Minutes of the Houston Planning Commission

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

May 11, 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 2:39 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
Karun Sreerama P.E.
Dawn Ullrich
Carrin F. Patman
DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION’S LEGAL DEPARTMENT’S ETHICS TRAINING SESSION MEETING MINUTES
Commission action: Approved the April 27, 2017 Planning Commission Legal Department’s Ethics Training Session Meeting minutes.

Motion: Alleman  Second: Kilkenny  Vote: Carries  Abstaining: Bryant, Nelson and Rifaat

APPROVAL OF THE APRIL 27, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 27, 2017 Planning Commission meeting minutes.

Motion: Porras-Pirtle  Second: Clark  Vote: Carries  Abstaining: Bryant, Nelson and Rifaat

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)
Staff recommendation for item 25 was changed from Defer to Approve.

Items removed for separate consideration: 46, 53 and 54

Staff recommendation: Approve staff’s recommendation for items 1 – 87 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 87 subject to the CPC 101 form conditions.

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

Commissioner Alleman recused herself.

Staff recommendation: Approve staff’s recommendation for items 46, 53 and 54 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 46, 53 and 54 subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

C   PUBLIC HEARINGS

88  Briardale partial replat no 3  C3N  Defer
Staff recommendation: Defer the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.
Commission action: Deferred the applications for two weeks for further study and give the Legal Department time to review the separately filed deed restrictions.

Motion: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None
Speakers: Russell Laughead and Christi Myers – opposed.

89  Castle Court Views 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: Sigler  Vote: Unanimous  Abstaining: None
90  El Dorado Clear Lake City  C3N  Approve
    Sec 2 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: Rifaat  Second: Alleman  Vote: Unanimous  Abstaining: None

91  Hickory Enclave partial replat  C3N  Approve
    no 1 and extension
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: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None
Speaker: Jody Wilding – opposed.

92  Pine Forest Addition  C3N  Defer
    partial replat no 1
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None
Speakers: Velda Faulkner, Jason Mier and Richard Goswick – opposed.

93  Viet Hoa Estates replat no 1  C3N  Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None
Commissioner Alleman recused herself.

94  Westhaven Estates Sec 2  C3N  Defer
    partial replat no 8
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Baldwin  Second: Clark  Vote: Unanimous  Abstaining: None
Commissioner Alleman returned.

D  VARIANCES

Items 95 and 96 were taken together at this time.

95  Bridgeland Parkland Village GP  GP  Defer
96  Bridgeland Parkland Village Sec 20  C3P  Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Kilkenny  Second: Bryant  Vote: Unanimous  Abstaining: None

97  Katy Creek Ranch Plaza  C2  Defer
Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
  Motion: Rifaat  Second: Anderson  Vote: Unanimous  Abstaining: None
98  St Martins Episcopal Church partial replat no 2
    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: Zakaria  Second: Sigler  Vote: Unanimous  Abstaining: None

Commissioner Rifaat recused himself.

99  Thompson Villa Park
    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: Baldwin  Second: Nelson  Vote: Unanimous  Abstaining: None
    Speaker: Narva Swearing for Polo Sun – undecided.

Commissioner Rifaat returned.

E  SPECIAL EXCEPTIONS

Items 100 and 101 were taken together at this time.

100  Hillsdale Creek GP  GP
    101  Hillsdale Creek Sec 1  C3R
    Defer
    Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised information.
    Commission action: Deferred the applications for two weeks to allow applicant time to submit revised information.
    Motion: Anderson  Second: Zakaria  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

102  Christian Community Service Center  ROR
    Defer
    Staff recommendation: Defer the application for two weeks per the applicant’s request.
    Commission action: Deferred the applications for two weeks per the applicant’s request.
    Motion: Sigler  Second: Bryant  Vote: Unanimous  Abstaining: None

103  Terminal Expansion GP  ROR
    Defer
    Staff recommendation: Defer the applications for two weeks to allow applicant time to submit revised information.
    Commission action: Deferred the applications for two weeks to allow applicant time to submit revised information.
    Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

104  Brumbelow Property  EOA
    Approve
105  Carpenters Landing
    Sec 6 partial replat no 1 EOA Approve
106  Crown Park Estates EOA Approve
107  FM 1960 Apartments EOA Approve
108  Klein ISD Central Office Complex Sec 1 EOA Approve
109  Klein ISD Otis Davis Transportation Center EOA Approve
110  Northgrove Sec 7 EOA Approve
111  Peralta LLC EOA Approve
112  Regency Glen EOA Approve
113  Tavola Gran Roble EOA Approve
114  Tidwell Lakes Sec 6 EOA Approve
115  Tidwell Lakes Sec 7 EOA Approve

H  NAME CHANGES

116  Forbes Crossing GP (prev. Forbes Landing GP) NC Approve

I  CERTIFICATES OF COMPLIANCE

117  23109 Ford Road COC Approve
118  0 Burning Tree Lane COC Approve
119  0 Baptist Encampment COC Approve

Staff recommendation: Approve staff’s recommendation for items 104-119.
Commission action: Approved staff’s recommendation for items 104-119.

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

J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

120  515 Fargo Street DPV Deny
Staff recommendation: Deny the development plat variance.
Commission action: Denied the development plat variance.

    Motion: Baldwin  Second: Alleman  Vote: Carries  Opposing: Anderson, Bryant Kilkenny, Nelson, Porras-Pirtle, and Rifaat

Speakers: Richard Hudson and Perry Jackson, applicants, Mamie Ewing and Heather Kress – supportive.

121  1803 Pressler Street DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.

    Motion: Zakaria  Second: Bryant  Vote: Unanimous  Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 8, 2017 FOR:
   a. David Crockett Second Replat partial replat no 5
   b. Legends at Gleannloch Sec 1 partial replat no 1
   c. McCrary Meadows Detention Reserve
   d. Neuen Manor partial replat no 6
   e. Rivergrove Sec 5 partial replat no 1
   f. Southgate Addition Sec 3 replat no 1 partial replat no 3
   g. Southgate Addition Sec 3 replat no 1 partial replat no 4
   h. Stone Creek Ranch Sec 10 replat no 1
   i. Westhaven Estates Sec 1 partial replat no 4

Staff recommendation: Establish a public hearing date of June 8, 2017 for items II a-i.
Commission action: Established a public hearing date of June 8, 2017 for items II a-i.
   Motion: Clark Second: Alleman Vote: Unanimous Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 13719 WHITE HEATHER DRIVE – HISD MADISON HIGH SCHOOL
Staff recommendation: Grant the off-street parking variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the off-street parking variance(s), and approved the development plat subject to the conditions listed.
   Motion: Rifaat Second: Alleman Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR BLOSSOM HOTEL AND SUITES LOCATED AT 7118 BERTNER AVENUE
Staff recommendation: Grant the hotel/motel variance(s), and approve the development plat subject to the conditions listed.
Commission action: Granted the hotel/motel variance(s), and approved the development plat subject to the conditions listed.
   Motion: Porras-Prtle Second: Bryant Vote: Unanimous Abstaining: None

V. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICA’S BEST VALUE INN LOCATED AT 8405 HEMPSTEAD HWY
Staff recommendation: Deny the application.
Commission action: Denied the application.
   Motion: Baldwin Second: Zakaria Vote: Unanimous Abstaining: None
Speakers: Chhagan “Pete” Patel, owner/applicant, Caroline Ordener, applicant – supportive.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1400 BLOCK OF GODWIN STREET, NORTH AND SOUTH SIDES (MLS 647)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block Application for the 1400 block of Godwin Street, north and south sides, MLS 647, and forwarded to City Council.
   Motion: Baldwin Second: Clark Vote: Unanimous Abstaining: None
Speaker: Marco Matranga – supportive.
VII. EXCUSE THE ABSENCE OF COMMISSIONER BRYANT, NELSON, RIFAAT, AND SUBINSKY
Commissioner Bryant, Nelson and Rifaat were present, therefore no Commission action was required.

Commissioner Subinsky's absences were excused.
    Motion: Bryant    Second: Baldwin    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 4:20 p.m.
    Motion: Rifaat    Second: Kilkenny    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary