Minutes of the Houston Planning Commission

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

March 2, 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 2:35 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 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 FEBRUARY 16, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the February 16, 2017 Planning Commission meeting minutes as amended.
  Motion: Kilkenny    Second: Rifaat    Vote: Carries    Abstaining: Garza and Subsinsky

I. PLATTING ACTIVITY (Consent and Replatitems A and B, 1 – 95)
Staff recommendation for item 57 was modified from Defer to Approve.

Staff recommendation: Approve staff’s recommendation for items 1 – 95 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 95 subject to the CPC 101 form conditions.
  Motion: Davis    Second: Subinsky    Vote: Unanimous    Abstaining: None

C PUBLIC HEARINGS

96  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: Baldwin    Second: Garza    Vote: Unanimous    Abstaining: None

97  Hayden Lakes Sec 11    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 approved the plat subject to the CPC 101 form conditions.
  Motion: Clark    Second: Sigler    Vote: Unanimous    Abstaining: None

98  Lindale Park Sec 5 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: Kilkenny    Second: Alleman    Vote: Unanimous    Abstaining: None
  Speaker: Samora Montana – opposed.

99  Riverway Estates Sec 1 partial replat no 4    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: Alleman    Vote: Unanimous    Abstaining: None

100  Timbergrove Manor Sec 5 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: Kilkenny    Vote: Unanimous    Abstaining: None
D  VARIANCES

101 Adelaide GP  GP  Approve
Staff recommendation: Grant the requested special exception and deny the 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: Garza  Vote: Carries  Abstaining: Rifaat
Speaker: Christopher Browne, applicant – supportive.

Motion made by Garza and seconded by Zakaria to take item 118 out of order.

118 Wilshire Complex replat no 1  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: Clark  Vote: Unanimous  Abstaining: None
Speaker: Council Member Knox – supportive.

Commissioner Alleman recused herself and left the room.

102 Aldine ISD 1617 Lauder Road Complex  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: Clark  Second: Garza  Vote: Unanimous  Abstaining: None
Commissioner Alleman returned.

Items 103 and 104 were taken together at this time.

103 Garrow Sampson  C2R  Approve
104 Garrow York  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: Rifaat  Vote: Unanimous  Abstaining: None

105 General Warehouse Systems  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: Alleman  Second: Rifaat  Vote: Unanimous  Abstaining: None
Commissioner Alleman recused herself and left the room.
106  Klein ISD Northcress Agriscience Facility   C2
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: Davis  Second: Sigler  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned.

107  Mills Creek Crossing Sec 1   C3P
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: Kilkenny  Second: Clark  Vote: Unanimous  Abstaining: None

Items 108 and 109 were taken together at this time.

108  Oakview Farms GP
109  Oakview Farms Sec 1
Staff recommendation: Defer the application for two weeks to allow the applicant time to provide additional information.
Commission action: Deferred the application for two weeks to allow the applicant time to provide additional information.
Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

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

111  Solid Rock Reserve   C2
Withdrawn

112  Stellar Long Point   C2R
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: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

Items 113 and 114 were taken together at this time.

113  Valley Ranch GP
114  Valley Ranch Town Center North
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: Clark  Second: Sigler  Vote: Unanimous  Abstaining: None
115 Westfield Properties 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: Victor Vote: Unanimous Abstaining: None

Items 116 and 117 were taken together at this time

116 Williams on Canal C2R Approve
117 Williams on Commerce 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: Davis Second: Alleman Vote: Unanimous Abstaining: None

Item 118 was taken and acted on earlier in the meeting.

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

119 Clear Lake Commercial Site C2 Approve
Staff recommendation: Grant the reconsideration of requirements with variance(s), and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s), and approved the plat subject to the CPC 101 form conditions.
Motion: Garza Second: Rifaat Vote: Unanimous Abstaining: None

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

G EXTENSIONS OF APPROVAL

120 Allied Kickapoo EOA Approve
121 Bellfort Plaza EOA Approve
122 Bhagyashree Farms EOA Approve
123 Enclave at Northpointe Detention Basin no 2
124 Fort Bend County MUD No 50 Regional Detention EOA Approve
125 Furay Park View EOA Approve
126 Global New Millennium at Telephone Road Sec 1 EOA Approve
127 Hidden Meadow Sec 15 partial replat no 1 EOA Approve
128 HISD Jack Yates High School EOA Approve
129 KTR Hou North LLC EOA Approve
130 Narsi Management EOA Approve
131 Parvizian Metouri Estate EOA Approve
H  NAME CHANGES

135  Bechara Express (prev. Bachara Express)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

136  11810 James Road  COC  Approve
137  21361 Fitz Lane  COC  Approve
138  19652 Hickory Lane  COC  Approve
139  25041 Billie Lee  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 136-139.
Commission action: Approved staff’s recommendation for items 136-139.

Motion: Davis  Second: Subinsky  Vote: Unanimous  Abstaining: None

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Item 140 and III were taken together at this time.

140  611 Hyde Park Boulevard  DPV  Defer
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY
LOCATED AT 611 HYDE PARK BOULEVARD
Staff recommendation: Defer the applications for two weeks to allow the applicant time to provide revised information.
Commission action: Deferred the applications for two weeks to allow the applicant time to provide revised information.

Motion: Baldwin  Second: Davis  Vote: Unanimous  Abstaining: None

141  3815 Westheimer  DPV  Defer
Staff recommendation: Deny the development plat variance(s).
Commission action: Deferred the application for two weeks to give the applicant time to review with staff to make the area more pedestrian friendly.

Motion: Baldwin  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker: Chris Sutton, applicant and Eric Bielsky - supportive

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 30, 2017 FOR:
   a. Breckenridge Park Sec 2
   b. Craig Woods partial replat no 19
   c. Dissen Heights partial replat no 1
   d. Dissen Heights partial replat no 2
   e. Knoll Park Sec 2
   f. Neuen Manor partial replat no 5
   g. North Norhill partial replat no 2
   h. Allendale Townsite Sec A partial replat no 3
   i. Spring Oaks replat no 1 partial replat no 3
Staff recommendation: Establish a public hearing date of March 30, 2017 for items II a-i.
Commission action: Established a public hearing date of March 30, 2017 for items II a-i.

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

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

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR PORTIONS OF THE NP TURNER SUBDIVISION (MLSA 621)
Staff recommendation: Deny the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision.
Commission action: Granted the consideration of a Special Minimum Lot Size Area Application MLSA 621 for portions of the NP Turner Subdivision, and forwarded to City Council.

Motion: Davis  Second: Zakaria  Vote: Carries  Opposed: Baldwin

Speakers: Council Member David Robinson, Mary Lou Henry, Mike Van Dusen, Doug Lawing, applicant, Jim Vance, Barbara Aksamit, Truman Edminster, Guy Hagstette, Walker Taylor, Steve Roddy, David Rideway, Kathrine McNiel, Reid Wilson, Mac Hoak, Ginny Camfield, Cece Fowler, Phoebe Tudor, Ray Miller and Don Bayer – supportive; Robert Ingram, Richard Newlin and Dawn Yeung - opposed.

V. Excuse the absence of Commissioner Subinsky
Commissioner Subinsky was present therefore, no Commission action was required.

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:12 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary