Minutes of the Houston Planning Commission

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

September 15, 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 2:36 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 SEPTEMBER 1, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 1, 2016 Planning Commission meeting minutes.
Motion: Rifaat          Second: Clark          Vote: Carries          Abstaining: Porras-Pirtle

I.       PLATTING ACTIVITY (Consent and Replat items A and B, 1-93)

Items removed for separate consideration: 55, 56, 57 and 93.

Staff recommendation: Approve staff’s recommendations for items 1 – 93 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 93 subject to the CPC 101 form conditions.
Motion: Kilkenny          Second: Garza          Vote: Unanimous          Abstaining: None

Commissioner Edminster recused himself.

Staff recommendation: Approve staff’s recommendations for items 55, 56, 57 and 93 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 55, 56, 57 and 93 subject to the CPC 101 form conditions.
Motion: Garza           Second: Zakaria          Vote: Unanimous          Abstaining: None

Commissioner Edminster returned.

C       PUBLIC HEARINGS

94   Fairway Farms 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: Anderson          Second: Clark          Vote: Unanimous          Abstaining: None
Speakers: Jody Born - undecided

95   Melody Oaks partial replat no 18          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: Rifaat           Second: Subinsky          Vote: Unanimous          Abstaining: None

96   Sandalwood Sec 2 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: Baldwin           Second: Rifaat          Vote: Unanimous          Abstaining: None

97   Willow Trace Sec 1 partial replat
no 1 and extension          C3N          Defer
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: Kilkenny           Second: Garza          Vote: Unanimous          Abstaining: None
98  Wimbledon Creek Villas 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: Edminster   Second: Anderson   Vote: Unanimous   Abstaining: None

D  VARIANCES

99  Balmoral GP  GP  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: Anderson   Second: Garza   Vote: Unanimous   Abstaining: None

100  McGowen Project  C2R  Withdrawn

101  Niko Nikos Restaurant partial replat no 1  C2R  Defer
Staff recommendation: Defer the plat for two weeks for additional information as required.
Commission action: Deferred the plat for two weeks for additional information as required.
    Motion: Baldwin   Second: Davis   Vote: Unanimous   Abstaining: None

102  SER Jobs for Progress Campus  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 approve the plat subject to the CPC 101 form conditions.
    Motion: Baldwin   Second: Davis   Vote: Unanimous   Abstaining: None

103  Sundance Cove GP  GP  Withdrawn

104  Vu Ninh Chateau  C3R  Defer
Staff recommendation: Defer per plat for two weeks per the applicant’s request.
Commission action: Deferred the plat for two weeks per the applicant’s request.
    Motion: Kilkenny   Second: Clark   Vote: Unanimous   Abstaining: None

105  Winfield Lakes GP  GP  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
    Motion: Dean   Second: Davis   Vote: Unanimous   Abstaining: None

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

106  Sheldon Ridge Sec 8  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: Porras-Pirtle  Second: Anderson  Vote: Unanimous  Abstaining: None
Speaker: Fred Mathis, Harris County – supportive.

107 Stone Henge
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: Subinsky  Vote: Unanimous  Abstaining: None

108 Westfield Center GP
GP  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

109 Bes Fry Road  EOA  Approve
110 Bridgeland Hidden Creek Sec 29  EOA  Approve
111 Covington Plaza  EOA  Approve
112 Lakes at Creekside Sec 3  EOA  Approve
113 Lakes at Creekside Sec 4  EOA  Approve
114 Northgrove Sec 10  EOA  Approve
115 Northgrove Sec 11  EOA  Approve
116 Royal Brook at Kingwood Ricewood Drive
Street Dedication Sec 1  EOA  Approve
117 Ventana Lakes Sec 15  EOA  Approve

H  NAME CHANGES

118 Center Street City Views
(prev. Enterra at Fowler)  NC  Approve
119 DMJJ Enterprise (prev. Albe)  NC  Approve
120 Global New Millennium
(prev. Haza Foods on Jensen)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

121 24357 E Terrace Drive  COC  Approve
122 26136 Hunters Trail  COC  Approve
123 7910 Fury Avenue  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 109-123.
Commission action: Approved staff’s recommendation for items 109-123.

Motion: Subinsky  Second: Davis  Vote: Carries  Abstaining: Edminster from item #117
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

124 12819 Hansel Lane  DPV  Approve
Staff recommendation: Grant the development plat variances, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the development plat variances, and approve plat subject to the subject to the CPC 101 form conditions.
Motion: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None

125 1821 Sharpe Place  DPV  Approve
Staff recommendation: Grant the development plat variances, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the development plat variances, and approve plat subject subject to the CPC 101 form conditions.
Motion: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 13, 2016 FOR:

a. Braeswood partial replat no 3
b. Amblake Court Center
Staff recommendation: Establish a public hearing date of October 13, 2016 for items II a-b.
Commission action: Established a public hearing date of October 13, 2016 for items II a-b.
Motion: Clark  Second: Subinsky  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1403 MCGOWEN STREET  Withdrawn

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 3:08 p.m.
Motion: Subinsky  Second: Garza  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary