Minutes of the Houston Planning Commission

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

August 10, 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 2:33 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. Kilkenney
Lydia Mares
Paul R. Nelson
Linda Porrás-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
Carol Haddock
Dawn Ullrích
Carrin F. Patman

DIRECTOR’S REPORT
The Director’s Report was given by Patrick Walsh, Director, Planning and Development Department.

Chair Martha L. Stein called on Commissioner Tahir for a point of personal privilege to introduce a visitor. Commissioner Tahir introduce Samiya Javed a summer intern that has been working in his office. She focused on the Mobility Plan using Gessner as a test case and has written a paper.
Commission Tahir forwarded the paper to the Chairperson and will forward a copy to the Planning Director, so he can forward to all the Planning Commissioners.

**APPROVAL OF THE JULY 27, 2017 PLANNING COMMISSION MEETING MINUTES**
Commission action: Approved the July 27, 2017 Planning Commission meeting minutes.
  Motion: Clark  Second: Garza  Vote: Carries  Abstaining: Rifaat, Subinsky and Victor

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Items removed for separate consideration: 26

Staff recommendation: Approve staff’s recommendation for items 1 – 88 subject to the CPC 1j1 form conditions.
Commission action: Approved staff’s recommendation for items 1 - 88 subject to the CPC 101 form conditions.
  Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

Commissioners Anderson recused himself.

Staff recommendation: Approve staff’s recommendation for items 26 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation for items 26 subject to the CPC 101 form conditions.
  Motion: Sigler  Second: Rifaat  Vote: Unanimous  Abstaining: None

Commissioners Anderson returned.

C  PUBLIC HEARINGS

89  Amended Plat of Almeda Place partial replat no 8  C3N  Withdrawn

90  Braeburn Gardens 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: Rifaat  Second: Mares  Vote: Unanimous  Abstaining: None

91  Cottage Grove Lake 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: Garza  Vote: Unanimous  Abstaining: None

92  Greenway Addition: Gulfgate Dodge replat no 1 and extension  C3N  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: Clark  Vote: Unanimous  Abstaining: None
93 Lakewood Heights Sec 3 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: Garza Second: Mares Vote: Unanimous Abstaining: None

94 Newport Sec 4 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: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None
Speakers: Jessica Zhau – opposed: Mary Villareal, applicant - supportive.

95 Morgan Addition partial replat no 6 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: Subinsky Second: Rifaat Vote: Unanimous Abstaining: None

96 Oak Estates 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: Sigler Second: Clark Vote: Unanimous Abstaining: None

97 Raintree Village Sec 1 partial replat no 2 C3N Defer
Staff recommendation: Defer the application per Chapter 42 planning standards.
Commission action: Deferred the application per Chapter 42 planning standards.
Motion: Anderson Second: Mares Vote: Unanimous Abstaining: None

98 Villas at Spring Shadows 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: Rifaat Vote: Unanimous Abstaining: None
Speaker: Chuck Alexander – undecided.

D VARIANCES

99 Christ the Redeemer Catholic Community Sec 2 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: Garza Second: Anderson Vote: Unanimous Abstaining: None

100 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: Alleman Second: Mares Vote: Unanimous Abstaining: None
101 Driscoll at River Oaks Sec 1  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: Clark    Vote: Unanimous    Abstaining: None
Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

102 Elon  C2R  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: Subinsky    Vote: Unanimous    Abstaining: None

103 Gosling Commercial Reserve  C2R  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: Alleman    Vote: Unanimous    Abstaining: None

104 Greens at Brentford 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: Dean    Second: Davis    Vote: Unanimous    Abstaining: None
Speaker: Tracy Youngblood, applicant – supportive.

105 Harris County WCID No 110 Waste Water Treatment Plant no 1  C2  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: Anderson    Second: Kilkenny    Vote: Unanimous    Abstaining: None

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

107 Miranda Trucking  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: Rifaat    Second: Sigler    Vote: Unanimous    Abstaining: None
108 Northpark 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: Kilkenny Second: Garza Vote: Unanimous Abstaining: None

109 Old Town Spring Business Park Reserve 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: Anderson Second: Rifaat Vote: Unanimous Abstaining: None

110 Silver Ranch Sec 16 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: Dean Second: Clark Vote: Unanimous Abstaining: None

111 Telge Road Park 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: Garza Second: Anderson Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
None

F RECONSIDERATION OF REQUIREMENTS

112 Henneke Estates 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: Dean Second: Anderson Vote: Unanimous Abstaining: None

113 Martinez Bella Vista C2R Approve
Staff recommendation: Grant the requested variance to not extend Cedar Street, but deny the variance to not extend Industry Street and approve the plat subject to the CPC101 form conditions.
Commission action: Granted the requested variance to not extend Cedar Street, but denied the variance to not extend Industry Street and approved the plat subject to the CPC101 form conditions.
Motion: Garza Second: Anderson Vote: Carries Opposing: Davis, Kilkenny and Subinsky

114 Mason McAlister Place 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: Anderson Second: Rifaat Vote: Unanimous Abstaining: None
G, H and I were taken together at this time.

G Extensions of Approval

115 Life Family Cypress Campus EOA Approve
116 Newport Southwest Sec 1 EOA Approve
117 Tranquility Plaza EOA Approve

H Name Changes

118 Crossing at the Commons of Lake Houston Parkland (prev. Commons Waterway Parkland) NC Approve
119 Crossing at the Commons of Lake Houston Sec 1 (prev. Commons Waterway Sec 6) NC Approve

I Certificates of Compliance

120 24640 Wayne Road COC Approve
121 5611 South Rice Avenue COC Approve
Staff recommendation: Approve staff’s recommendation for items 115-121.
Commission action: Approved staff’s recommendation for items 115-121.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

J Administrative
NONE

K Development Plats with Variance Requests

122 13518 Pinerock Lane 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: Kilkenny Second: Davis Vote: Unanimous Abstaining: None

123 2348 Southgate Blvd. 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: Davis Second: Garza Vote: Unanimous Abstaining: None
Speaker: Richard Smith, Managing Engineer, Public Works and Engineering Department.

II. Establish a Public Hearing Date of September 14, 2017 For:

a. Brundage Woods replat no 1
b. Clayton Sec 1 partial replat no 1
c. Craig Woods partial replat no 20
d. Melody Oaks partial replat no 20

e. Shadyvilla Additon no 2 partial replat no 5

Staff recommendation: Establish a public hearing date of September 14, 2017 for items II a-e.
Commission action: Established a public hearing date of September 14, 2017 for items II a-e.

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

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

Staff recommendation: Defer the application for two weeks to give the Legal Department time to review the documents submitted by the applicant.
Commission action: Deferred the application for two weeks to give the Legal Department time to review the documents submitted by the applicant.

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

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR AMERICAS BEST VALUE INN HOTEL LOCATED AT 55 SORTERS MCCLELLAN ROAD

Withdrawn

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 5200 BLOCK OF SUE MARIE LANE, EAST AND WEST SIDES (MLS 661)

Staff recommendation: Approve the Special Minimum Lot Size Block application for the 5200 block of Sue Marie Lane, east and west sides, MLS 661, and forward to City Council.
Commission action: Approved the Special Minimum Lot Size Block application for the 5200 block of Sue Marie Lane, east and west sides, MLS 661, and forwarded to City Council.

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


VI. EXCUSE THE ABSENCES OF COMMISSIONERS BRAVE, MOONEY AND VICTOR

Commissioners Brave, Commissioner Mooney and Commissioner Victor were present therefore, no Commission action was required.

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:05 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary