Minutes of the Houston Planning Commission

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

February 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 2:31 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 Porras-Pirtle
Shafik Rifaat
Megan R. Sigler
Eileen Subinsky
Zafar Tahir
Meera D Victor
Shaukat Zakaria
Mark Mooney for
   The Honorable James Ncack
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 FEBRUARY 2, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 2, 2017 Planning Commission meeting minutes.
  Motion: Alleman  Second: Rifaat  Vote: Unanimous  Abstaining: None

I. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES
Report was given by Rudy Moreno, Public Works and Engineering
Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on water and wastewater impact fees, and forwarded to City Council for approval.
  Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE JANUARY 2017 SEMI-ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES
Report was given by Rudy Moreno, Public Works and Engineering
Commission action: Approved the recommendations of the January 2017 Semi-Annual Report of the Capital Improvements Advisory Committee on drainage impact fees, and forwarded to City Council for approval.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 72)

Items removed for separate consideration: 19, 28 and 60.

  Staff recommendation: Approve staff’s recommendation for items 1 – 72 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 72 subject to the CPC 10’ form conditions.
  Motion: Baldwin  Second: Sigler  Vote: Unanimous  Abstaining: None

Commissioner Clark and Kilkenny recused themselves.

  Staff recommendation: Approve staff’s recommendation for item(s) 19, 28 and 60 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for item(s) 19, 28 and 60 subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Bryant  Vote: Unanimous  Abstaining: None

Commissioner Clark and Kilkenny returned.

C PUBLIC HEARINGS
73 Allendale Townsite Sec A 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: Alleman  Second: Rifaat  Vote: Unanimous  Abstaining: None

74 Bauer Landing 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: Kilkenny  Second: Clark  Vote: Unanimous  Abstaining: None

75 Bendres Landing Estates Sec 6 partial replat no 1 C3N Deny
Staff recommendation: Deny the requested variance and disapprove the plat.
Commission action: Denied the requested variance and disapproved the plat.
  Motion: Mooney  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers: Chris Wren, applicant and James Kelly – supportive; Karen Young, John Parkinson, Matt Grab, Preston Goodwin, Cheryl Robinson, Tom Robinson, David Claypool and Mark Koeppen – opposed.

76 Granlin Grove partial replat no 1 C3N 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: Davis  Second: Rifaat  Vote: Unanimous  Abstaining: None

77 Green Valley Estates Sec 2 amending plat partial replat no 1 C3N 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: Davis  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers: David White, representing applicant, Jeanette and Josiah Osei, owner – supportive; Samir Karovalia, Brenda Whitfield and Marie Davis – opposed.

78 Lindale Park Sec 5 partial replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the neighborhood’s request.
Commission action: Deferred the application for two weeks per the neighborhood’s request.
  Motion: Kilkenny  Second: Baldwin  Vote: Unanimous  Abstaining: None

79 Riverway Estates Sec 1 partial replat no 4 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the applicant for two weeks per the applicant’s request.
  Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

80 Shops at Spring Forest C3N Withdrawn

D VARIANCES
Commissioner Alleman recused herself.

82 Klein ISD Northcrest Agriscience Facility  C2  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: Mares    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

83 Mallard Crossing Emergency Service  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: Baldwin    Second: Anderson    Vote: Unanimous    Abstaining: None

84 Saint Arnoldville Extension  C2R  Defer
Staff recommendation: Defer the application for two weeks to allow the applicant to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant to provide additional information.
    Motion: Kilkenny    Second: Davis    Vote: Unanimous    Abstaining: None

85 Solid Rock Reserve  C2  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: Zakaria    Second: Rifaat    Vote: Unanimous    Abstaining: None

86 Stellar Long Point  C2R  Defer
Staff recommendation: Defer the application for two weeks to allow the applicant to provide revised information.
Commission action: Deferred the application for two weeks to allow the applicant to provide revised information.
    Motion: Baldwin    Second: Mares    Vote: Unanimous    Abstaining: None

Item 87 and 88 were taken together at this time

87 Williams on Canal  C2R  Defer
88 Williams on Commerce  C2R  Defer
Staff recommendation: Defer the application for two weeks for additional information.
Commission action: Deferred the application for two weeks for additional information.
    Motion: Baldwin    Second: Alleman    Vote: Carries    Abstaining: Clark

E  SPECIAL EXCEPTIONS
Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Motion: Mares  Second: Victor  Vote: Unanimous  Opposing: None

F  RECONSIDERATION OF REQUIREMENTS
NONE

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

G  EXTENSIONS OF APPROVAL

90 Bayou Oaks at West Orem Sec 5  EOA  Approve
91 Bayou Oaks at West Orem Sec 6  EOA  Approve
92 Bayou Oaks at West Orem Sec 7  EOA  Approve
93 Bridgeland Parkland Village Sec 3  EOA  Approve
94 Bridgeland Parkland Village Sec 4  EOA  Approve
95 Briggs Estates  EOA  Approve
96 Cypress Vet Hospital  EOA  Approve
97 Generation Park West Sec 3  EOA  Approve
98 McKay Intercontinental Trade Center Sec 3  EOA  Approve
99 Old Greenhouse Road Business Park  EOA  Approve
100 Rosehill Reserve Wastewater Treatment Plant  EOA  Approve
101 Rozyland  EOA  Approve
102 West Lake Houston Parkway  EOA  Approve
    Street Dedication Sec 6

H  NAME CHANGES

103 Country Colony Sec 4 (prev. Royal Brook at Kingwood Sec 11)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

104 22889 Cuttler  COC  Approve
105 26596 Spanish Oaks Drive  COC  Approve
106 26927 Peach Creek Drive  COC  Approve
107 26083 Lantern Lane  COC  Approve
108 10400 Prince Road  COC  Approve
109 1632 Connovale Road  COC  Approve

Staff recommendation: Approve staff's recommendation for items 90 - 109
Commission action: Approved staff's recommendation for items 90 to 109.

Motion: Sigler  Second: Rifat  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS
110  5419 John Dreaper Drive  DPV  Approve
Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.
Commission action: Granted and approved the development plat variance subject to the conditions listed.
   Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None

111  122 West Gray Street  DPV  Approve
Staff recommendation: Grant and approve the development plat variance subject to the conditions listed.
Commission action: Granted and approved the development plat variance subject to the conditions listed.
   Motion: Davis  Second: Alleman  Vote: Unanimous  Abstaining: None

112  3815 Westheimer Road  DPV  Defer
Staff recommendation: Defer the application for two weeks to allow time to coordinate with the Parks Department.
Commission action: Deferred the application for two weeks to allow time to coordinate with the Parks Department.
   Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

IV.   ESTABLISH A PUBLIC HEARING DATE OF MARCH 16, 2017 FOR:
   a. Briarcroft partial replat no 2
   b. Lakes at Avalon Village Sec 2 partial replat no 3
Staff recommendation: Establish a public hearing date of March 16, 2017 for items IV a-b.
Commission action: Established a public hearing date of March 16, 2017 for items IV a-b.
   Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

V.   PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1500 BLOCK OF GODWIN STREET, NORTH AND SOUTH SIDES (MLS 634)
Staff recommendation: Grant the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forward to City Council.
Commission action: Granted the consideration of a Special Minimum Lot Size Block Application MLSB 634 for the 1500 block of Godwin Street, north and south sides, and forwarded to City Council.
   Motion: Baldwin  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers: Karina Pal Montano-Bowers, applicant, Marco Matranga, Juan Maldonado and Debbie Posey – supportive.

VI.   PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE NP TURNER SUBDIVISION (MLSA 621)
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: Bryant  Second: Alleman  Vote: Unanimous  Abstaining: None
Speaker: Elizabeth Rogers - opposed

VII.   PUBLIC COMMENT
   NONE
VIII. ADJOURNMENT
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 4:16 p.m.

Motion: Clark    Second: Rifaat    Vote: Unanimous    Abstaining: None

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Martha L. Stein, Chair

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Patrick Walsh, Secretary