Minutes of the Houston Planning Commission

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

December 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 2:33 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Fernando Brave Absent
Antoine Bryant
Lisa Clark
Algenita Davis Left at 3:15 pm during item #90
Mark A. Kilkenny Absent
Lydia Mares
Paul R. Nelson Arrived at 2:50 pm during item I
Linda Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky Absent
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

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 DECEMBER 1, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the December 1, 2016 Planning Commission meeting minutes.
Motion: Rifaat     Second: Alleman     Vote: Unanimous     Abstaining: None

I. CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 26, ARTICLE VIII – THE OFF-STREET PARKING AND LOADING ORDINANCE
Staff recommendation: Accept recommendation for approval per staff report, and forward to City Council.
Commission action: Accepted recommendation for approval per staff report, and forwarded to City Council.
Motion: Baldwin    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers: Michael Huffmaster and Megan Poissant – opposed.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 86)
Items removed for separate consideration: 78.
Staff recommendation: Approve staff’s recommendations for items 1 – 86 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 86 subject to the CPC 101 form conditions.
Motion: Clark      Second: Rifaat      Vote: Unanimous      Abstaining: None

Staff recommendation: Approve staff’s recommendations for items 78 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 78 subject to the CPC 101 form conditions.
Motion: Alleman    Second: Garza       Vote: Unanimous       Abstaining: None
Speaker: Donald Perkins, Council Member Green’s office - undecided.

C PUBLIC HEARINGS

Commissioner Sigler recused herself.

87   Aliana Sec 43 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: Rifaat     Second: Bryant     Vote: Unanimous     Abstaining: None
Speaker: Joshua Bullard – opposed.

Commissioner Sigler returned.

88   Almeda Plaza Sec 4 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: Garza      Second: Nelson      Vote: Unanimous      Abstaining: None
Speakers: Donald Perkins, Council Member Green’s office and Jeffrey Tompkins – opposed.
89 Bayou Fifth Sec 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: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

90 Brookwood Forest Sec 3  C3N  Approve
   partial replat no 1 and extension
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant  Second: Sigler  Vote: Unanimous  Abstaining: None

91 Canyon Village at Westheimer Lakes  C3N  Approve
   Sec 1 partial replat no 2
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None
   Speaker: Dedra Spears – opposed.

92 Colina Homes on Crockett Street  C3N  Defer
   replat no 1
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: Garza  Second: Bryant  Vote: Unanimous  Abstaining: None

93 Lismar Estates 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: Baldwin  Second: Zakaria  Vote: Unanimous  Abstaining: None

94 Rhode at the Vineyards 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: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None
   Speakers: Michael Eaglein – undecided; Mariza Prida, applicant – supportive.

95 Tealbrook Sec 1 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: Rifaat  Second: Bryant  Vote: Unanimous  Abstaining: None

96 Vistas of Klein Lake Sec 2  C3N  Approve
   partial replat no 1
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
D VARIANCES

97 Blodgett Grove
C2R
Defer
Staff recommendation: Defer the application for three weeks per Council Member Boykin’s request.
Commission action: Deferred the application for three weeks per Council Member Boykin’s request.
   Motion: Baldwin Second: Alleman Vote: Unanimous Abstaining: None

Commissioner Clark recused herself.

98 Eldridge Forty Six
C3P
Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Baldwin Second: Nelson Vote: Unanimous Abstaining: None

Commissioner Clark returned.

99 Harris County MUD No 494 Lift Station No 2
C2
Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

100 Homestead Industrial Park GP
GP
Defer
Staff recommendation: Defer the application for three weeks to allow the applicant time to submit revised information.
Commission action: Deferred the application for three weeks to allow the applicant time to submit revised information.
   Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

Items 101 and 102 were taken together at this time.

101 Lake House GP
102 Lake House Sec 2
GP
C3P
Defer
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: Alleman Second: Clark Vote: Unanimous Abstaining: None

Commissioner Porras-Pittle recused herself.

103 Lyons Avenue Health Center replat no 1
C2R
Defer
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for three weeks for additional information.
   Motion: Bryant Second: Anderson Vote: Unanimous Abstaining: None
Speakers: Jane McCullough and Joetta Stevenson – opposed; Marylou Henry, applicant – supportive.
Commissioner Porras-Pirtle returned.

104  Murphy Square    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: Alleman    Second: Clark    Vote: Unanimous    Abstaining: None

105  Museum of Fine Arts Houston Sec 3    C2R    Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Baldwin    Second: Zakaria    Vote: Carries    Abstaining: Garza

Items 106, 107, 108, 109, 110 and 111 were taken together at this time.

106  Palmer Four East End    C2R    Approve
107  Palmer One East End    C2R    Approve
108  Palmer Three East End    C2R    Approve
109  Palmer Two East End    C2R    Approve
110  Ranger One East End    C2R    Approve
111  Ranger Two East End    C2R    Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Bryant    Second: Garza    Vote: Unanimous    Abstaining: None
Speaker: Tom McCasland, Interim Director, Housing and Community Development Department - supportive

112  Saint Nicholas Place    C2R    Approve
Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Alleman    Second: Clark    Vote: Unanimous    Abstaining: None

113  Velasco Place    C2    Approve
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Alleman    Second: Clark    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

114  Bihner Katy Park  EOA  Approve
115  Development at Spring Cypress  EOA  Approve
    and Kuykendahl Sec 1
116  Gleanochno Farms Marketplace  EOA  Approve
117  Houston Acreage Estates replat no 1  EOA  Approve
118  Kansas Trails at Cottage Grove  EOA  Approve
119  Newport Court Reserve  EOA  Approve
120  Pier Place  EOA  Approve
121  Royal Brook Reserve  EOA  Approve
122  Spectrum of Hope Tres Sec 1  EOA  Approve
123  US 59 New Caney Commercial
    Development Sec 2  EOA  Approve

H  NAME CHANGES

124  Elyson Falls Drive Street Dedication Sec 1  NC
    (prev. Elyson Falls Street Dedication Sec 1)  Approve

I  CERTIFICATES OF COMPLIANCE

125  0 Wolf Road  COC  Approve
126  0 FM 2100  COC  Approve
127  0 FM 2100  COC  Approve
128  0 Scott Road  COC  Approve
129  0 Scott Road  COC  Approve
130  0 Wiley Road  COC  Approve
131  23155 Willowick Street  COC  Approve
132  20505 Ravenwood Drive  COC  Approve
133  30016 Aldine Westfield  COC  Approve

Staff recommendation: Approve staff’s recommendation for items 114 to 133.
Commission action: Approved staff’s recommendation for items 114 to 133.
Motion: Rifaat  Second: Garza  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

134  5419 Brinkman Street  DPV  Approve
    Staff recommendation: Grant the requested variance(s) and approve the development plat subject to
    the CPC 101 form conditions.
    Commission action: Granted the requested variance(s) and approved the development plat subject to
    the CPC 101 form conditions.
    Motion: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None
135 1802 Cheshire Lane  
DPV  
Approve
Staff recommendation: Grant the requested variance(s) and approve the development plat per the staff report.
Commission action: Granted the requested variance(s) and approved the development plat per the staff report.
Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None

136 2535 Glen Haven Boulevard  
DPV  
Defer
Staff recommendation: Deny the requested variance(s) and development plat per the staff report.
Commission action: Deferred the application for three weeks at the Applicant’s request, and to allow time for revised information.
Motion: Zakaria Second: Garza Vote: Unanimous Abstaining: None
Speakers: Larry Wall, owner and Jesse Givens, applicant – supportive.

III. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 19, 2017 FOR:
   a. Epic Homes
   b. Silverbonnet Place partial replat no 1
   c. Shermandale Addition partial replat no 1 and extension
   d. Shops at Spring Forest
   e. Spring Branch Estates Sec 2 partial replat no 9
   f. Washington Terrace partial replat no 3
   g. West Lane Annex partial replat no 3
Staff recommendation: Establish a public hearing date of January 19, 2017 for items III a-g.
Commission action: Established a public hearing date of January 19, 2017 for items III a-g.
Motion: Bryant Second: Clark Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AIRLINE MOTEL 6 LOCATED AT 4929 AIRLINE DRIVE
Staff recommendation: Grant and approve the hotel/motel variance(s) subject to the conditions listed.
Commission action: Granted and approved the hotel/motel variance(s) subject to the conditions listed.
Motion: Zakaria Second: Bryant Vote: Carries Opposing: Anderson, Baldwin, Garza, Porras-Prtle and Victor
Speaker: Rupesh Patel, owner – supportive.

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AN AMERICAS BEST VALUE INN LOCATED AT 7421 PARK PLACE BLVD
Staff recommendation: Grant and approve the hotel/motel variance(s) subject to the conditions listed.
Commission action: Granted and approved the hotel/motel variance(s) subject to the conditions listed.
Motion: Garza Second: Rifaat Vote: Carries Opposing: Baldwin, Victor and Zakaria
Speakers: Dharmesh Patel, owner and Caroline Ordener, applicant – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 3100 BLOCK OF MEMEL STREET BETWEEN DES CHAUMES STREET AND LINN STREET, NORTH SIDE (MLS 627)
Staff recommendation: Deny the consideration of a Special Minimum Lot Size Block application MLS 627 for the 3100 block of Memel Street between Des Chaumes Street and Linn Street, north side.
Commission action: Denied the consideration of a Special Minimum Lot Size Block application MLS 627 for the 3100 block of Memel Street between Des Chaumes Street and Linn Street, north side.
Motion: Baldwin Second: Garza Vote: Carries Abstaining: Bryant
Speakers: Peggy Parker, Pauline Justice – supportive; Altonette Perry Terrance – opposed.
VII. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY
Commissioner Subinsky absences were excused.
Motion: Clark  Second: Alleman  Vote: Unanimous  Abstaining: None

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:11 p.m.
Motion: Alleman  Second: Garza  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary