Semi-annual Report of the Capital Improvements Advisory Committee On Water and Wastewater Impact Fees (Rudy Moreno)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council.
  Motion: Nelson  Second: Kilkenny  Vote: Unanimous  Abstaining: None

III. Semi-annual Report of the Capital Improvements Advisory Committee On Drainage Impact Fees (Rudy Moreno)

Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council Staff
  Motion: Nelson  Second: Alleman  Vote: Unanimous  Abstaining: None

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1-77)

Staff recommendations for items 23 and 24 was modified from Approve to Defer. Item 27 was taken out of order, to be heard with item 104. Items removed for separate consideration: 10, and 61.

Staff recommendation: Approve staff’s recommendations for items 1 – 77 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 77 subject to the CPC 101 form conditions.
  Motion: Bohan  Second: Rifaat  Vote: Unanimous  Abstaining: None

Commissioners Edminster and Kilkenny recused themselves.
Staff recommendation: Approve staff's recommendations for items 10, and 61, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 10, and 61, subject to the CPC 101 form conditions.
  Motion: Porras-Purtle  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioens Edminster and Kilkenny returned.

C  PUBLIC HEARINGS

78 Broadmoor Addition 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: Alleman  Vote: Carries  Abstaining: Rifaat

79 East Village North  C3N  Approve
Staff recommendation: Defer the plat for two weeks per the applicant's request.
Commission action: Deferred the plat for two weeks per the applicant's request.
  Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Nelson recused themselves.

80 Hyde Park Heights 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: Kilkenny  Second: Rifaat  Vote: Unanimous  Abstaining: None
Commissioners Alleman and Nelson returned.

81 Mangum Manor Sec 1 partial replat no 1  C3N  Approve
Staff recommendation: Deny the variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Approved the variance and the plat for the life of the structure, subject to the CPC 101 form conditions.
Speakers: Joyce Owens, Applicant, Anthony Salazar – supportive of request

82 Nueces Park Place Sec 1 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: Rifaat  Vote: Carries  Opposed: Garza

83 Southridge Crossing Sec 7 partial replat no 1  C3N  Approve
Staff recommendation: Grant the variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Edminster  Second: Kilkenny  Vote: Unanimous  Abstaining: None
84  Spring Knoll Estates 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: Bryant   Second: Rifaat   Vote: Unanimous   Abstaining: None

85  Townley Place 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: Porras-Pirtle   Second: Kilkenny   Vote: Unanimous   Abstaining: None

86  Windsor Place Addition 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: Bryant   Second: Garza   Vote: Unanimous   Abstaining: None

D  VARIANCES

87  Albe  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant   Second: Rifaat   Vote: Unanimous   Abstaining: None

88  Aldine Westfield Self Storage Sec 2  C2  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.
   Motion: Edminster   Second: Kilkenny   Vote: Unanimous   Abstaining: None

Items 89, 90 and 91 were taken together at this time.

89  Ashley Pointe GP  GP  Approve
90  Ashley Pointe Sec 14  C3R  Approve
91  Ashley Pointe Sec 15  C3R  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
   Motion: Bryant   Second: Anderson   Vote: Unanimous   Abstaining: None

92  Doctors Center Sec 2 partial replat no 1  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.
   Motion: Kilkenny   Second: Bohan   Vote: Unanimous   Abstaining: None
93 Estates at Mansfield Street C3R Deny
Staff recommendation: Deny the variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance and disapproved the plat subject to the CPC 101 form conditions.
   Motion: Subinsky Second: Bohan Vote: Unanimous Abstaining: None
Speaker: Uriel Figuerre, Applicant – Supportive.

94 Fairgrounds Extension partial replat no 3 C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Kilkenny Second: Alleman Vote: Unanimous Abstaining: None

95 Harris County MUD no 285 Wastewater Treatment Plant no 2 C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Edminster Second: Anderson Vote: Unanimous Abstaining: None

96 Harvest Land C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Anderson Second: Kilkenny Vote: Unanimous Abstaining: None

97 Heights Center at Center Street C2 Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Davis Second: Bryant Vote: Unanimous Abstaining: None

Items 98 and 99 were taken together at this time.

98 Lakewood Court C3P Defer
99 Lakewood Court at Louetta C2 Defer
Staff recommendation: Defer the requested variance for two weeks, per Harris County’s request.
Commission action: Deferred the requested variance for two weeks, per Harris County’s request.
   Motion: Kilkenny Second: Anderson Vote: Unanimous Abstaining: None

Items VI and 100 were taken together at this time.

VI. Consideration of an Off-Street Parking Variance for a property located at 1403 McGowen Street.
100 McGowen Project C2R Defer
Staff recommendation: Defer the variances and the plat for two weeks, to allow the applicant time to submit revised information.
Commission action: Deferred the variance and the plat for two weeks, to allow the applicant time to submit revised information.

  Motion: Kilkenny    Second: Edminster    Vote: Unanimous    Abstaining: None

Commissioner Alleman recused herself.

101 Pine Valley Development Sec 1 C3R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle    Second: Subinsky    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

102 Pro Vision Inc replat no 1 and extension C2R Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
  Motion: Davis    Second: Edminster    Vote: Unanimous    Abstaining: None
Speaker: Richard Doehring – opposed, Richard Smith, Public Works and Engineering

Commissioner Edminster recused himself.

103 Sundance Cove GP GP Defer
Staff recommendation: Defer the variances and the plat for two weeks, to allow the applicant time to submit revised information.
Commission action: Deferred the variance and the plat for two weeks, to allow the applicant time to submit revised information.
  Motion: Kilkenny    Second: Rifaat    Vote: Unanimous    Abstaining: None

Commissioner Edminster returned.

E SPECIAL EXCEPTIONS

Items 27 and 104 were taken together at this time.

27 Jasmine Heights Sec 8
104 Westfield Village GP GP Defer
Staff recommendation: Defer the requested special exceptions and plats.
Commission action: Deferred the requested special exceptions and plats.
  Motion: Bryant    Second: Davis    Vote: Unanimous    Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

105 East Helms Center C3F Approve
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.
  Motion: Bryant    Second: Anderson    Vote: Unanimous    Abstaining: None
106 Reserve at Clear Lake City Sec 10 C3P Defer
Staff recommendation: Defer the reconsideration of requirement at the Applicant’s request.
Commission action: Deferred the reconsideration of requirement at the Applicant’s request.
Motion: Garza Second: Rifaat Vote: Unanimous Abstaining: None
Commissioner Alleman recused herself.

107 Sheldon Ridge Sec 8 C3P Defer
Staff recommendation: Defer the reconsideration of requirements with variances and plat, for additional information.
Commission action: Deferred the reconsideration of requirements with variances and plat, for additional information.
Motion: Bryant Second: Anderson Vote: Unanimous Abstaining: None
Commissioner Alleman returned.

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

G EXTENSIONS OF APPROVAL
108 Colina Homes on Darling Street EOA Approve
109 South Meadow Place Sec 1 EOA Approve
110 Towne Lake Sec 43 EOA Approve

H NAME CHANGES
NONE

I CERTIFICATES OF COMPLIANCE
111 19803 Holly Glen COC Approve
112 23332 Gains Lane COC Approve
113 22730 Oakley Drive COC Approve
114 19715 Candlelight Street COC Approve
115 24175 Bell Avenue COC Approve
116 1010 Aldine Mail Road COC Approve
117 27645 Peach Creek Drive COC Approve
118 126790 Coach Light COC Approve
Staff recommendation: Approve staff’s recommendation for items 111-118
Commission action: Approved staff’s recommendation for items 111-118.
Motion: Rifaat Second: Bryant Vote: Carries Abstaining: Edminster from 110

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
119 401 E. 32nd Street DPV Approve
Staff recommendation: Grant and approve the development plat variances, and approve the development plat subject to the conditions listed.
Commission action: Granted and approved the development plat variances, and approve the development plat subject to the conditions listed.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None
120 711 Little John Lane  
DPV  
Approve  
Staff recommendation: Grant and approve the development plat variances, and approve the development plat subject to the conditions listed.  
Commission action: Granted and approved the development plat variances, and approve the development plat subject to the conditions listed.  
Motion: Kilkenny  
Second: Garza  
Vote: Unanimous  
Abstaining: None  

V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 15, 2016 FOR:  
a. Fairway Farms Sec 1 replat no 1  
b. Melody Oaks partial replat no 18  
c. Sandalwood Sec 2 partial replat no 1  
d. Wimbledon Creek Villas replat no 2  
Staff recommendation: Establish a public hearing date of September 15, 2016 for items V a - d.  
Commission action: Established a public hearing date of September 15, 2016 for items V a - d.  
Motion: Bryant  
Second: Subinsky  
Vote: Unanimous  
Abstaining: None  

VI. Consideration of an Off-Street Parking Variance for a property located at 1403 McGowen Street. This item was considered previously, with item 100.  

VII. Consideration of a hotel motel variance for a two-story motel @ Hollister Rd. located at 7255 W. Little York Rd.  
Staff recommendation: Defer the requested hotel motel variance and development plat.  
Commission action: Deferred the requested hotel motel variance and development plat.  
Motion: Brave  
Second: Rifaat  
Vote: Unanimous  
Abstaining: None  
Speakers: Amy Peck for Councilmember Stardig; Jackson Oldham, Jonathan Emmanuel, Eileen Egan — opposed.  

VIII. PUBLIC COMMENT  
NONE  

IX. ADJOURNMENT  
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:07 p.m.  
Motion: Bryant  
Second: Rifaat  
Vote: Unanimous  
Abstaining: None  

Martha L. Stein, Chair  

Patrick Walsh, Secretary