Minutes of the Houston Planning Commission

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

March 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 2:34 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 MARCH 2, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 2, 2017 Planning Commission meeting minutes.
   Motion: Rifaat  Second: Subinsky  Vote: Carries  Abstaining: Brave and Mares

I. PRESENTATION OF THE 2016 PLANNING AND DEVELOPMENT DEPARTMENT’S ANNUAL REPORT
Report was given by Patrick Walsh, Director of the Planning and Development Department.

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 77)
Staff recommendation: Approve staff’s recommendation for items 1 – 77 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 77 subject to the CPC 101 form conditions.
   Motion: Brave  Second: Clark  Vote: Unanimous  Abstaining: None

C PUBLIC HEARINGS

78 Briarcroft 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: Mares  Vote: Unanimous  Abstaining: None

79 Granlin Grove 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: Davis  Second: Baldwin  Vote: Unanimous  Abstaining: None

80 Lakes at Avalon Village Sec 2 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: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None

81 Lindale Park Sec 5 partial replat no 1  C3N  Deny
   Staff recommendation: Deny the variance(s) and disapprove the plat.
   Commission action: Denied the variance(s) and disapproved the plat.
      Motion: Alleman  Second: Baldwin  Vote: Unanimous  Abstaining: None
Speaker: Senator Sylvia Garcia, Kevin Hoffman, Abby Harrison, Sylvia Cavazos, Elizabeth Payne, Reverend Bill Loucher, Cheryl Oliver Ramirez, Kathleen Gutierrez, Gwyn Guidy, Martha Meyers, Rebecca Abarca, Mike Van Dusen, Bonnie Brown, Virginia Duke and Suzanne Powers – opposed; Dave Petersen, V. F. Bennett, Jamie Reyes, Sony Monreal, Natalie Garza and Cesar Cazares, applicant – supportive.
VARIANCES

Commissioner Alleman recused herself.

82 Aldine ISD 9999 Veterans Memorial Drive Complex C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Kilkenny Second: Sigler Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

83 Dominion Christian Centre C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

84 Echo Vista C2 Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: Mares Second: Rifaat Vote: Unanimous Abstaining: None

Commissioner Alleman recused herself.

85 Fuchs Tract GP GP 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: Garza Second: Kilkenny Vote: Unanimous Abstaining: None

Commissioner Alleman returned.

Items 86, 87 and 88 were taken together at this time.

86 Harris County Improvement District No 13 Lift Station No 1 C2 Approve
Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: Kilkenny Second: Alleman Vote: Unanimous Abstaining: None

87 Harris County Improvement District No 13 Waste Water Treatment Plant No 1 C2 Approve

88 Harris County Improvement District No 13 Water Plant No 1 C2 Approve
89  **Humble Commerce GP**  
GP  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Garza**  
  Second: **Mares**  
  Vote: **Unanimous**  
  Abstaining: **None**

90  **Humble Commerce Sec 1**  
C2  
Withdrawn  

91  **Marina Place**  
C2  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Baldwin**  
  Second: **Alleman**  
  Vote: **Unanimous**  
  Abstaining: **None**

**Items 92 and 93 were taken together at this time.**

92  **Oakview Farms GP**  
GP  
Approve  
93  **Oakview Farms Sec 1**  
C3P  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Clarks**  
  Second: **Rifaat**  
  Vote: **Unanimous**  
  Abstaining: **None**

94  **Presidents Park A**  
C2R  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Subinsky**  
  Second: **Garza**  
  Vote: **Unanimous**  
  Abstaining: **None**

95  **Rogers Corner**  
C2  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Mares**  
  Second: **Garza**  
  Vote: **Unanimous**  
  Abstaining: **None**

96  **Saint Arnoldville Extension**  
C2R  
Approve  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
  
  Motion: **Alleman**  
  Second: **Baldwin**  
  Vote: **Unanimous**  
  Abstaining: **None**

Speakers: Mikalla Hodges, applicant and Brock Wagner, owner – supportive.
**E  SPECIAL EXCEPTIONS**

97  Elyson Sec 16  C3P  Approve  
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: Clark  Second: Garza  Vote: Unanimous  Abstaining: None

**F  RECONSIDERATION OF REQUIREMENTS**

NONE

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

**G  EXTENSIONS OF APPROVAL**

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<td>Atascocita Trace Sec 6</td>
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**H  NAME CHANGES**

NONE

**I  CERTIFICATES OF COMPLIANCE**

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<td>21404 Loop 494e</td>
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Staff recommendation: Approve staff’s recommendation for items 98-122.
Commission action: Approved staff’s recommendation for items 98-122.
  Motion: Sigler       Second: Rifaat       Vote: Unanimous       Abstaining: None

J       ADMINISTRATIVE
       NONE

K       DEVELOPMENT PLATS WITH VARIANCE REQUESTS

123  3803 Charleston Street       DPV       Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
  Motion: Davis       Second: Kilkenny       Vote: Unanimous       Abstaining: None

124  825 Davidson Street       DPV       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: Alleman       Vote: Unanimous       Abstaining: None

Item 125 and IV were taken together at this time.

125  611 Hyde Park Boulevard       DPV       Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 611 HYDE PARK BOULEVARD
Staff recommendation: Grant and approve the development plat variance(s) and off street parking variance subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) and off street parking variance subject to the conditions listed excluding the #2 condition of removing the unpermitted wall construction on the property line along Hyde Park Blvd.
  Motion: Baldwin       Second: Davis       Vote: Unanimous       Abstaining: None

126  3815 Westheimer       DPV       Approve
Staff recommendation: Grant and approve the development plat variance(s) subject to the conditions listed.
Commission action: Granted and approved the development plat variance(s) subject to the conditions listed.
  Motion: Garza       Second: Sigler       Vote: Unanimous       Abstaining: None
Speaker: Chris Sutton, applicant – undecided.

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2017 FOR:
  a. Broadway Plaza
  b. Draco Spring Manufacturing Company
  c. Houston Heights partial replat no 18
  d. Promise Land replat no 18
  e. Westheimer Gardens Extension partial replat no 4
  f. Westhaven Estates Sec 2 partial replat no 7
Staff recommendation: Establish a public hearing date of April 13, 2017 for items III a-f.
Commission action: Established a public hearing date of April 13, 2017 for items III a-f.
Motion: Davis Second: Rifaat Vote: Unanimous Abstaining: None

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

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 104 W. 12TH STREET
Staff recommendation: Grant and approve the Off Street Parking variance(s) subject to the conditions listed.
Commission action: Granted and approved the Off Street Parking variance(s) subject to the conditions listed.
Motion: Baldwin Second: Brave Vote: Unanimous Abstaining: None
Speakers: Lewis Strauss – opposed; Blake Kahancek, applicant - supportive.

VI. CONSIDERATION OF A LANDSCAPE PLAN VARIANCE FOR A PROPERTY LOCATED AT 6655 WILL CLAYTON PARKWAY
Staff recommendation: Grant and approve the Landscape Plan variance(s) subject to the conditions listed.
Commission action: Granted and approved the Landscape Plan variance(s) subject to the conditions listed.
Motion: Brave Second: Alleman Vote: Unanimous Abstaining: None

VIII. EXCUSE THE ABSENCE OF COMMISSIONER BRAVE
Commissioner Brave was present; therefore, no Commission action was required.

VIII. PUBLIC COMMENT
NONE

IX. ADJOURNMENT
There being no further business brought before the Commission, Martha L. Stein adjourned the meeting at 5:31 p.m.
Motion: Clark Second: Rifaat Vote: Unanimous Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary