Minutes of the Houston Planning Commission

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

July 27, 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, Vice Chair
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
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 JULY 13, 2017 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 13, 2017 Planning Commission meeting minutes.
  Motion: Sigler  Second: Mares  Vote: Carries  Abstaining: Alleman and Clark

I. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON WATER AND WASTEWATER IMPACT FEES (ANN MARIE SHERIDAN)
Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council.
  Motion: Nelson  Second: Clark  Vote: Unanimous  Abstaining: None

II. PRESENTATION AND CONSIDERATION OF THE SEMI-ANNUAL REPORT ON DRAINAGE IMPACT FEES (ANN MARIE SHERIDAN)
Staff recommendation: Accept recommendation per staff report, and forward to City Council.
Commission action: Accepted recommendation per staff report, and forwarded to City Council.
  Motion: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None

III. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 105)
Items removed for separate consideration: 39, 52 and 59.
Staff recommendation: Approve staff’s recommendation for items 1 – 105 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 105 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Garza  Vote: Unanimous  Abstaining: None
Commissioners Alleman, Clark and Sigler recused themselves.
Staff recommendation: Approve staff’s recommendation for items 39, 52 and 59 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 39, 52 and 59 subject to the CPC 101 form conditions.
  Motion: Bryant  Second: Tahir  Vote: Unanimous  Abstaining: None
Commissioners Alleman, Clark and Sigler returned.

C  PUBLIC HEARINGS

106  Clinton Park Addition 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: Alleman  Second: Mares  Vote: Unanimous  Abstaining: None
Speaker: Pastor Samuel Daniels – supportive.

107  Harrington and Freeman Crossing  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: Clark  Vote: Unanimous  Abstaining: None
Speaker: Vincent A. Marquez – supportive.
108 Lakes at Creekside Sec 1 partial plat 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: Anderson Second: Sigler Vote: Unanimous Abstaining: None

109 Melody Oaks partial plat no 19 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: Clark Vote: Unanimous Abstaining: None

110 Morgan Addition partial plat no 6 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: Garza Second: Kilkenny Vote: Unanimous Abstaining: None

111 Newport Sec 4 partial plat 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: Anderson Second: Kilkenny Vote: Unanimous Abstaining: None

112 Newport Sec 4 partial plat 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: Anderson Second: Alleman Vote: Unanimous Abstaining: None

113 Summit Place Addition partial plat 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: Mares Second: Clark Vote: Unanimous Abstaining: None

114 Tetracon Sec 1 partial plat 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: Alleman Vote: Unanimous Abstaining: None

115 Westhaven Estates Sec 1 partial plat no 5 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: Kilkenny Vote: Unanimous Abstaining: None

116 Westview Landing Sec 1 partial plat 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: Sigler Second: Clark Vote: Unanimous Abstaining: None
D VARIANCES

117 Clarkson Court  C3P  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: Bryant  Vote: Unanimous  Abstaining: None

118 Five Sac Self Storage Addition  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

119 Gosling Commercial 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: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Items 120, 121 and 122 were taken together at this time.

120 Harvest Green GP  GP  Approve
121 Harvest Green Sec 18  C3P  Approve
122 Harvest Green Sec 19  C3P  Approve
Staff recommendation: Grant the requested variance(s) and special exception(s), and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the requested variance(s) and special exception(s), and approved the plats subject to the CPC 101 form conditions.
Motion: Clark  Second: Dean  Vote: Unanimous  Abstaining: None

123 HCMUD 406 Detention Pond no 3  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: Mares  Second: Kilkenny  Vote: Unanimous  Abstaining: None

124 Holocaust Museum Houston  C2R  Defer
Staff recommendation: Defer the application for two weeks to allow applicant time to submit revised information.
Commission action: Deferred the application for two weeks to allow applicant time to submit revised information.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

125 Main Midtown 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: Davis  Vote: Unanimous  Abstaining: None
126  Miranda Trucking  C2R  Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
   Motion: Bryant   Second: Mares   Vote: Unanimous   Abstaining: None

127  Old Town Spring Business Park Reserve  C3P  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: Anderson   Second: Alleman   Vote: Unanimous   Abstaining: None

128  Park Place River Oaks 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
Speakers: Mary Lou Henry, applicant, Mickey Alman, owner and Carlo M. Dinunzio – supportive; David Brenner, Peggy Brenner, Gary Dominy, Dan Fleckman, Dr. Gordon Heier, and Joseph E. Williams - opposed

129  Rankin Hardy Tract  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: Kilkenny   Second: Anderson   Vote: Unanimous   Abstaining: None

E  SPECIAL EXCEPTIONS

130  Atascocita Springs Sec 1  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: Sigler   Second: Anderson   Vote: Unanimous   Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

131  Martinez Bella Vista  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: Kilkenny   Second: Anderson   Vote: Unanimous   Abstaining: None

132  Old Greenhouse Road Business Park  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: Anderson   Second: Mares   Vote: Unanimous   Abstaining: None
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: Anderson Second: Clark Vote: Unanimous Abstaining: None

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: Anderson Second: Bryant Vote: Unanimous Abstaining: None

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

EXTENSIONS OF APPROVAL

| 135  | Cypress Trail Plaza Sec 1 | EOA | Approve |
| 136  | Hampton Creek Sec 8       | EOA | Approve |
| 137  | Harris County Municipal Utility | District No 171 Water Well No 2 | EOA | Approve |
| 138  | HISD Eastwood Academy replat no 1 | EOA | Approve |
| 139  | Rigid Business Park Sec 2  | EOA | Approve |
| 140  | Satyanarayana Temple Sec 1 | EOA | Approve |
| 141  | Terraces at Blue Bell Village Sec 1 | EOA | Approve |

NAME CHANGES

| 142  | Briarmont GP  
(prev. Domain at Oakwood GP)  | NC | Approve |
| 143  | Briarmont Sec 1  
(prev. Domain at Oakwood Sec 1)  | NC | Approve |
| 144  | HBS Warehouses Texas  
(prev. HBS Warehouse Houston)  | NC | Approve |

CERTIFICATES OF COMPLIANCE

| 145  | 22629 Cox Road  | COC | Approve |
| 146  | 21280 South Street  | COC | Approve |
| 147  | 703 Tobe Street  | COC | Approve |
| 148  | 21725 E Knox Drive  | COC | Approve |
| 149  | 27292 Saddie Rock Lane  | COC | Approve |
| 150  | 20773 Stevens Street  | COC | Approve |

Staff recommendation: Approve staff’s recommendation for items 135-150.
Commission action: Approved staff’s recommendation for items 135-150.
Motion: Davis Second: Clark Vote: Unanimous Abstaining: None
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

151 2324 Bissonnet Street
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: Davis Second: Clark Vote: Unanimous Abstaining: None

152 5262 Jason Street
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: Baldwin Second: Davis Vote: Unanimous Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 24, 2017 FOR:

a. Avondale partial replat no 3
b. Avondale partial replat no 4
c. Benders Landing Estates Sec 4 partial replat no 2
d. Bicycle Bungalows replat no 1
e. Binglewood Sec 2 partial replat no 1
f. Broadmoor partial replat no 3
g. Facundo Plaza
h. Houston Acreage Estates partial replat no 1
i. Longwoods partial replat no 2
j. Neuen Manor partial replat no 7
k. Newport Sec 4 partial replat no 4
l. Spring Forest Sec 2 partial replat no 2
m. Spring Forest Sec 2 partial replat no 3

Staff recommendation: Establish a public hearing date of August 24, 2017 for items IV a-m.
Commission action: Established a public hearing date of August 24, 2017 for items IV a-m.
Motion: Bryant Second: Alleman Vote: Unanimous Abstaining: None

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR SUPER 8 HOTEL LOCATED AT 7660 SOUTH LOOP EAST

Public Hearing was open and closed.
Staff recommendation: Grant the Hotel/Motel variance(s), and approve the development plat subject to the conditions listed.
Commission action: Deferred the application for two weeks to give staff time to verify the documents submitted by the owner of the church.
Motion: Baldwin Second: Davis Vote: Unanimous Abstaining: None
Speakers: Ankit Saroliya, applicant – supportive; Janeffer Casarez, Nicole Flakes, Terry Gobert, Jessica Lopez - opposed; Richard Smith, Managing Engineer, Public Works and Engineering.
VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN HOTEL LOCATED AT 55 SORTERS MCCLELLAN ROAD
Staff recommendation: Defer the application per the applicant’s request.
Commission action: Deferred the application per the applicant’s request.
Motion: Baldwin Second: Sigler Vote: Unanimous Abstaining: None

VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE DENVER ANNEX SUBDIVISION (MLSA 646)
Staff recommendation: Approve the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Area application for the Denver Annex Subdivision, MLSA 646, and forwarded to City Council.
Motion: Baldwin Second: Bryant Vote: Unanimous Abstaining: None

VIII. EXCUSE THE ABSENCE OF COMMISSIONER ALLEMAN AND CLARK
Commissioners Alleman and Clark were present, therefore no Commission action was required.

IX. PUBLIC COMMENT
NONE

X. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:23 p.m.
Motion: Alleman Second: Clark Vote: Unanimous Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary